



AGENDA

June 19, 2019

CITY COUNCIL MEETING
CITY COUNCIL CLOSED SESSION
6:00 p.m.
Council Chambers
311 Vernon Street
Roseville, California
www.roseville.ca.us

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

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 requesting the City Council approve the April 22, 2019 Closed Session, May 1, 2019 City Council meeting, and the May 15, 2019 City Council meeting minutes.

CC #: 0116

File #: 0102-03

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

Bids / Purchases / Services

6.2. 2019 Curb Ramps, Sidewalks, Curbs, and Gutters Project – Award of Contract and Budget Adjustment

Memo from Assistant Engineer Daniel Lierly and Acting Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 19-269 APPROVING AN AGREEMENT, BY AND BETWEEN CALIFORNIA HIGHWAY CONSTRUCTION GROUP, INC. AND THE CITY OF ROSEVILLE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6108 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 recommends approval of a budget adjustment in the amount of \$3,475,000.00 and award of a contract to low bidder, California Highway Construction Group, Inc., with a change order authority of 10% of the contract amount. A total of 412 American with Disabilities Act access ramps and 134 sidewalk, curb, and/or gutter repair locations will be repaired, improved, or replaced. The estimated cost for the project is \$3,700,000.00 and will be completely funded with Local Transportation, Gas Tax, and Highway User Tax funds. No General Fund resources will be used.

CC #: 0092

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

CONTACT: Daniel Lierly 916-746-1300 delierly@roseville.ca.us

6.3. Concrete Interceptor Vaults (RFQ 10-3217) - Purchase Orders

Memo from Buyer Babette Owens and Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 19-272 APPROVING A PURCHASE ORDER FOR CONCRETE INTERCEPTOR VAULTS. Staff recommends award of purchase orders to Concast Incorporated for the purchase of concrete interceptor vaults to be purchased on an as-needed basis. The estimated annual cost is \$40,000.00 and funding is included in the Electric Department's proposed FY2019-20 budget. Staff requests authorization to renew the purchase orders without further City Council

approval, contingent upon budget approval each year.

CC #: 0097

File #: 0203-07

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

6.4. Padmount Capacitor Banks (RFQ 10-3218) - Reject All Bids

Memo from Buyer Babette Owens and Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 19-275 REJECTING ALL BIDS FOR PADMOUNT CAPACITOR BANKS (RFQ 10-3218). Staff requests the City Council reject all bids and issue a new bid with clarified bid language. There is no fiscal impact at this time, since there will be no contract awarded.

CC #: 0106

File #: 0203-07 & 0203-21

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

6.5. Liquid Aluminum Sulfate (BACC 01-2019) - Service Agreement

Memo from Buyer Babette Owens and Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 19-283 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND CHEMTRADE CHEMICALS US, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (\$2003003). Staff recommends the City Council approve a service agreement with Chemtrade Chemicals US LLC as the lowest responsive bidder for Bay Area Chemical Consortium Bid No. 01-2018 for the supply and delivery of liquid aluminum sulfate for the Environmental Utilities Water Treatment Plant. The annual cost is \$200,000.00. Funding is included in the Environmental Utilities Water Treatment Plant proposed FY2019-20 budget.

CC #: 0113

File #: 0203-03

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

6.6. Sodium Hypochlorite (BACC 13-2019) - Service Agreement

Memo from Buyer Babette Owens and Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 19-278 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND OLIN CORPORATION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (\$2003008). Staff recommends approval of a service agreement with Olin Corporation as the lowest responsive bidder for Bay Area Chemical Consortium Bid No. 13-2019 for the supply and delivery of 12.5% sodium hypochlorite for the Pleasant Grove Wastewater Treatment Plant, Water Treatment Plant, Roseville Energy Park, and Aquatics Complex. The annual cost is \$260,000.00 and funding is included in the Environmental Utilities, Electric, and Parks, Recreation and Libraries Departments' proposed FY2019-20 budgets.

CC #: 0110

File #: 0203-03

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

6.7. Sodium Hydroxide Solution (BACC 12-2019) - Service Agreement

Memo from Buyer Babette Owens and Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 19-277 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND UNIVAR USA, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S2003007). Staff recommends approval of a service agreement with Univar USA Inc. as the lowest responsive bidder for Bay Area Chemical Consortium Bid No. 12-2019 for the supply 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 annual cost is \$707,500.00 and funding is included in the Environmental Utilities and Electric Departments' proposed FY2019-20 budgets.

CC #: 0109

File #: 0203-03

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

6.8. Hydrofluorosilicic Acid (BACC 08-2019) - Service Agreement

Memo from Buyer Babette Owens and Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 19-282 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND SOLVAY FLUORIDES, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S2003006). Staff recommends the City Council approve a service agreement with Solvay Fluorides, LLC as the lowest responsive bidder for Bay Area Chemical Consortium Bid No. 08-2019 for the supply and delivery of hydrofluorosilicic acid for the Water Treatment Plant. The annual cost is \$100,000.00 and funding is included in the Environmental Utilities Department's proposed FY2019-20 budget.

CC #: 0112

File #: 0203-03

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

6.9. Aqueous Ammonia (BACC 03-2019) - Service Agreement

Memo from Buyer Babette Owens and Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 19-270 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND HILL BROTHERS CHEMICAL COMPANY, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S2003004). Staff recommends approval of a service agreement with Hill Brothers Chemical Company as the lowest responsive bidder for Bay Area Chemical Consortium Bid No. 03-2019 for the supply and delivery of aqueous ammonia for the Roseville Energy Park. This

chemical is used in the selective catalytic reduction air pollution control system to reduce emissions of nitrous oxide. The annual cost is \$35,000.00 and funding is included in the Electric Department's proposed FY2019-20 budget.

CC #: 0094

File #: 0203-03

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

6.10. Dual Color Thermoplastic Pre-Melter and Generator - Purchase Orders

Memo from Fleet Manager Brian Craighead and Acting Public Works Director Jason Shykowski recommending the City Council approve a purchase order to Dispensing Technology Corporation for a dual color thermoplastic pre-melter utilizing RFQ 10-3221 in the amount of \$30,342.40; and approve a purchase order to E.S. West Coast, LLC dba Energy Systems for one Generac Generator utilizing RFQ 10-3223 in the amount of \$32,325.00. Funding for this equipment is included in the FY2018-19 Auto Replacement budget.

CC #: 0098

File #: 0203-13 & 0203-13-01

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

6.11. Johnson Pool Fencing Project (RFQ 10-3224) - Service Agreement

Memo from Buyer Becky Philipp and Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 19-273 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND CR FENCE COMPANY DBA HUMBOLDT FENCE CO., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (\$1904323). Staff recommends approval of a service agreement with CR Fence Company dba Humboldt Fence Co. to provide and install fencing for the Park Development Division. The total amount of the award is not to exceed \$62,450.00. Funding for the project will be through a grant with the Housing-Related Parks Program.

CC #: 0101

File #: 0203-10 & 0707

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

6.12. Hillsborough Park Play Structure Replacement Parts - Purchase Order

Memo from Park Operations Supervisor Patrick Daly and Assistant City Manager Dion Louthan recommending the City Council approve a purchase order with Kompan, Inc. for \$34,622.95 to purchase composite plastic replacement parts for the Hillsborough Park Memorial Pirate Ship play feature. The total cost of the purchase order is funded by the approved Parks, Recreation & Libraries Department FY2018-19 budget. There is no net impact to the General Fund.

CC #: 0099

File #: 0203-10 & 0704-01

CONTACT: Patrick Daly 916-774-5764 pdaly@roseville.ca.us

6.13. Very High Frequency Radio System Assessment - Service Agreement

Memo from Information Technology Program Manager Matt Donaldson and Chief Information Officer Hong Sae recommending the City Council adopt RESOLUTION NO. 19-290 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND CSI TELECOMMUNICATIONS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (\$1904325). Staff recommends approval of a service agreement with CSI Telecommunications, Inc. to perform an assessment of the City's Very High Frequency Radio System. The total cost of this service agreement will not exceed \$49,944.00. Funding is included in the Information Technology Department's FY2018-19 budget.

CC #: 0125

File #: 0203-05

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

6.14. Uninterruptible Power Supply - Service Agreement Amendment

Memo from Program Manager Matt Donaldson and Chief Information Officer Hong Sae recommending the City Council adopt RESOLUTION NO. 19-288 APPROVING AMENDMENT NO. 1 TO SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND MISSION CRITICAL SPECIALISTS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (\$1904051). Staff requests approval of a service agreement amendment with Mission Critical Specialists, Inc. for maintenance as well as for battery and parts replacements. The amendment authorizes expenses not-to-exceed \$150,000.00 in FY2018-19. Funding is included in the proposed FY2018-19 budget. Staff also requests City Council to approve renewal of this service agreement for a not-to-exceed amount of \$150,000.00 each year for four additional years, contingent upon budget approval for each year.

CC #: 0123

File #: 0203-06

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

Resolutions

6.15. Traffic Impact Studies - Professional Services Agreement Amendments (3)

Memo from Administrative Analyst Brandy LeBeau and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 19-279 APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND DKS ASSOCIATES, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 19-280 APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND FEHR & PEERS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF

THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 19-281 APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND KIMLEY-HORN AND ASSOCIATES, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests approval of a first amendment to professional services agreements with DKS Associates, Fehr & Peers, and Kimley-Horn and Associates, Inc. to extend the term to provide traffic impact studies for various development projects. The extension would add another two years to each contract. Funding for these agreements are pass-through costs to the development projects and have no impact to the General Fund.

CC #: 0111

File #: 0800-06

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

6.16. Placer Valley Sports Center - Utility Fee Agreement

Memo from Assistant City Manager Kevin Payne and City Manager Dominick Casey recommending the City Council adopt RESOLUTION 19-291 APPROVING A UTILITY FEE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND PLACER VALLEY SPORTS COMPLEX, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. A Utility Fee agreement with Placer Valley Sports Complex is necessary to determine the payment and timing of payment for the utility impact fees associated with the construction of an event center at the Placer County Fairgrounds. This agreement has no impact on the City's General Fund.

CC #: 0126

File #: 0215

CONTACT: Kevin Payne 916-774-5256 kpayne@roseville.ca.us

6.17. Updated Parks Construction Standards Approval

Memo from Park Development Analyst Joel De Jong and Assistant City Manager Dion Louthan recommending the City Council adopt RESOLUTION NO. 19-289 ADOPTING THE 2019 PARKS DESIGN & CONSTRUCTION STANDARDS. The Parks Design & Construction Standards is a guiding document that outlines design and construction standards applied to parks (neighborhood and city-wide), and streetscapes. This document is updated every two years in order to ensure new codes, regulations and requirements are included and to provide clarity in areas that may cause misinterpretations. There is no General Fund impact.

CC #: 0124

File #: 0704

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

6.18. City of Roseville 4th of July Parade and Crime Stoppers Fun Run - Street Closure Agreement

Memo from Recreation Superintendent Jeff Nereson and Assistant City

Manager Dion Louthan recommending the City Council adopt RESOLUTION NO. 19-285 OF THE COUNCIL OF THE CITY OF ROSEVILLE APPROVING THE CLOSING OF CERTAIN STREETS, PARKING LOTS AND OTHER TRAFFIC RESTRICTIONS FOR THE 4TH OF JULY ACTIVITIES; and adopt RESOLUTION NO. 19-286 APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND ROSEVILLE COMMUNITY CRIME STOPPERS FOUNDATION, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests approval for the closure of multiple streets and parking lots as outlined in the requested resolution from 5:00 a.m. to 9:00 a.m. on Thursday, July 4, 2019, for the 4th of July Crime Stoppers Fun Run, and 5:00 a.m. to 12:00 p.m. on Thursday, July 4, 2019 for the City of Roseville Parade. All costs associated with the Fun Run event for City services will be reimbursed by the Roseville Community Crime Stoppers Foundation. The budget for the parade and 4th of July celebration is included in the proposed FY2019-20 Parks, Recreation & Libraries Department budget.

CC #: 0117

File #: 0109-02

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

6.19. Transmission Planner Services - Letter of Agreement

Memo from Electric Risk and Compliance Supervisor Petra Wallace and Electric Utility Director Michelle Bertolino recommending the City Council adopt RESOLUTION NO. 19-287 APPROVING A TRANSMISSION PLANNER SERVICES LETTER OF AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND SACRAMENTO MUNICIPAL UTILITY DISTRICT AND AUTHORIZING THE CITY MANAGER TO EXECUTE SUCH EXHIBITS ON BEHALF OF THE CITY OF ROSEVILLE. The Transmission Planner Services Letter of Agreement with Sacramento Municipal Utility District maintains regulatory compliance obligations set forth by the North American Electric Reliability Corporation. The cost of this agreement is not to exceed \$250,000.00 over the five-year term. Funding will be included in the Electric Operations Fund budget starting in FY2019-20.

CC #: 0122

File #: 0800-03

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

6.20. Federal Advocacy Services - Professional Services Agreement Amendment

Memo from Government Relations Administrator Mark Wolinski and Public Affairs & Communications Director Megan MacPherson recommending the City Council adopt RESOLUTION NO. 19-300 APPROVING A SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND THE FERGUSON GROUP, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff recommends the City Council approve the second amendment to professional services agreement with The Ferguson Group, LLC to provide federal advocacy services for City departments other than the utility departments. The total annual cost for the

professional services provided under this amendment will be \$87,635. The proposed FY2019-20 budget includes the majority of the expenditure, however a funding gap of \$3,775 remains and will be covered by the General Fund's Administrative Contingency.

CC #: 0130

File #: 0114

CONTACT: Mark Wolinski 916-774-5179 mwolinski@roseville.ca.us

6.21. Statewide Borehole Remediation Project – Meeting Minutes with Local Enforcement Agency and Reimbursement Agreement

Memo from Acting Water Utility Manager Sean Bigley and Environmental Utilities Director Richard Plecker recommending the City Council adopt RESOLUTION NO. 19-276 APPROVING MEETING MINUTES WITH LOCAL ENFORCEMENT AGENCY, STATEWIDE BOREHOLD RESOLUTION PROGRAM, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff recommends that the City Council review the meeting minutes with the Local Enforcement Agency which will serve as a reimbursement agreement for a total not-to-exceed value of \$100,000.00 between the California Department of Transportation (Caltrans) Statewide Borehole Remediation project and the City. Reimbursable expenses of staff time and contract resources are funded by the Water Administration Fund and Water Rehabilitation Fund, respectively.

CC #: 0108

File #: 0800-02

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

6.22. Compressed Natural Gas Shop Retrofit Project – Design-Build Construction Agreement

Memo from Refuse and Stormwater Manager Devin Whittington and Environmental Utilities Director Richard Plecker recommending the City Council adopt RESOLUTION NO. 19-271 APPROVING A DESIGN-BUILD CONSTRUCTION AGREEMENT, BY AND BETWEEN EFS WEST AND THE CITY OF ROSEVILLE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests approval of a Design-Build Construction Agreement with EFS West in the amount of \$296,804.00 to provide design and construction services for the Compressed Natural Gas Shop Retrofit project. This item also requests authorization for the City Manager or his designee to approve and pay for contract change orders for this project that could increase the contract value by no more than 10% (\$29,680.40), for a total maximum contract value of \$326,484.40. This project is funded by the Solid Waste Rehabilitation Fund.

CC #: 0096

File #: 0900-01-02

CONTACT: Devin Whittington 916-774-5783 dwhittington@roseville.ca.us

6.23. Roseville Natural Gas Financing Authority - FY2019-20 Budget

Memo from Accounting Supervisor Nick Rosas and Chief Financial Officer Dennis Kauffman recommending the City Council adopt ROSEVILLE NATURAL GAS FINANCING AUTHORITY RESOLUTION NO. 1-19 ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2019-20. This item requests approval of the Roseville Natural Gas Financing Authority budget for FY2019-20.

CC #: 0121

File #: 0202-01 & 0103-17

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

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

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

6.24.401 Oak Street - Budget Adjustment

Memo from Project Coordinator Charlie Fralick and Acting Public Works Director Jason Shykowski recommending the City Council adopt ORDINANCE NO. 6109 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 total cost to relocate an existing fuel tank from 401 Oak Street to Fire Station 5 and remove 550 tons of impacted soil has exceeded the approved budget. The requested budget adjustments will transfer \$160,000.00 from excess funds in the Libraries Remodel Capital Improvement Project to the project.

CC #: 0093

File #: 0201-01 & 0900-01

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

6.25. Roller Compacted Concrete Pilot Project - Budget Adjustment Correction

Memo from Senior Engineer Stefanie Kemen and Acting Public Works Director Jason Shykowski recommending the City Council adopt ORDINANCE NO. 6110 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 recommends approval of a budget adjustment that corrects Ordinance No. 5806 which erroneously allocated funds from Fund 250 rather than Fund 252 to the project budget. This new ordinance corrects the dollars and budget. No new budget is being requested.

CC #: 0095

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

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

6.26. Safe Routes to School Program - Budget Adjustment

Memo from Senior Engineer Jana Cervantes and Acting Public Works Director Jason Shykowski recommending the City Council adopt ORDINANCE NO.

6112 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 recommends the City Council approve a budget adjustment in the amount of \$14,328.00 for additional reimbursable Safe Routes to School Grant funding. Staff received additional funding mid-year that needs to be added to the Public Works Engineering budget to offset expenditures.

CC #: 0107

File #: 0705 & 0214 & 0201-01

CONTACT: Jana Cervantes 916-746-1300 jcervantes@roseville.ca.us

6.27. Stone Point Community Facilities District Utility Costs - Budget Adjustment

Memo from Parks Superintendent Eric Dexter and Assistant City Manager Dion Louthan recommending the City Council adopt ORDINANCE NO. 6111 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 in the amount of \$2,000.00 for utility bills incurred by Stone Point Community Facilities District (CFD) No. 2 as costs were greater than anticipated in the original FY2018-19 budget. There is sufficient fund balance in the CFD to accommodate this request. There is no impact to the General Fund.

CC #: 0100

File #: 0201-01 & 0206-03-01

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

6.28. Fiscal Year 2018-19 Administrative Budget Adjustments

Memo from Budget Manager Scott Pettingell and Chief Finance Officer Dennis Kauffman recommending the City Council adopt ORDINANCE NO. 6114 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 requested administrative budget adjustments will ensure that expenditures/expenses align with City Council approved funding allocations, the budget complies with Government Accepted Accounting Principles, and unnecessary funds are closed.

CC #: 0119

File #: 0201-01 & 0201

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

Ordinances (for second reading and adoption)

6.29. Second Reading of Ordinance - Formation of Sierra Vista Specific Plan, Westpark-Federico Community Facilities District No. 1 (Public Facilities)

ORDINANCE NO. 6115 OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE LEVYING SPECIAL TAXES WITHIN CITY OF ROSEVILLE

SVSP WESTPARK-FEDERICO COMMUNITY FACILITIES DISTRICT
NO. 1 (PUBLIC FACILITIES), for second reading and adoption.

CC #: 0137

File #: 0206-03-01

CONTACT: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us
Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

6.30. Second Reading of Ordinance - Conduct and Standards for Public Transportation and Public Transportation Facilities - Roseville Municipal Code Amendment

ORDINANCE NO. 6116 OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER 11.34 TO TITLE 11 OF THE ROSEVILLE MUNICIPAL CODE REGARDING CONDUCT AND STANDARDS FOR PUBLIC TRANSPORTATION AND PUBLIC TRANSPORTATION FACILITIES, for second reading and adoption.

CC #: 0139

File #: 0323 & 0721

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

Reports / Requests

6.31. North Central Roseville Specific Plan - Parcel 49 - Lot 9 Parcel Map

Memo from Assistant Engineer Kerry Andrews and Development Services Director Mike Isom recommending the City Council approve the North Central Roseville Specific Plan - Parcel 49 - Lot 9 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 three parcels for commercial development. The actions requested have no fiscal impact to the City's General Fund.

CC #: 0103

File #: 0400-07

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

6.32. Out of State Travel Request - Police Department

Memo from Public Safety Program Coordinator Traci Drake and Police Chief James Maccoun recommending the City Council approve a Youth Services Officer to travel to Pigeon Forge, Tennessee, from June 23, 2019 to June 28, 2019 for a school safety conference. A grant obtained by the Social Services Unit will pay all costs associated with the conference, including tuition, airfare, lodging and meals. There will be no cost to the City.

CC #: 0105

File #: 0600-02

CONTACT: Traci Drake 916-746-1081 tdrake@roseville.ca.us

6.33. Fiscal Year 2018-19 Third Quarter Report

Memo from Budget Manager Scott Pettingell and Chief Financial Officer Dennis

Kauffman with an informational report that includes financial data for the third quarter of FY2018-19 for the General Fund, the enterprise operating funds, and revenues in selected other funds.

CC #: 0120

File #: 0202-02

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

6.34. FY2019-20 Grants Advisory Commission Funding Recommendation for Roseville Police Activities League, Inc.

Memo from Housing Manager Danielle Foster and Economic Development Director Laura Matteoli recommending the City Council consider a \$15,000.00 grant recommendation to the Roseville Police Activities League for their Summer Program 2019. While all other Grants Advisory Commission funding recommendations were acted upon at the May 15, 2019 Council meeting, there was a lack of a quorum to act on this recommendation. This item does not impact the General Fund.

CC #: 0133

File #: 0103-34-02

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

Ceremonial Documents

6.35. Resolution of Commendation to Judy Moore

Recommend Judy Moore be commended for 13 years of outstanding service and dedication to the City of Roseville, and be wished a long, healthy, and enjoyable retirement.

CC #: 0136

File #: 0102-10

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

END OF CONSENT CALENDAR

7. RESOLUTIONS

7.1. Villages at Sierra Vista Community Facilities District No. 1, Bond Issuance

Memo from Administrative Analyst Jeannine Thrash and Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 19-284 AUTHORIZING THE ISSUANCE OF SPECIAL TAX BONDS FOR AND ON BEHALF OF THE CITY OF ROSEVILLE VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES), APPROVING AND DIRECTING THE EXECUTION OF A FISCAL AGENT AGREEMENT, APPROVING THE FORM OF PRELIMINARY OFFICIAL STATEMENT, APPROVING SALE OF SUCH BONDS, APPROVING AND DIRECTING THE EXECUTION OF A BOND PURCHASE AGREEMENT, AND APPROVING OTHER RELATED DOCUMENTS AND ACTIONS. The Villages at Sierra Vista Community

Facilities District (CFD) No. 1 (Public Facilities) was formed May 2, 2018 with Resolution 18-119. The maximum authorized indebtedness for the District is \$310,000,000.00. The 2019 bonds are being issued for the District to construct and acquire certain public facilities of benefit to the District, establish a debt service reserve fund, provide capitalized interest, and pay costs of issuance on the bonds. The CFD will generate special taxes that will be paid by the property owners sufficient to pay the costs of the debt service, CFD administration, and any authorized pay-as-you-go facilities, as well as provide funding in the future for maintenance/replacement of constructed facilities. The issuance of these bonds will not impact the City's General Fund.

CC #: 0114

File #: 0206-03-01

CONTACT: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us
Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

7.2. Roseville Advantage Financing Program

Memo from Economic Development Director Laura Matteoli recommending the City Council adopt RESOLUTION NO. 19-292 APPROVING THE ROSEVILLE ADVANTAGE FINANCING PROGRAM; and adopt RESOLUTION NO. 19-293 APPROVING A BANKING SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND FIVE STAR BANK, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 19-294 APPROVING A BANKING SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND RIVER CITY BANK, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 19-295 APPROVING A BANKING SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND FIRST NORTHERN BANK, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 19-296 APPROVING A BANKING SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND AMERICAN RIVER BANK, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This is a request for approval of Banking Services Agreements between the City and River City Bank, Five Star Bank, First Northern Bank, and American River Bank for participation in the Roseville Advantage Financing Program. The goal of the Program is to provide an opportunity for locally headquartered banks to work collaboratively with the City in helping the City's existing businesses grow and prosper, pursuing new business development, and diversifying our business community. The City agrees to deposit \$10 million of the City's short-term investment funds into locally headquartered banks in exchange for earning a return on its deposits equal to the Local Agency Investment Fund rate of return plus 1 basis point. The bank deposits will also be insured or collateralized pursuant to state law. There will be no impact to the General Fund.

CC #: 0127

File #: 0110

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

8. ORDINANCES

8.1. City of Roseville Fiscal Year 2019-20 Budget, Budgeted Positions, and Salary Schedules

Memo from Chief Financial Officer Dennis Kauffman and Budget Manager Scott Pettingell recommending the City Council adopt ORDINANCE NO. 6113 OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2019-2020, 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; and adopt ORDINANCE NO. 6117 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 6089, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES AS AMENDED BY APPENDIX "D" TO BE EFFECTIVE JUNE 22, 2019, AS AN URGENCY MEASURE, to approve the Management A & B salary schedules (Appendix D) reflecting the addition of a new Assistant Information Technology Director salary range (9558A, 9558B), Electric Technology Systems Administrator salary range (9560A, 9560B), Data Management System Administrator (9561A, 9561B); retitle of the Department Government Relations Supervisor to Utility Government Relations Administrator (B965, 1646) and deletion of the Information Technology Division Manager classification effective June 22, 2019; and adopt ORDINANCE NO. 6118 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NOS. 6086 AND 6088, THE SALARY ORDINANCE FOR ELECTRIC PERSONNEL REPRESENTED BY THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, AFL-CIO, LOCAL NO. 1245 (IBEW), AS AMENDED BY APPENDIX "B" TO BE EFFECTIVE JUNE 22, 2019, AS AN URGENCY MEASURE, to approve the IBEW A & B salary schedules (Appendix B) reflecting the addition of a new Senior SCADA System Technician salary range (9559A, 9559B) effective June 22, 2019; and approve the city-wide allocation schedule effective June 22, 2019. The proposed budget totals \$553.9 million from all funding sources. The budget for the General Fund is \$168.2 million, which includes operating (\$157.8 million) and non-operating expenditures (\$10.4 million). The General Fund budget is balanced with revenues equal to expenses without the use of one-time funds. Staff is recommending a net increase of 29.00 full-time equivalent (FTE) allocations including eight (8) reclassifications of FTE allocations, the deletion of 5.75 FTE allocations and addition of 35.75 FTE allocations on the citywide allocation schedule. The total net increase in allocations has been decreased by 1.00 FTE allocation due to the identification of additional adjustments subsequent to the release of the FY2019-20 proposed budget. There are adequate resources available in the FY2019-20 budget to fund the recommended changes in position allocations.

CC #: 0018

File #: 0201 & 0600-01

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

8.2. Electric Scooter Share Programs Prohibition

Memo from Development Services Director Mike Isom and Police Chief James Maccoun introducing for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER 11.13 OF TITLE 11 OF THE ROSEVILLE MUNICIPAL CODE REGARDING SHARED ON-DEMAND PERSONAL MOBILITY DEVICES. This item concerns a proposed ordinance prohibiting the operation of electric scooter share programs within the Roseville city limits. Adoption of an ordinance is necessary to prevent proliferation of unattended or abandoned motorized scooters on streets, sidewalks, parks, and trails which block pedestrian access and public accessible paths of travel and, in general, unlawfully encroach on publicly-owned property. Such encroachment presents multiple liability concerns, including trip hazards and resulting injury, and Americans with Disabilities Act lawsuits. Adoption of the ordinance will have no impact on the General Fund.

CC #: 0104

File #: 0323 & 0800-06

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

James Maccoun 916-774-5011 jmaccoun@roseville.ca.us

9. **SPECIAL REQUESTS/REPORTS/PRESENTATION**

9.1. Self-Contained Breathing Apparatus - Grant Acceptance and Award of Purchase

Memo from Fire Chief Rick Bartee and Assistant Fire Chief Greg James recommending the City Council approve the acceptance of a \$348,451.00 grant from Federal Emergency Management Agency/U.S. Department of Homeland Security and award the purchase of self-contained breathing apparatus packs, cylinders and related equipment to Sacramento Metropolitan Fire District based on a competitively bid contract for that grant purchase. The FY2018-19 budget adjustment for the required grant match and additional costs totaling \$132,750.99 will come from the General Fund Administrative Contingency.

CC #: 0131

File #: 0203-12 & 0214

CONTACT: Greg James 916-774-5806 gjames@roseville.ca.us

9.2. Request for Council Discretionary Funds - Kelli's Cookies

Memo from Management Assistant Heather Blanco and City Clerk Sonia Orozco requesting the City Council consider a request for \$5,000.00 from Kelli's Cookies to support their Youth/Young Adult Training Programs.

CC #: 0139

File #: 0102

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

9.3. Request for Council Discretionary Funds - Downtown Roseville Merchants

Memo from Management Assistant Heather Blanco and City Clerk Sonia Orozco requesting the City Council consider a request for \$3,000.00 from the Downtown Roseville Merchants to support the Downtown Tuesday night events from June 4 - July 30, 2019 by paying some of the City services for these events.

CC #: 0134

File #: 0102

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

9.4. Request for Council Discretionary Funds - Roseville Crime Stoppers

Memo from Management Assistant Heather Blanco and City Clerk Sonia Orozco requesting the City Council consider a request for \$2,000.00 from Roseville Crime Stoppers to support annual Fourth of July Fun Run.

CC #: 0135

File #: 0102

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

9.5. Citywide Climate Action Plan and General Plan Update

Memo from Associate Planner Gina McColl and Development Services Director Mike Isom providing an update on the proposed approach to the Citywide Climate Action Plan and the status of the General Plan Update.

CC #: 0115

File #: 0800-06 & 0400-03

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

10. PUBLIC HEARING

NOTICE TO THE PUBLIC

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

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

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

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

10.1. North Central Roseville Specific Plan - Parcel 49 - Living Spaces

Memo from Senior Planner Lauren Hocker and Development Services Director Mike Isom recommending the City Council consider the Addendum to the North Central Roseville Specific Plan Parcel 49 Bayside Church/Topgolf Mitigated Negative Declaration, and adopt RESOLUTION NO. 19-274 AMENDING THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN TO CHANGE THE TEXT WITHIN THE COMMUNITY FORM AND DESIGN ELEMENT, SECTION 3.12; and adopt the two (2) findings of fact and introduce for first reading an ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING THE TEXT OF ZONING ORDINANCE NO. 4643 OF THE CITY OF ROSEVILLE. The applicant requests approval of a text-only Specific Plan and Ordinance amendment to remove the limitation on the square footage of retail and restaurant uses, and allow general medical services as a permitted use. The project also included a Major Project Permit Stage 1 Modification and a Major Project Permit Stage 2 to change the square footage of uses on the site and to approve the design of a 108,500 square-foot furniture store with 1,500 square-foot restaurant (Living Spaces), which were approved by the Planning Commission on May 23, 2019. This action has no significant impacts to the City's General Fund.

CC #: 0102

File #: 0400-04-04 & 0400-04-04-2 & 0400-02 & 0400-06-02

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

11. COUNCIL / STAFF / REPORTS / PUBLIC / COMMENTS

12. ADJOURNMENT

CITY COUNCIL CLOSED SESSION

1 Item

A. CALL TO ORDER

B. SILENT ROLL CALL

C. PUBLIC COMMENTS

D. CLOSED SESSION

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

E. ADJOURNMENT



COUNCIL COMMUNICATION

CC #: 0116
File #: 0102-03

Title: Minutes of Prior Meetings
Contact: Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

Meeting Date: 6/19/2019
Item #: 6.1.

RECOMMENDATION TO COUNCIL

Recommend the City Council approve minutes for the following meetings:

- April 22, 2019 Closed Session
- May 1, 2019 City Council
- May 15, 2019 City Council

BACKGROUND

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



Dominick Casey, City Manager

ATTACHMENTS:

Description

April 22, 2019 Closed Session

May 1, 2019 City Council Meeting

May 15, 2019 City Council Meeting



MINUTES

April 22, 2019

CITY COUNCIL
CLOSED SESSION
4:00 p.m.

Hutchison Conference Room
311 Vernon Street Roseville,
California
www.roseville.ca.us

A. CLOSED SESSION CALL TO ORDER

Mayor John B. Allard II called the meeting to order at 4:00 p.m.

B. CLOSED SESSION SILENT ROLL CALL

Present: Bernasconi, Alvord, Roccucci, Houdesheldt, Allard

C. CLOSED SESSION PUBLIC COMMENTS

No public comment received.

D. CLOSED SESSION

D.1. 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 reported no action was taken in Closed Session.

E. CLOSED SESSION ADJOURNMENT

The meeting was adjourned at 5:05 p.m.



MINUTES

May 1, 2019

CITY COUNCIL MEETING
7:00 p.m.
Council Chambers
311 Vernon Street
Roseville, California
www.roseville.ca.us

1. CALL TO ORDER

Vice Mayor Krista Bernasconi called the May 1, 2019 City Council meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Bernasconi, Alvord, Roccucci, Houdesheldt

Absent: Allard

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Oakmont Jr. Vikings Cheerleaders.

4. MEETING PROCEDURES

City Clerk Sonia Orozco announced the procedures for addressing Council.

5. PRESENTATIONS

5.1. Resolution of Commendation to Oakmont Jr. Viking Cheer Team

Oakmont Jr. Viking Cheer Team be commended on their win and wish them continued success in future endeavors.

CONTACT: Cary Busterna 916-774-5264 cabusterna@roseville.ca.us

Vice Mayor Krista Bernasconi made the presentation to Oakmont Jr. Vikings Cheerleaders, and a representative cheerleader responded.

The Oakmont Jr. Vikings squad performed a cheer for the City Council and the audience.

5.2. Proclamation - National Small Business Week

Proclaim May 5 - 11, 2019 as National Small Business Week and encourage of support this national effort so America's small businesses can do what they do best - grow their businesses. create jobs, and ensure that our communities remain as vibrant tomorrow as they are today.

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

Councilmember Scott Alvord made the presentation to Scott Leslie, Director, Sacramento Metropolitan Chamber, who responded.

6. PUBLIC COMMENTS

Marlene Cristanelli - President of the Sons of Italy - spoke to concerns regarding the future location of the Christopher Columbus statue.

7. CONSENT CALENDAR

BEGINNING OF CONSENT CALENDAR

Motion by Pauline Roccucci, seconded by Scott Alvord, to approve the Consent Calendar as recommended. The Motion Passed.

Roll call vote: Ayes: Alvord, Bernasconi, Houdesheldt, Roccucci

Absent: Allard II

Minutes

7.1. Minutes of Prior Meetings

Memo from City Clerk Sonia Orozco requesting the City Council approve the minutes for the March 6, 2019 Closed Session and City Council/Successor Agency meeting, the March 13, 2019 City Council Budget Workshop, the March 20, 2019 Closed Session and City Council meeting, the April 3, 2019 City Council meeting, the April 8, 2019 Closed Session, and the April 17, 2019 Closed Session and City Council/Successor Agency meeting.

CC #: 0005

File #: 0102-03

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

Bids / Purchases / Services

7.2. Diamond Oaks Golf Course Roof Restoration (RFQ 10-3207) - Service Agreement

Memo from Buyer Tiffany Valdez and Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 19-173 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND MADSEN ROOFING & WATERPROOFING, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1908239). Staff recommends authorization of a service agreement to Madsen Roofing and Waterproofing, Inc. for the materials and labor to replace and repair the roof at the Diamond Oaks Golf Course. The total cost of the agreement is \$62,163.00. Funding is included in the Diamond Oaks Golf Course Operations FY2018-19 budget.

CC #: 9970

File #: 0702-01

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

7.3. 645 Riverside Avenue Demolition (RFQ 10-3205) - Service Agreement

Memo from Buyer Tiffany Valdez and Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 19-172 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND ANTHEM BUILDERS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1908238). This item authorizes a service agreement to Anthem Builders, Inc. for the materials and labor to complete the demolition, asbestos and lead abatement, and the restoration of disturbed land with hydroseeding at 645 Riverside Avenue. The total cost of the agreement is \$39,700.00. The 2017 FEMA grant used to acquire the property will also pay for 75% of the project's demolition cost with the City providing the remaining matching funds. Since the property will likely become part of the City's Dry Creek Greenway project, the local matching funds will be provided through Transportation Development Act (TDA) funds previously budgeted for that project. Therefore, \$29,775.00 is FEMA funded and \$9,925.00 is TDA funded. No General Fund resources will be used.

CC #: 9967

File #: 0309

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

7.4. Heating, Ventilation, and Air Conditioning Maintenance and Repair – Service Agreement Amendment

Memo from Facility Manager Dan Allen and Acting Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 19-181 APPROVING AMENDMENT NO. 1 TO SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND ACCO ENGINEERING SYSTEMS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1908043). The requested amendment is needed to increase spending authority in anticipation of unscheduled heating, ventilation, and air conditioning repairs and replacements that will be needed as the

City approaches the start of the cooling season. The first amendment increases the current agreement by \$100,000.00, from \$80,000.00 to \$180,000.00. Funding for the amendment is already included in the Facility Rehab and Building Maintenance FY2018-19 budget.

CC #: 9980

File #: 0203-04

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

7.5. Protective Relay Test System - Sole Source Purchase Order

Memo from Electric Operations Manager Jason Grace and Electric Utility Director Michelle Bertolino recommending the City Council authorize a sole source purchase order to Associated Power Solutions (APS) for the Electric Department's requirement of a protective relay test system. APS is the only supplier of this product for the City's geographic region. The cost of the protective relay test system is not to exceed \$70,000.00 (including tax and shipping). Funding is available in the FY2018-19 Electric Department budget.

CC #: 9986

File #: 0203-07

CONTACT: Jason Grace 916-774-5643 jgrace@roseville.ca.us

7.6. Calsense Irrigation Controllers (RFQ 10-3198) – Purchase Order Tax Adjustment

Memo from Buyer Babette Owens and Chief Financial Officer Dennis Kauffman recommending the City Council approve an increase to the amount of a purchase order by \$919.83 with Imperial Sprinkler Supply, Inc. for the purchase of Calsense irrigation sprinklers to cover the .5% tax increase that became effective on April 1, 2019. The tax adjustment increases the total cost of this purchase from \$197,302.32 to \$198,222.15. Funding is included in the General Equipment Replacement Fund and Park Operations Division's FY2018-19 district budgets.

CC #: 9978

File #: 0203-10

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

7.7. Electric Substation Batteries and Battery Chargers - Sole Source Purchase Order Renewal

Memo from Electric Operations Manager Jason Grace and Electric Utility Director Michelle Bertolino recommending the City Council authorize the renewal of a sole source purchase order with GNB Industrial Power, a division of Exide Technologies, for substation batteries and battery chargers. The estimated annual cost is \$60,000.00, not to exceed budgeted amount. Funding is available in the FY2018-19 Electric Department budget.

CC #: 9974

File #: 0203-07

CONTACT: Jason Grace 916-774-5643 jgrace@roseville.ca.us

Resolutions

7.8. Sierra Crossing (W-50A) Park Project - Notice of Completion

Memo from Park Development Analyst Joel De Jong and Assistant City Manager Dion Louthan recommending the City Council adopt RESOLUTION NO. 19-184 ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA CROSSING (W-50A) PARK PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING THE ASSISTANT CITY MANAGER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE. Staff has made a final inspection of the Sierra Crossing (W-50A) Park project and has found that all contract work has been completed in accordance with the approved plans and specifications. The project is now ready for acceptance. In accordance with City specifications, the contractor shall guarantee the installation of these improvements for a period of twelve (12) months from the date of this Notice of Completion. Funding for the project was approved in the Capital Improvement Program in FY2016-17 using West Roseville Neighborhood Park Funds. Maintenance for this park is provided through the West Roseville Community Facilities District for Services. There is no General Fund impact.

CC #: 9987

File #: 0704-01

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

7.9. Street Closure Request - Downtown Tuesday Night Events

Memo from Recreation Superintendent Jeff Nereson and Assistant City Manager Dion Louthan recommending the City Council adopt RESOLUTION NO. 19-174 APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND DOWNTOWN ROSEVILLE MERCHANTS ASSOCIATION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests closure of South Grant Street between Oak Street and Atlantic Street; Vernon Street between Lincoln Street and Judah Street; and Taylor Street between Oak Street and Vernon Street between 3:00 p.m. – 11:00 p.m. every Tuesday night from June 4 – July 30, 2019 for the Roseville Downtown Tuesday Nights event. All costs associated with this event for City services will be reimbursed by the Downtown Roseville Merchants Association.

CC #: 9971

File #: 0109-02

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

7.10. On-Call Enterprise Permitting System Support Services - Professional Services Agreement

Memo from Development Services Administrator Joe Allen and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 19-183 APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND TRUEPOINT SOLUTIONS, LLC, AND AUTHORIZING THE CITY MANAGER

TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests approval of a sole source professional services agreement with TruePoint Solutions to perform consulting services in support of the City's enterprise permitting system (Accela Automation). The value of this service agreement for the remainder of FY2018-19 is \$28,000 and \$210,000 for FY2019-20 for a total not to exceed \$238,000.00. The cost of ongoing maintenance associated with the enterprise permitting system is supported entirely by development through permit fees, resulting in no impact to the General Fund. Funds are currently available in the Development Services Department's FY2018-19 budget for the remainder of the fiscal year. Funding for FY2019-20 is in the department's proposed budget for the next fiscal year, pending City Council approval.

CC #: 9985

File #: 0800-06

CONTACT: Joe Allen 916-774-5165 jallen@roseville.ca.us

7.11. On-Call Material Testing Services - Professional Services Agreements

Memo from Senior Engineer Jose Lopez and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 19-193 APPROVING AN ON-CALL PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ENGEO, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 19-194 APPROVING AN ON-CALL PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND BLACKBURN CONSULTING, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests approval of two (2) professional services agreements for on-call materials testing services with ENGEO and Blackburn Consulting. Each agreement has a not-to-exceed amount of \$600,000.00 per year. The cost of special materials testing is billed to development projects and capital improvement project budgets as services are rendered.

CC #: 9999

File #: 0800-06

CONTACT: Jose Lopez 916-774-5444 jlopez@roseville.ca.us

7.12. On-Call Construction Inspection Services - Professional Services Agreements

Memo from Senior Engineer Jose Lopez and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 19-191 APPROVING AN ON-CALL PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND PSOMAS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 19-192 APPROVING AN ON-CALL PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND 4LEAF, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests approval of two (2) professional services agreements for on-call construction inspection services with Psomas and

4Leaf, Inc. The entire amount of these agreements is considered “pass-through” in which all services would be reimbursed by either owners/developers or allocated Capital Improvement Project budgets with no expenses incurred by the General Fund. Each contract has a term of two years with two, one-year optional renewals, and not-to-exceed contract amounts of \$600,000.00 per year for the term of each agreement.

CC #: 9998

File #: 0800-06

CONTACT: Jose Lopez 916-774-5444 jlopez@roseville.ca.us

7.13.Village at Sierra Vista - City/Developer Reimbursement Agreement

Memo from Principal Engineer Matt Todd and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 19-187 APPROVING A CITY/DEVELOPER REIMBURSEMENT AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND JOHN MOURIER CONSTRUCTION, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests the approval and execution of a reimbursement agreement for the construction of public improvements beyond the scope of the developer's subdivision improvements associated with the Villages at Sierra Vista project. The reimbursement of \$2,131,495.87 is funded through the City's Traffic Mitigation Fund and the City-County Traffic Mitigation Fund, specifically from the City's Developer Reimbursement account. Consequently, this item will have no impact to the City's General Fund.

CC #: 9993

File #: 0400-04-12 & 1008

CONTACT: Matthew Todd 916-774-5562 mtodd@roseville.ca.us

7.14.Roseville Short Range Transit Plan Adoption

Memo from Alternative Transportation Manager Mike Dour and Acting Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 19-190 ADOPTING THE ROSEVILLE SHORT RANGE TRANSIT PLAN 2018-2025. The Transportation Commission recommends the City Council adopt the plan as prepared. Adoption of the plan itself does not incur any financial commitments. Implementation of plan recommendations will involve further analysis by staff, solicitations of public input, review by the Transportation Commission for significant changes, and City Council approval for major service changes or agreements. Any proposed additional costs associated with implementation of future service recommendations would be funded through the Local Transportation Fund, or in combination with grant funding, and would have no impact on the General Fund.

CC #: 9997

File #: 0721-01

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

7.15.Sierra Vista Specific Plan Westpark-Federico - Resolution of Intention to Annex Into Community Facilities District No. 3 (Municipal Services) Annexation 21

Memo from Administrative Analyst Jeannine Thrash and Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 19-185 A RESOLUTION OF INTENTION TO ANNEX TERRITORY TO COMMUNITY FACILITIES DISTRICT AND TO AUTHORIZE THE LEVY OF SPECIAL TAXES THEREIN CITY OF ROSEVILLE Community Facilities District No. 3 (Municipal Services) Annexation No. 21 (SVSP Westpark-Federico). Prior to the issuance of the first residential building permit (excluding model homes), the landowner is obligated to annex into Community Facilities District No. 3 (Municipal Services) (CFD No. 3) per the development agreement. The annexation into CFD No. 3 helps offset the property's impact on the City's General Fund resources available to pay for municipal services and therefore will not negatively impact the General Fund.

CC #: 9989

File #: 0206-03-01

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

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

7.16.Pleasant Grove Wastewater Treatment Plant Expansion and Energy Recovery Projects PG&E Deed Easement Approval

Memo from Senior Engineer Tracie Mueller and Environmental Utilities Director Richard Plecker recommending the City Council adopt RESOLUTION NO. 19-195 AUTHORIZING THE CITY MANAGER'S EXECUTION OF THE EASEMENT DEED TO THE PACIFIC GAS AND ELECTRIC COMPANY FOR THE PLEASANT GROVE WASTEWATER TREATMENT PLANT EXPANSION PROJECT AND ENERGY RECOVERY PROJECT. This item requests approval of the Pacific Gas & Electric (PG&E) Deed Easement for the Pleasant Grove Wastewater Treatment Plant Expansion and Energy Recovery project. PG&E will need to install a new pipeline and a new facility that will regulate, meter, and deliver gas from their existing high pressure transmission line located just west of the Pleasant Grove Wastewater Treatment Plant to the Energy Recovery Project site to meet the natural gas needs of the expansion project and Energy Recovery project. There is no fiscal impact to the City.

CC #: 0001

File #: 0900-02-02-2 & 1002-06

CONTACT: Tracie Mueller 916-774-5688 trmueller@roseville.ca.us

7.17.Pleasant Grove Wastewater Treatment Plant Programmable Logic Controller Program Conversion & Update - Professional Services Agreement

Memo from Preventative Maintenance Supervisor Trent Johnson and Environmental Utilities Director Richard Plecker recommending the City Council adopt RESOLUTION NO. 19-182 APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND EMA, INC. DBA EMA OF MINNESOTA, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF

ROSEVILLE. This item requests a professional services agreement with EMA Inc. for Programmable Logic Controller program conversion and update services. The total cost for these services is \$134,400.00. Funding is included in the approved Wastewater Treatment Plant Programmable Logic Controller Rehabilitation project.

CC #: 9983

File #: 0800-02

CONTACT: Trent Johnson 916-746-1837 trentjohnson@roseville.ca.us

7.18. California Water/Wastewater Agency Response Network Mutual Assistance Agreement for Disaster Assistance

Memo from Acting Water Utility Manager Sean Bigley and Environmental Utilities Director Richard Plecker recommending the City Council adopt RESOLUTION NO. 19-186 APPROVING THE ARTICLES OF AGREEMENT, CALIFORNIA WATER/WASTEWATER AGENCY RESPONSE NETWORK, WARN 2007 OMNIBUS MUTUAL ASSISTANCE AGREEMENT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item recommends City Council authorization to allow the City to participate in the CalWARN system designed to provide mutual assistance to water and wastewater systems impacted by natural and man-made disasters. There is no cost to join the CalWARN system.

CC #: 9992

File #: 0800-02

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

7.19. 2018 Water and Recycled Water Model Updates Project - Professional Services Agreement

Memo from Senior Engineer Colleen Boak and Environmental Utilities Director Richard Plecker recommending the City Council adopt RESOLUTION NO. 19-171 APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND BROWN AND CALDWELL, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests approval and award of a professional services agreement in the amount of \$321,305.00 to provide consultant services for the 2018 Water and Recycled Water Model Updates project. The contract amount will be paid from the existing capital improvement project budget, which is funded by the Water Rehabilitation fund.

CC #: 9966

File #: 0800-02

CONTACT: Colleen Boak 916-774-5535 cboak@roseville.ca.us

7.20. Dry Creek Wastewater Treatment Plant Cogeneration Project - Extension Agreement

Memo from Senior Engineer Colleen Boak and Environmental Utilities Director Richard Plecker recommending the City Council adopt RESOLUTION NO. 19-

175 RATIFYING THE CITY MANAGER'S EXECUTION OF A GAS AND ELECTRIC EXTENSION AGREEMENT WITH PACIFIC GAS & ELECTRIC FOR THE DRY CREEK WASTEWATER TREATMENT PLANT COGENERATION PROJECT. This item requests ratification of the City Manager's signature of a Gas and Electric Extension Agreement with Pacific Gas & Electric in the amount of \$37,795.06 to support the Dry Creek Wastewater Treatment Plant Cogeneration project. The cost of this Extension Agreement will be paid from the existing capital improvement project budget, which is funded by the Wastewater Rehabilitation Fund.

CC #: 9972

File #: 0900-02-02-1

CONTACT: Colleen Boak 916-774-5535 cboak@roseville.ca.us

7.21. Northwest Roseville Specific Plan Parcel 11 (Liberty Village) - Affordable Purchase Housing Agreement

Memo from Housing Analyst Trisha Isom and Economic Development Director Laura Matteoli recommending the City Council adopt RESOLUTION NO. 19-189 APPROVING AN AFFORDABLE PURCHASE HOUSING AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND TAYLOR MORRISON OF CALIFORNIA, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests approval of an Affordable Purchase Housing Agreement (APHA) with Taylor Morrison Homes, developers of Northwest Roseville Specific Plan Parcel 11 (aka Liberty Village), who is required to enter into an APHA with the City to implement the affordable housing obligations for the parcel. In accordance with the City's General Plan requirements, the developer will build 5 of the subdivision's 53 homes as affordable purchase units available to low and middle income buyers. The subsidies for the program are funded by the developer and do not impact the General Fund.

CC #: 9996

File #: 0709-03-01

CONTACT: Trisha Isom 916-746-1239 tisom@roseville.ca.us
Danielle Foster 916-774-5446 dfoster@roseville.ca.us

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

7.22. Residential Tree Removal in North Central Landscape and Lighting District - Budget Adjustment

Memo from Parks Superintendent Eric Dexter and Assistant City Manager Dion Louthan recommending the City Council adopt ORDINANCE NO. 6084 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 requests City Council approval of a budget adjustment in the amount of \$25,000.00 for increased expenses in the North Central Landscape and Lighting District budget. There is sufficient fund balance in the identified landscape and lighting district to accommodate this request. There is no impact to

the General Fund FY2018-19 budget.

CC #: 9988

File #: 0206-08-01 & 0201-01

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

7.23. Staffing Allocation and Salary Schedule Changes

Memo from Human Resources Director Stacey Peterson recommending the City Council adopt ORDINANCE NO. 6089 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 6065, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES, AS AMENDED BY APPENDIX "C" TO BE EFFECTIVE MAY 11, 2019, AS AN URGENCY MEASURE; and adopt ORDINANCE NO. 6090 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 6048, THE SALARY ORDINANCE FOR EMPLOYEES REPRESENTED BY THE INTERNATIONAL UNION OF OPERATING ENGINEERS, STATIONARY ENGINEERS, LOCAL 39, AS AMENDED BY APPENDIX "P" TO BE EFFECTIVE MAY 11, 2019, AS AN URGENCY MEASURE; and adopt ORDINANCE NO. 6091 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 6061, THE SALARY ORDINANCE FOR EMPLOYEES REPRESENTED BY ROSEVILLE AREA FIREFIGHTERS, AS AMENDED BY APPENDIX "B", TO BE EFFECTIVE MAY 11, 2019 AS AN URGENCY MEASURE; and adopt ORDINANCE NO. 6092 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 6043, THE SALARY ORDINANCE FOR SEASONAL/TEMPORARY EMPLOYEES, AS AMENDED BY APPENDIX "I" TO BE EFFECTIVE MAY 11, 2019, AS AN URGENCY MEASURE. Staff recommends the City Council approve Local 39, Roseville Firefighters, and Management A & B Salary Schedules, Temporary Salary Schedule and approve the addition of eight (8) new full-time equivalent allocations, the deletion of ten (10) allocations and the reclassification of thirty-one (31) allocations on the citywide allocation schedule. The recommended position changes will result in net cost savings to the General Fund in FY2018-19. The costs associated with the three ERP Business Analyst positions and the 6 new half-time positions for the Passport Center will not be realized in FY2018-19, as the new job classes will require recruitment in order to fill positions. The total fiscal impact to the General Fund in the proposed FY2019-20 budget is a cost of \$286,976.00. In subsequent fiscal years, the three ERP Business Analyst positions will be allocated to other City funds using the City's cost allocation plan, resulting in an estimated General Fund cost recovery of \$201,980.00 and a total net cost of \$84,996.00. There are adequate resources available in the FY2018-19 budget to fund the recommended position changes. All of the recommended position changes will be included in the proposed FY2019-20 budget.

CC #: 0004

File #: 0600-01

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

7.24. Washington Boulevard and All America City Boulevard Roundabout Project -

Budget Adjustment

Memo from Associate Engineer Noah Siviglia and Acting Public Works Director Jason Shykowski recommending the City Council adopt ORDINANCE NO. 6085 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 recommends a budget adjustment transferring funds from the Local Transportation Fund for the design of a multilane roundabout at the intersection of Washington Boulevard and All America City Boulevard. The budget adjustment will supply funding for the civil engineering design contract with Kimley Horn and Associates Inc. as well as funds for City staff time for design review and project management. The total amount of the budget adjustment is \$600,000.00. No General Fund resources will be used on this project.

CC #: 9991

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

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

7.25.Completion of Reimbursable Public Improvements - Budget Adjustment

Memo from Principal Engineer Matt Todd and Development Services Director Mike Isom recommending the City Council adopt ORDINANCE NO. 6082 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. This item requests the approval and execution of a budget adjustment to transfer \$1,500,000.00 from the Traffic Mitigation Fee (TMF) fund and \$300,000.00 from the City-County TMF fund, for a total of \$1,800,000.00, to the City's Developer Reimbursement account. The transfer will allow the City to pay the obligated reimbursement to developers for completion of public improvements beyond the scope of their projects. This item will have no impact to the City's General Fund.

CC #: 9969

File #: 0201-01 & 0800-06

CONTACT: Matt Todd 916-774-5562 mtodd@roseville.ca.us

7.26.Cable Studio Renovations Project - Budget Adjustment

Memo from Business Services Administrator Janet Vargas and Environmental Utilities Director Richard Plecker recommending the City Council adopt ORDINANCE NO. 6083 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 of \$173,000.00 to establish a project to renovate the former cable studio space at the Mahany Library into offices and workspace for Utility Exploration Center staff. Funding is available in four utilities funds: Electric, Water Rehabilitation, Wastewater Rehabilitation, and Solid Waste Rehabilitation.

CC #: 9977

File #: 0201-01 & 0900-07

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

Reports / Requests

7.27. Breton Village - Approval of Final Map

Memo from Assistant Engineer Kerry Andrews and Development Services Director Mike Isom recommending the City Council approve the Breton Village final map. The Engineering Division 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 53 residential lots, 3 landscape lots, 9 common area lots and 1 lot for private streets. The landscape, common area, and private streets will be owned and maintained by the private homeowners association. The actions requested have no fiscal impact to the City's General Fund.

CC #: 9968

File #: 0400-07

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

7.28. Out of State Travel Request – Electric Department

Memo from Power Generation Superintendent Matthew Garner and Electric Utility Director Michelle Bertolino recommending the City Council approve out of state travel for Roseville Electric staff to attend power plant distributed control system training in Alpharetta, Georgia between May 20, 2019 and July 12, 2019. Travel costs are estimated at \$27,631.52 and funds are available in the current fiscal year budget.

CC #: 9982

File #: 0600-02

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

7.29. Sales Tax on City Purchases

Memo from Accounts Payable Supervisor Christy Cossairt and Chief Financial Officer Dennis Kauffman requesting authority from City Council to pay an additional .5% in applicable sales tax for contracts entered into prior to April 1, 2019 where the sole reason for any price increase is the new 7.75% sales tax rate. This one time authority will eliminate the staff time required to take each separate contract back to City Council for amendment. This will result in a .5% price increase on the impacted contracts, but will ultimately not result in a fiscal loss, as the new .5% sales tax will come back to the City in the form of sales tax revenue.

CC #: 9990

File #: 0210

CONTACT: Christy Cossairt 916-774-5477 ccossairt@roseville.ca.us

8. ORDINANCES

8.1. International Brotherhood of Electrical Workers Local 1245 - Memorandum of Understanding

Memo from Human Resources Director Stacey Peterson recommending the City Council adopt RESOLUTION NO. 19-196 APPROVING A MASTER MEMORANDUM OF UNDERSTANDING FOR ELECTRIC PERSONNEL REPRESENTED BY THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6086 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 5913, THE SALARY ORDINANCE FOR ELECTRIC PERSONNEL REPRESENTED BY THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, AFL-CIO, LOCAL NO. 1245 (IBEW-A, AS AMENDED BY APPENDIX "A" TO BE EFFECTIVE APRIL 27, 2019, AS AN URGENCY MEASURE; and adopt ORDINANCE NO. 6087 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 5914, THE SALARY ORDINANCE FOR ELECTRIC PERSONNEL REPRESENTED BY THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, AFL-CIO, LOCAL NO. 1245 (IBEW-A2, AS AMENDED BY APPENDIX "A" TO BE EFFECTIVE APRIL 27, 2019, AS AN URGENCY MEASURE; and adopt ORDINANCE NO. 6088 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 5915, THE SALARY ORDINANCE FOR ELECTRIC PERSONNEL REPRESENTED BY THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, AFL-CIO, LOCAL NO. 1245 (IBEW-B, AS AMENDED BY APPENDIX "A" TO BE EFFECTIVE APRIL 27, 2019, AS AN URGENCY MEASURE. Staff recommends approval of a Memorandum of Understanding (MOU with the International Brotherhood of Electrical Workers for a three (3) year term. The cost to the FY2018-19 budget will be \$109,826.00, which will be covered by existing funds. The overall ongoing projected costs of salary and benefit increases in the three (3) year MOU is \$2,489,386.00, not accounting for the costs in years 2 and 3 of the labor market adjustments to maintain salaries at the 75th percentile for job classes in the electric utilities or market median. Labor market adjustments will be recommended to the City Council prior to approval.

CC #: 0002

File #: 0600-01

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

Human Resources Director Stacey Peterson made the presentation to Council.

No public comment received.

Motion by Scott Alvord, seconded by Pauline Roccucci, to approve RESOLUTION NO. 19-196 APPROVING A

MASTER MEMORANDUM OF UNDERSTANDING FOR ELECTRIC PERSONNEL REPRESENTED BY THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6086 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 5913, THE SALARY ORDINANCE FOR ELECTRIC PERSONNEL REPRESENTED BY THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, AFL-CIO, LOCAL NO. 1245 (IBEW-A), AS AMENDED BY APPENDIX "A" TO BE EFFECTIVE APRIL 27, 2019, AS AN URGENCY MEASURE; and adopt ORDINANCE NO. 6087 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 5914, THE SALARY ORDINANCE FOR ELECTRIC PERSONNEL REPRESENTED BY THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, AFL-CIO, LOCAL NO. 1245 (IBEW-A2), AS AMENDED BY APPENDIX "A" TO BE EFFECTIVE APRIL 27, 2019, AS AN URGENCY MEASURE; and adopt ORDINANCE NO. 6088 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NO. 5915, THE SALARY ORDINANCE FOR ELECTRIC PERSONNEL REPRESENTED BY THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, AFL-CIO, LOCAL NO. 1245 (IBEW-B), AS AMENDED BY APPENDIX "A" TO BE EFFECTIVE APRIL 27, 2019, AS AN URGENCY MEASURE. The Motion Passed.

Roll call vote: Ayes: Alvord, Bernasconi, Houdesheldt, Roccucci

Absent: Allard II

9. SPECIAL REQUESTS/REPORTS/PRESENTATION

9.1. Internal Service Funds and Cost Allocation Plan Overview

Memo from Budget Manager Scott Pettingell and Chief Financial Officer Dennis Kauffman with a presentation on the City's internal service funds and cost allocation plan for fiscal year 2019-20 budget development.

CC #: 9981

File #: 0200

CONTACT: Scott Pettingell 916-774-1306 spettingell@roseville.ca.us
Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

Chief Financial Officer Dennis Kauffman made the presentation to Council.

Budget Manager Scott Pettingell continued the presentation to Council.

No public comment received.

For information only; no action required.

9.2. City of Roseville Financial Policies for Fiscal Year 2019-20

Memo from Chief Financial Officer Dennis Kauffman recommending the

City Council adopt RESOLUTION NO. 19-180 ADOPTING THE CITY OF ROSEVILLE FINANCIAL POLICIES, EFFECTIVE JULY 1, 2019. The financial policies recommended for adoption include the Investment Policy, the Debt Management Policy, the General Fund Reserves Policy, the Capital Improvement Program Rehabilitation Funding Policy, the Pension Funding Policy, the Other Post-Employment Benefits Funding Policy, the Workers' Compensation and General Liability Funding Policy, the Interfund Loans Policy, and the Requests for Proposals Policy. Approval of the policies has no fiscal impact.

CC #: 9979

File #: 0200

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

Chief Financial Officer Dennis Kauffman made the presentation to Council.

No public comment received.

Motion by Pauline Roccucci, seconded by Scott Alvord, to adopt RESOLUTION NO. 19-180 ADOPTING THE CITY OF ROSEVILLE FINANCIAL POLICIES, EFFECTIVE JULY 1, 2019. The Motion Passed.

Roll call vote: Ayes: Alvord, Bernasconi, Houdesheldt, Roccucci

Absent: Allard II

10. PUBLIC HEARING

10.1. Electric Backbone Mitigation Fee Reduction Proposal

Memo from Assistant Electric Utility Director Philip McAvoy and Electric Utility Director Michelle Bertolino recommending the City Council introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 4.54.020 AND 4.54.050 OF CHAPTER 4.54 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ELECTRIC BACKBONE MITIGATION FEE. The purpose of these amendments is to update the Electric Backbone Mitigation Fee schedule based on a consultant nexus study that found the fee can be reduced due to reduced future backbone capital improvement costs. The backbone elements of the Roseville Electric distribution system are the substations and high voltage power lines. The fee is proposed to be reduced by approximately 30%. The new fee will take effect July 1, 2019 after adoption by the City Council. Although the Electric Backbone Mitigation Fee is being reduced, there is no anticipated net fiscal impact to the City as the reduced revenues are offset by reduced expenses. There is no expected impact to the General Fund as a result of the adoption of this proposal.

CC #: 9973

File #: 0800-03 & 0215

CONTACT: Eric Campbell 916-774-5626 ecampbell@roseville.ca.us

Vice Mayor Krista Bernasconi opened the public hearing.

Assistant Electric Utility Director Philip McAvoy made the presentation to Council.

No public comment received.

Vice Mayor Krista Bernasconi closed the public hearing.

Motion by Pauline Roccucci, seconded by Bruce Houdesheldt, to introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 4.54.020 AND 4.54.050 OF CHAPTER 4.54 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ELECTRIC BACKBONE MITIGATION FEE. The Motion Passed.

Roll call vote: Ayes: Alvord, Bernasconi, Houdesheldt, Roccucci

Absent: Allard II

10.2. Sierra Vista Specific Plan Westpark-Federico - Community Facilities District No. 1 (Public Facilities)

Public Hearing continued to the meeting of June 5, 2019.

CC #: 0006

File #: 0206-03-01

CONTACT: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us
Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

City Clerk Sonia Orozco announced the public hearing is continued to the June 5, 2019 City Council meeting.

10.3. Master Schedule of User and Regulatory Fees Adoption

Memo from Administrative Analyst Jeannine Thrash and Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 19-179 ADOPTING A MASTER SCHEDULE OF USER AND REGULATORY FEES, EFFECTIVE JULY 1, 2019 THROUGH JUNE 30, 2020. 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 fiscal impact of the proposed fee changes is approximately \$265,000.00 in additional revenue.

CC #: 9976

File #: 0215

CONTACT: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us
Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

Vice Mayor Krista Bernasconi opened the public hearing.

Chief Financial Officer Dennis Kauffman made the presentation to Council.

No public comment received.

Vice Mayor Krista Bernasconi closed the public hearing.

Motion by Bruce Houdesheldt, seconded by Scott Alvord, to adopt RESOLUTION NO. 19-179 ADOPTING A MASTER SCHEDULE OF USER AND REGULATORY FEES, EFFECTIVE JULY 1, 2019. The Motion Passed.

Roll call vote: Ayes: Alvord, Bernasconi, Houdesheldt, Roccucci

Absent: Allard II

10.4. North Industrial Planning Area Parcel 25 - General Plan Amendment and Rezone

Memo from Assistant Planner Kinarik Shallow and Development Services Director Mike Isom recommending the City Council consider the 2nd Addendum to the NIPA PCL 50-Foothills Corporate Center Grading Plan Mitigated Negative Declaration, and adopt RESOLUTION NO. 19-188 AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATIONS ON CERTAIN REAL PROPERTY IN THE CITY OF ROSEVILLE AND TO CHANGE THE TEXT WITHIN THE LAND USE ELEMENT; and adopt the two (2) findings of fact; and introduce for first reading an ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ZONING ORDINANCE NO. 5428 OF THE CITY OF ROSEVILLE CHANGING THE ZONING OF CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF ROSEVILLE. The applicant requests approval of a General Plan Amendment and Rezone to allow for changes in land use and zoning for two parcels located on Parcel 25 in the North Industrial Planning Area. The resulting zoning and land use would increase the acreage dedicated to Light Industrial while reducing the acreage dedicated to Neighborhood Commercial land uses. This action has no significant impacts to the City's General Fund.

CC #: 9994

File #: 0400-03 & 0400-06-02 & 0400-04-18-02 & 0400-02

CONTACT: Kinarik Shallow 916-746-1309 kshallow@roseville.ca.us

Vice Mayor Krista Bernasconi opened the public hearing.

Planning Manager Greg Bitter made the presentation to Council.

Assistant Planner Kinarik Shallow continued the presentation to Council.

Greg Bardini - Morton Pitlo, spoke in support.

Vice Mayor Krista Bernasconi closed the public hearing.

Motion by Bruce Houdesheldt, seconded by Pauline Roccucci, to adopt RESOLUTION NO. 19-188 AMENDING THE GENERAL PLAN

TO CHANGE THE LAND USE DESIGNATIONS ON CERTAIN REAL PROPERTY IN THE CITY OF ROSEVILLE AND TO CHANGE THE TEXT WITHIN THE LAND USE ELEMENT; and adopt the two (2) findings of fact; and introduce for first reading an ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ZONING ORDINANCE NO. 5428 OF THE CITY OF ROSEVILLE CHANGING THE ZONING OF CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF ROSEVILLE. The Motion Passed.

Roll call vote: Ayes: Alvord, Bernasconi, Houdesheldt, Roccucci

Absent: Allard II

10.5. Huntington Senior Apartments – General Plan Amendment, Rezone, Summary Vacation of Right-of-Way, and Approval of Grant Deed

Memo from Senior Planner Lauren Hocker and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 19-176 AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATIONS ON CERTAIN REAL PROPERTY IN THE CITY OF ROSEVILLE AND TO CHANGE THE TEXT WITHIN THE LAND USE ELEMENT; and adopt the two (2) findings of fact; and introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ZONING ORDINANCE NO. 5428 OF THE CITY OF ROSEVILLE CHANGING THE ZONING OF CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 19-177 ORDERING SUMMARY VACATION OF RIGHT-OF-WAY AT 1650 HUNTINGTON DRIVE; and adopt RESOLUTION NO. 19-178 DECLARING A 3,933 SQUARE-FOOT PORTION OF ASSESSOR'S PARCEL NUMBER 048-260-032-000 AS SURPLUS AND AUTHORIZING THE CITY MANAGER'S EXECUTION OF THE GRANT DEED. The applicant requests approval of a General Plan Amendment and Rezone to facilitate development of the site with a 76-unit age-restricted apartment complex, a Summary Vacation of unused City right-of-way, and a Grant Deed for a 3,933 square-foot portion of surplus City property associated with Assessor's Parcel Number 048-260-032-000, to be granted to the adjacent property owner of 1650 Huntington Drive. These requests have no significant impacts to the City's General Fund.

CC #: 9975

File #: 0400-04-17-2 & 0400-03 & 0400-02 & 1004-01 & 1001-01

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

Vice Mayor Krista Bernasconi opened the public hearing.

Planning Manager Greg Bitter made the presentation to Council.

Senior Planner Lauren Hocker continued the presentation to Council.

Craig Miers, Architect, spoke in favor.

Vice Mayor Krista Bernasconi closed the public hearing.

Motion by Pauline Roccucci, seconded by Scott Alvord, to adopt RESOLUTION NO. 19-176 AMENDING THE GENERAL PLAN TO CHANGE THE LAND USE DESIGNATIONS ON CERTAIN REAL PROPERTY IN THE CITY OF ROSEVILLE AND TO CHANGE THE TEXT WITHIN THE LAND USE ELEMENT; and adopt the two (2) findings of fact; and introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ZONING ORDINANCE NO. 5428 OF THE CITY OF ROSEVILLE CHANGING THE ZONING OF CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 19-177 ORDERING SUMMARY VACATION OF RIGHT-OF-WAY AT 1650 HUNTINGTON DRIVE; and adopt RESOLUTION NO. 19-178 DECLARING A 3,933 SQUARE-FOOT PORTION OF ASSESSOR'S PARCEL NUMBER 048-260-032-000 AS SURPLUS AND AUTHORIZING THE CITY MANAGER'S EXECUTION OF THE GRANT DEED. The Motion Passed.

Roll call vote: Ayes: Alvord, Bernasconi, Houdesheldt, Roccucci

Absent: Allard II

10.6. Proposed Water, Wastewater and Solid Waste Utility Rate Adjustments and Municipal Code Revision for Fiscal Year 2019-20 and Fiscal Year 2020-21

Memo from Rate Analyst Ryley Kelly and Environmental Utilities Director Richard Plecker recommending the City Council introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 9.12.100 OF CHAPTER 9.12 OF TITLE 9, AMENDING SECTIONS 14.08.025, 14.08.090, AND 14.08.100 OF CHAPTER 14.08 OF TITLE 14, DELETING SECTION 14.08.091 OF CHAPTER 14.08 OF TITLE 14, AND AMENDING SECTIONS 14.16.060, 14.16.080, 14.16.200 AND 14.16.201 OF CHAPTER 4.16 OF TITLE 14 OF THE ROSEVILLE MUNICIPAL CODE REGARDING GARBAGE, WATER AND WASTEWATER RATES AND SERVICES. This public hearing is being held to receive public comment regarding proposed rate adjustments effective July 5, 2019 for water, wastewater, and solid waste utility rates and associated amendments to the City's Municipal Code. The proposed rate adjustments would result in increased revenue necessary to maintain current utility levels of service.

CC #: 9984

File #: 0800-02

CONTACT: Janet Vargas 916-774-5557 jvargas@roseville.ca.us
Ryley Kelly 916-746-1781 rkelly@roseville.ca.us

Vice Mayor Krista Bernasconi opened the public hearing.

Environmental Utilities Director Richard Plecker made the presentation to Council.

Environmental Utilities Business Services Administrator Janet Vargas continued the presentation to Council.

Livio Cristanelli - spoke in opposition to rate increases.

Lady (No Name Given - spoke in opposition.

Paul Griffin - spoke in opposition and requested Roseville residents be given the opportunity to vote on rate increases.

Vice Mayor Krista Bernasconi closed the public hearing.

Motion by Scott Alvord, seconded by Pauline Roccucci, to introduce for first reading ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 9.12.100 OF CHAPTER 9.12 OF TITLE 9, AMENDING SECTIONS 14.08.025, 14.08.090, AND 14.08.100 OF CHAPTER 14.08 OF TITLE 14, DELETING SECTION 14.08.091 OF CHAPTER 14.08 OF TITLE 14, AND AMENDING SECTIONS 14.16.060, 14.16.080, 14.16.200 AND 14.16.201 OF CHAPTER 4.16 OF TITLE 14 OF THE ROSEVILLE MUNICIPAL CODE REGARDING GARBAGE, WATER AND WASTEWATER RATES AND SERVICES. The Motion Passed.

Roll call vote: Ayes: Alvord, Bernasconi, Houdesheldt, Roccucci

Absent: Allard II

11. COUNCIL / STAFF / REPORTS/ COMMENTS

Public Service Appreciation Week - City Manager Dominick Casey expressed appreciation to City of Roseville employees.

Washington D.C. Cap-to-Cap Advocacy Trip - Councilmember Pauline Roccucci and Councilmember Scott Alvord reported.

Roseville Turns 110 Years Old - Councilmember Bruce Houdesheldt announced.

Union Pacific Railroad Visit and 150 Year Anniversary - Councilmember Bruce Houdesheldt congratulated Union Pacific and spoke on event.

Small Business Week - Councilmember Bruce Houdesheldt thanked small business owners and on importance of longtime business owners in the community.

Sacramento Business Journal Tech Edge Attendance - Councilmember Scott Alvord reported on conference that included networking opportunities and industry-specific panels moderated by experts that have a major impact on technology.

100 Year Anniversary of Roseville Adventist Church - Councilmember Scott Alvord reported on celebration.

Economic Development Advisory Committee - Councilmember Scott Alvord reported on meeting topics including attracting quality businesses and retention of existing businesses.

Sun City Quarterly Meeting - Vice Mayor Krista Bernasconi reported on meeting

with Executive Director.

12. ADJOURNMENT

Vice Mayor Krista Bernasconi adjourned the meeting at 9:25 p.m.



MINUTES

May 15, 2019

CITY COUNCIL CLOSED SESSION

6:30 p.m.

CITY COUNCIL MEETING

7:00 p.m.

City Council Chambers

311 Vernon Street

Roseville, California

www.roseville.ca.us

CLOSED SESSION

6:30 p.m.

Conference with Labor Negotiators

Pursuant to California Government Code Section 54957.6

Agency designated representative: Stacey Peterson

Employee Organizations: Local 39

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

The Closed Session was cancelled.

1. CALL TO ORDER

Vice Mayor Krista Bernasconi called the May 15, 2019 City Council meeting to order at 7:00 p.m.

2. ROLL CALL

Present: Bernasconi, Alvord, Roccucci, Houdesheldt

Absent: Allard

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Police Chief Jim Maccoun.

4. MEETING PROCEDURES

City Clerk Sonia Orozco announced the procedures for addressing Council.

5. PRESENTATIONS

5.1. Resolution of Support - Reducing Crime and Keeping California Safe Act

Recommending the City Council support the Reducing Crime and California Safe Act of 2020.

CONTACT: Jim Maccoun 916-774-5011 jmaccoun@roseville.ca.us

Police Chief Jim Maccoun and Bill Romanelli of FSB Core Strategies made the presentation to Council.

No public comment received.

Vice Mayor Krista Bernasconi presented Bill Romanelli the resolution of support. Mr. Romanelli responded.

6. PUBLIC COMMENTS

Martin Barnes - Roseville - spoke on behalf of the Larchmont and Ridgewood community regarding maintenance of east side common areas requesting upkeep, and spoke to code enforcement issues in the neighborhood.

The following individuals provided a petition to City Clerk and spoke on concerns of speeding adjacent to Lenka Court in the Cresthaven neighborhood requesting the city lower the speed limit:

Pete Anderson

Julie Anderson

Lisa Campbell

7. CONSENT CALENDAR

BEGINNING OF CONSENT CALENDAR

Motion by Bruce Houdesheldt, seconded by Pauline Roccucci, to remove item 7.11 from the Consent Calendar to be discussed separately and that the remaining items be approved as recommended. The Motion Passed.

Roll call vote: Ayes: Alvord, Bernasconi, Houdesheldt, Roccucci

Absent: Allard II

Bids / Purchases / Services

7.1. Johnson Pool Reroofing Project - Award of Contract

Memo from Park Development Analyst Rjahja Canlas and Assistant City Manager Dion Louthan recommending the City Council adopt RESOLUTION NO. 19-221 APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND NOLEN CONSTRUCTION COMPANY, INC. AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff recommends award of the base bid and all additive alternatives to repair the structural beams and roof in the lifeguard/restroom building at Johnson Pool for a total award amount of \$171,171.00. Funding for the project was approved in FY2017-18 using a grant from the Housing-Related Parks Program with the State of California's Department of Housing and Community Development. There will be no General Fund impact.

CC #: 0038

File #: 0900-07

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

7.2. Painting Services - Service Agreements

Memo from Project Coordinator Lori Hogan and Acting Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 19-203 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND RIVER CITY PAINTING, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1908084); and adopt RESOLUTION NO. 19-204 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND H.B. RESTORATION, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1908102). Staff recommends approval of service agreements with River City Painting, Inc. and H.B. Restoration, Inc. to provide painting services. The total annual value of the agreement with each contractor is \$350,000.00, and may not exceed annual budgeted amounts. Funding for these agreements is included in the Facility Rehabilitation FY2018-19 budget and proposed Facility Rehabilitation FY2019-20 budget. Funding for additional renewal years will be contingent on budget approval each year.

CC #: 0016

File #: 0203-04

CONTACT: Lori Hogan 916-774-5707 lhogan@roseville.ca.us

7.3. Fire Training Tower Upgrade - Sole Source Service Agreement and Budget Adjustment

Memo from Division Chief David Dolson and Fire Chief Rick Bartee recommending the City Council adopt RESOLUTION NO. 19-202 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND KFT FIRE TRAINER, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1903209); and adopt ORDINANCE NO. 6094 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 the City Council approve a service agreement in the amount of \$41,478.37 with KFT Fire Trainer, LLC for the upgrade and repair of specialized equipment. The department will utilize settlement funds in the amount of \$40,000.00; the additional \$1,478.37 will come from existing Fire Department resources.

CC #: 0013

File #: 0324 & 0201-01

CONTACT: David Dolson 916-774-5807 ddolson@roseville.ca.us

7.4. Switchgear Remote Auto-Racking System - Service Agreement

Memo from Power Generation Superintendent Matthew Garner and Electric Utility Director Michelle Bertolino recommending the City Council adopt RESOLUTION NO. 19-219 APPROVING A SOLE SOURCE SERVICE AGREEMENT BETWEEN CITY OF ROSEVILLE AND WESTERN ELECTRICAL SERVICES, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1903207). This item requests a sole source service agreement with Western Electrical Services, Inc. for a custom switchgear remote auto-racking system and necessary system training for Roseville Electric Utility. The total cost is \$39,370.40 and funding for the service agreement is included in Roseville Electric Utility's FY2018-19 budget.

CC #: 0036

File #: 0203-07-01

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

7.5. Acetic Acid (RFQ 10-3206) – Service Agreement

Memo from Buyer Babette Owens and Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 19-209 APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND MAR VISTA RESOURCES, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (S1903082). Staff requests approval of a service agreement with Mar Vista Resources, LLC for the supply and delivery of Acetic Acid for the Dry Creek Wastewater Treatment Plant. The initial contact award is \$886,000.00. Funding is included in the Environmental Utilities Department's FY2018-19 budget and proposed FY2019-20 budget. Staff requests authorization to renew the service agreement without further City Council approval.

CC #: 0033

File #: 0203-03

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

Resolutions

7.6. Sierra Gardens Transfer Point Project - Notice of Completion

Memo from Assistant Engineer Cathy Gosalvez and Acting Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 19-207 ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA GARDENS TRANSFER POINT PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING THE ACTING PUBLIC WORKS DIRECTOR TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE. The project reconstructed a portion of Sierra Gardens Drive and installed improvements to the bus transfer station. The final construction cost was \$1,752,426.81 and was funded with local transportation funds. No General Fund resources were used for this project.

CC #: 0022

File #: 0721

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

7.7. Sierra Vista Community Facilities District, Phase 1A - Certificate of Completion

Memo from Construction Inspector Darrell Robbison and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 19-215 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Sierra Vista CFD Phase 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 civil improvement work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 0030

File #: 0400-04-12-1

CONTACT: Darrell Robbison 916-746-1321 drobbison@roseville.ca.us

7.8. Sierra Vista Community Facilities District, Phase 1B - Certificate of Completion

Memo from Construction Inspector Darrell Robbison and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 19-212 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Sierra Vista CFD Phase 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 civil improvement work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 0026

File #: 0400-04-12-1

CONTACT: Darrell Robbison 916-746-1321 drobbison@roseville.ca.us

7.9. Sierra Vista Community Facilities District, Phase 1C - Certificate of Completion

Memo from Construction Inspector Darrell Robbison and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 19-213 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Sierra Vista CFD Phase 1C 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 civil improvement work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 0027

File #: 0400-04-12-1

CONTACT: Darrell Robbison 916-746-1321 drobbison@roseville.ca.us

7.10. Sierra Vista Community Facilities District, Phase 1D - Certificate of Completion

Memo from Construction Inspector Darrell Robbison and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 19-214 RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Sierra Vista CFD Phase 1D 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 civil improvement work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 0028

File #: 0400-04-12-1

CONTACT: Darrell Robbison 916-746-1321 drobbison@roseville.ca.us

7.11. Sierra Vista Community Facilities District, Phase 2A - Certificate of Completion

Memo from Construction Inspector Darrell Robbison and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 19-210 ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA CFD PHASE 2A PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE. The Engineering Division has made final inspection of the project and has found the civil improvement work

complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 0029

File #: 0400-04-12-1

CONTACT: Darrell Robbison 916-746-1321 drobbison@roseville.ca.us

Removed from Consent Calendar by staff.

Principal Engineer Matt Todd made the presentation to Council and spoke to corrected resolution.

No public comment received.

Motion by Bruce Houdesheldt, seconded by Scott Alvord, to adopt RESOLUTION NO. 19-210 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA CFD PHASE 2A 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 Motion Passed.

Roll call vote: Ayes: Alvord, Bernasconi, Houdesheldt, Roccucci

Absent: Allard II

7.12.Sierra Vista Community Facilities District, Phase 5A - Certificate of Completion

Memo from Construction Inspector Darrell Robbison and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 19-208 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Sierra Vista CFD Phase 5A 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 civil improvement work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 0023

File #: 0400-04-12-1

CONTACT: Darrell Robbison 916-746-1321 drobbison@roseville.ca.us

7.13.Sierra Vista Community Facilities District, Phase 5B - Certificate of Completion

Memo from Construction Inspector Darrell Robbison and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 19-211 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Sierra Vista CFD Phase 5B 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 civil improvement work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 0025

File #: 0400-04-12-1

CONTACT: Darrell Robbison 916-746-1321 drobbison@roseville.ca.us

7.14. Westpark Phase 3, Village 13D - Certificate of Completion

Memo from Construction Inspector Andrew Druck and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 19-217 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS WESTPARK PHASE 3 VILLAGE 13D 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 #: 0032

File #: 0400-04-09-1

CONTACT: Andrew Druck 916-223-7577 adruck@roseville.ca.us

7.15. Villages at Sierra Vista Community Facilities District, Phase 1E - Certificate of Completion

Memo from Construction Inspector Darrell Robbison and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 19-216 OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Villages at Sierra Vista CFD Phase 1E 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 civil improvement work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 0031

File #: 0400-04-12-1

CONTACT: Darrell Robbison 916-746-1321 drobbison@roseville.ca.us

7.16. Street Closure Request - Roseville Jazz Festival - May 25 - 26, 2019

Memo from Recreation Superintendent Jeff Nereson and Assistant City Manager Dion Louthan recommending the City Council adopt RESOLUTION NO. 19-218 APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND INVISIBLE TOUCH MUSIC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests closure of Vernon Street between South Grant Street and Lincoln Street; and South Grant Street between Oak Street and Vernon Street from 7:00 a.m. to 11:00 p.m. May 25, 2019 – May 26, 2019 for the Roseville Jazz Festival event. All costs associated with this event will be reimbursed by the applicant.

CC #: 0035

File #: 0109-02

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

7.17. 2019 Bridge Preventative Maintenance Project – Professional Design Service Agreement

Memo from Assistant Engineer Daniel Lierly and Acting Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 19-198 APPROVING A PROFESSIONAL DESIGN SERVICES AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND MGE ENGINEERING, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This is a professional design services agreement with MGE Engineering, Inc. for bridge preventative maintenance design, environmental permitting services, and bid and construction support for the 2019 Bridge Preventative Maintenance project. The project will make the repairs recommended by Caltrans inspectors to 16 of the City's local bridges. The total contract amount of the agreement is \$199,043.49. This project is funded with Federal Highway Administration and local roadway funds and will not use any General Fund resources.

CC #: 0008

File #: 0900-04

CONTACT: Daniel Lierly 916-746-1300 delierly@roseville.ca.us

7.18. Caltrans' Local Assistance Procedures Manual Chapter 10 Approval

Memo from Assistant Engineer Daniel Lierly and Acting Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 19-200 ADOPTING THE CALIFORNIA DEPARTMENT OF TRANSPORTATION LOCAL ASSISTANCE PROCEDURES MANUAL, CHAPTER 10. Adoption of the resolution will allow staff to utilize federal financial assistance in the procurement of Professional Design Service Agreements, including the 2019 Bridge Preventative Maintenance Project.

CC #: 0010

File #: 0800-04

CONTACT: Daniel Lierly 916-746-1300 delierly@roseville.ca.us

7.19.2018 Greenhouse Gas Proceeds Spending Plan

Memo from Electric Resource Analyst David Siao and Electric Utility Director Michelle Bertolino recommending the City Council adopt RESOLUTION NO. 19-197 APPROVING THE 2018 GREENHOUSE GAS PROCEEDS SPENDING PLAN. This item requests approval of the 2018 Greenhouse Gas (GHG) Proceeds Spending Plan, allocating \$7,086,314.00 in 2018 GHG auction proceeds and reallocating an additional \$750,371.00 from previous years' proceeds. These funds will be allocated to various projects reducing GHG emissions and benefiting Roseville Electric Utility customers.

CC #: 0007

File #: 0800-03

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

7.20.Pleasant Grove Wastewater Treatment Plant Energy Recovery Project - Grant Award

Memo from Principal Engineer George Hanson and Environmental Utilities Director Richard Plecker recommending the City Council adopt RESOLUTION NO. 19-205 APPROVING THE CARL MOYER GRANT AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. This item requests City Council approval of the terms and conditions for the Carl Moyer Grant Agreement for \$180,000.00 for the Pleasant Grove Wastewater Treatment Plant Energy Recovery project and authorization of the City Manager or his designee to execute the grant agreement on behalf of the City.

CC #: 0017

File #: 0214

CONTACT: George Hanson 916-746-1764 ghanson@roseville.ca.us

7.21.Housing Authority - FY2019-20 Annual Budget

Memo from Administrative Analyst Melissa Hagan and Economic Development Director Laura Matteoli recommending the City Council adopt HOUSING AUTHORITY OF THE CITY OF ROSEVILLE RESOLUTION NO. 3-19 APPROVING THE ANNUAL BUDGET FOR FISCAL YEAR 2019-20. This item is for the consideration of the Roseville Housing Authority FY2019-20 annual budget totaling \$5,173,821.00. This program budget is primarily comprised of funding from the federally-funded Housing Choice Voucher Program for the purpose of infusing the local economy with rental assistance to over 600 very-low income households. The cost to the General Fund for the administration of this program is \$151,378.00.

CC #: 0015

File #: 0103-03-02 & 0201

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

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

7.22. Alternative Transportation Division Rent - Budget Adjustment

Memo from Alternative Transportation Manager Mike Dour and Acting Public Works Director Jason Shykowski recommending the City Council adopt ORDINANCE NO. 6093 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. Adoption of this ordinance will add \$71,938.00 to the Alternative Transportation Division's FY2018-19 budget to pay for rent due from prior years for the division's use of office space at 316 Vernon Street.

CC #: 0011

File #: 0201-01 & 0721

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

7.23. Zero-Emissions Commuter Bus Replacement Project - Professional Services Agreement and Budget Adjustment

Memo from Alternative Transportation Manager Mike Dour and Acting Public Works Director Jason Shykowski recommending the City Council adopt ORDINANCE NO. 6095 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; and adopt RESOLUTION NO. 19-206 APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND WILLDAN ENERGY SOLUTIONS DBA NEWCOMB, ANDERSON, MCCORMICK, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. The professional services agreement with Willdan Energy Solutions dba Newcomb, Anderson, McCormick, Inc., will provide consulting services for the Roseville Transit Zero-Emission Business Plan and technical support for the Zero-Emission Commuter Bus Replacement project. The maximum obligation for the professional services agreement is \$144,261.00 and will be funded through Transportation Development Act funds. There is no fiscal impact to the City's General Fund.

CC #: 0021

File #: 0721 & 0201-01

CONTACT: Mike Dour 916-774-5293 mdour@roseville.ca.us

7.24. West Roseville Specific Plan - Westpark Phase 4 Village W-18D Bike Trail - Reimbursement Agreement and Budget Adjustment

Memo from Alternative Transportation Analyst Jeannie Gandler and Acting Public Works Director Jason Shykowski recommending the City Council adopt

RESOLUTION NO. 19-220 APPROVING A CITY/DEVELOPER REIMBURSEMENT AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND MERITAGE HOMES OF CALIFORNIA, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6096 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 proposed action would authorize the City to reimburse Meritage Homes for construction of a 0.5 mile long paved Class I Multi-use Trail within the West Roseville Specific Plan (WRSP) Parcel W-81. The total estimated cost for design and construction of the trail is \$255,598.00. This includes costs for engineering, design, construction, testing, inspections, and a 5% contingency that will be used if unforeseen conditions are identified during construction. The project is wholly funded through the WRSP Bike Trail Fee Program. No General Fund resources will be used for this project.

CC #: 0037

File #: 044-0400-09-1 & 0201-01

CONTACT: Jeannie Gandler 916-746-1289 jgandler@roseville.ca.us

Ordinances (for second reading and adoption)

7.25. Proposed Water, Wastewater and Solid Waste Utility Rate Adjustments and Municipal Code Revision for FY2019-20 and FY2020-21

ORDINANCE NO. 6100 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTION 9.12.100 OF CHAPTER 9.12 OF TITLE 9, AMENDING SECTIONS 14.08.025, 14.08.090, 14.08.091, AND 14.08.100 OF CHAPTER 14.08 OF TITLE 14, DELETING SECTION 14.08.091 OF CHAPTER 14.08 OF TITLE 14, AND AMENDING SECTIONS 14.16.060, 14.16.080, 14.16.200 AND 14.16.201 OF CHAPTER 4.16 OF TITLE 14 OF THE ROSEVILLE MUNICIPAL CODE REGARDING GARBAGE, WATER AND WASTEWATER RATES AND SERVICES, for second reading and adoption.

CC #: 0045

File #: 0800-02

CONTACT: Janet Vargas 916-774-5557 jvargas@roseville.ca.us
Ryley Kelly 916-746-1781 rkelly@roseville.ca.us

7.26. Electric Backbone Mitigation Fee Reduction

ORDINANCE NO. 6097 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING SECTIONS 4.54.020 AND 4.54.050 OF CHAPTER 4.54 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING ELECTRIC BACKBONE MITIGATION FEE, for second reading and adoption.

CC #: 0042

File #: 0800-03 & 0215

CONTACT: Eric Campbell 916-774-5626 ecampbell@roseville.ca.us

7.27.North Industrial Planning Area Parcel 25 - Rezone

ORDINANCE NO. 6099 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ZONING ORDINANCE NO. 5428 OF THE CITY OF ROSEVILLE CHANGING THE ZONING OF CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF ROSEVILLE, for second reading and adoption.

CC #: 0044

File #: 0400-04-18-02

CONTACT: Kinarik Shallow 916-746-1309 kshallow@roseville.ca.us

7.28.Huntington Senior Apartments – Rezone

ORDINANCE NO. 6098 OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ZONING ORDINANCE NO. 5428 OF THE CITY OF ROSEVILLE CHANGING THE ZONING OF CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF ROSEVILLE, for second reading and adoption.

CC #: 0043

File #: 0400-04-17-2 & 0400-02

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

Reports / Requests

7.29.Roseville 80 Parcel Map

Memo from Assistant Engineer Kerry Andrews and Development Services Director Mike Isom recommending the City Council approve the Roseville 80 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 four parcels for commercial development. The actions requested have no fiscal impact to the City's General Fund.

CC #: 0020

File #: 0400-07

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

Ceremonial Documents

7.30.Resolution of Commendation to David Salter

Recommend David Salter be commended for 28 years of outstanding service and dedication to the City of Roseville and wished a long, healthy, and enjoyable retirement.

CC #: 0041

File #: 0102-10

CONTACT: Ellen Worland 916-774-5131 eworland@roseville.ca.us

7.31. Resolution of Commendation to Biletnikoff Center for Hope

Commend the Biletnikoff Center for Hope Ground Breaking and encourage all citizens to help facilitate the work of the Biletnikoff Foundation in helping young adolescence thrive.

CC #: 0040

File #: 0102-10

CONTACT: Cary Busterna 916-774-5264 cbusterna@roseville.ca.us

7.32. Resolution for Food Allergy Awareness Week

Proclaim May 12-18, 2019 Food Allergy Awareness Week and encourage residents to increase their understanding and awareness of food allergies and anaphylaxis.

CC #: 0046

File #: 0102-10

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

END OF CONSENT CALENDAR

8. RESOLUTIONS

8.1. Dry Creek Greenway West Planning and Feasibility Study

Memo from Alternative Transportation Analyst Jeannie Gandler and Acting Public Works Director Jason Shykowski requesting that the City Council accept the Dry Creek Greenway West Planning and Feasibility Study, and direct staff to pursue funding for environmental review and engineering in coordination with Placer County and the Placer County Transportation Planning Agency.

CC #: 0034

File #: 0721-05

CONTACT: Jeannie Gandler 916-746-1289 jgandler@roseville.ca.us

Acting Public Works Director Jason Shykowski made the presentation to Council.

Tony Powers - Dokken Engineering - continued the presentation to Council.

No public comment received.

Motion by Bruce Houdesheldt, seconded by Scott Alvord, to approve acceptance of the Dry Creek Greenway West Planning and Feasibility Study, and direct staff to pursue funding for environmental review and engineering in coordination with Placer County and the Placer County Transportation Agency. The Motion Passed.

Roll call vote: Ayes: Alvord, Bernasconi, Houdesheldt, Roccucci

Absent: Allard II

9. SPECIAL REQUESTS/REPORTS/PRESENTATION

9.1. FY2019-20 Grants Advisory Commission Funding Recommendations

Memo from Housing Manager Danielle Foster and Economic Development Director Laura Matteoli recommending the City Council approve award of \$362,100.00 of Citizens Benefit Trust funds (CBF) and Roseville Employees Annual Charitable Hearts funds to 15 grant applications received during the FY2019-20 grant application cycle, and another \$17,803.00 of CBF for the completion of a Community Needs Assessment for this funding. This item does not impact the General Fund.

CC #: 0014

File #: 0103-34-02

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

City Clerk Sonia Orozco announced the funding award to Roseville Police Activities League was removed from consideration due to a lack of quorum of councilmembers eligible to vote and the funding award to St. Vincent de Paul will be considered separately due to Councilmember Pauline Roccucci's affiliation with the organization.

Economic Development Director Laura Matteoli made the presentation to Council.

Housing Manager Danielle Foster continued the presentation to Council.

Dawn Heywood - Chair, Grants Advisory Commission - spoke on process and scoring of applications.

Patty Neifer - representing the Petal Connection - spoke on the importance of the floral arrangements the non-profit delivers to those in hospice care and on the process of awards given.

Ellison Carroll - Grants Advisory Commission - commended staff and spoke on consistency and transparency of the process.

Bernie Milmo - representing the Tommy Apostolos Fund - spoke in support of process and thanked the staff and City Council for funding.

Councilmember Pauline Roccucci left the dais due to potential conflict of interest with St. Vincent de Paul.

Motion by Scott Alvord, seconded by Bruce Houdesheldt, to approve Roseville Grants Advisory Commission's recommendation to award St. Vincent De Paul funding in the amount of \$30,000.00. The Motion Passed.

Roll call vote: Ayes: Alvord, Bernasconi, Houdesheldt, Roccucci

Absent: Allard II

Councilmember Pauline Roccucci returned to the dais.

Motion by Bruce Houdesheldt, seconded by Pauline Roccucci, to approve the Roseville Grants Advisory Commission's recommendation for funding of the remaining 13 agencies and the funding towards a Community Needs Assessment as presented, and include \$379,903.00 in the FY 2019/2020 City of Roseville Budget along with the list of grant recipients excluding the award and funding of the Roseville Police Activities League. The Motion Passed.

Roll call vote: Ayes: Alvord, Bernasconi, Houdesheldt, Roccucci

Absent: Allard II

9.2. Requests for Council Discretionary Funds

Memo from Executive Assistant Amy Ruiz and City Clerk Sonia Orozco requesting the City Council consider requests for discretionary funding from Adelante High School, Oakmont High School, Independence High School, Roseville High School, Woodcreek High School, and Granite Bay High School for Safe and Sober Grad Night Sponsorship.

CC #: 0019

File #: 0102

CONTACT: Amy Ruiz 916-774-5362 aruiz@roseville.ca.us

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

City Clerk Sonia Orozco made the presentation to Council.

Kelly Weinberg - Oakmont High School Sober Grad Night 2019 Chair - spoke in support.

Sharon Coleman - Granite Bay High School - spoke in support.

Patti Ortiz - Woodcreek High School - spoke in support.

Justin Silva - Independence High School - spoke in support.

Motion by Bruce Houdesheldt, seconded by Pauline Roccucci, to approve award of Council Discretionary funding in the amount of \$500.00 each to Adelante, Oakmont, Independence, Roseville, Woodcreek, and Granite Bay high schools for Safe and Sober Grad Night Sponsorships. The Motion Passed.

Roll call vote: Ayes: Alvord, Bernasconi, Houdesheldt, Roccucci

Absent: Allard II

10. PUBLIC HEARING

10.1. Campus Oaks Apartments Phase 2 - Tax Equity and Fiscal Responsibility Act Hearing

Memo from Housing Analyst Trisha Isom and Economic Development Director Laura Matteoli recommending the City Council adopt RESOLUTION NO. 19-201 APPROVING THE ISSUANCE BY THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY OF MULTIFAMILY HOUSING REVENUE BONDS FOR THE CAMPUS OAKS APARTMENTS PHASE 2. This hearing is required under the Tax Equity and Fiscal Responsibility Act of 1982 to enable the California Statewide Communities Development Authority to issue up to \$60,000,000.00 in tax-exempt multifamily housing revenue bonds for the purpose of lending to Campus Oaks Apartments 2 LP for use in the construction of a 210-unit project, located at 350 Roseville Parkway, containing 45 units affordable to very low income households. These bonds do not impact the General Fund or any other City funds.

CC #: 0012

File #: 0110

CONTACT: Trisha Isom 916-746-1329 tisom@roseville.ca.us
Danielle Foster 916-774-5446 dfoster@roseville.ca.us

Vice Mayor Krista Bernasconi opened the public hearing.

Housing Manager Danielle Foster made the presentation to Council.

No public comment received.

Vice Mayor Krista Bernasconi closed the public hearing.

Motion by Pauline Roccucci, seconded by Scott Alvord, to adopt RESOLUTION 19-201 APPROVING THE ISSUANCE BY THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY OF MULTI FAMILY HOUSING REVENUE BONDS FOR THE CAMPUS OAKS APARTMENTS PHASE 2. The Motion Passed.

Roll call vote: Ayes: Alvord, Bernasconi, Houdesheldt, Roccucci

Absent: Allard II

10.2. 2019 Weed Abatement - Public Hearing

Memo from Fire Division Chief Jason Rizzi and Fire Chief Rick Barteo recommending the City Council adopt RESOLUTION NO. 19-199 ORDERING THE DESTRUCTION OR REMOVAL OF ALL WEEDS, DIRT, RUBBISH AND RANK GROWTHS IN THE CITY OF ROSEVILLE, AND OVERRULING ANY AND ALL OBJECTIONS THERETO. This item is the second and final step necessary to initiate the 2019 Weed Abatement Program. Owners of private parcels that are abated by the City are responsible for the costs associated with providing abatement services. A bill is sent to each property owner detailing the abatement costs, as well as an administrative fee. If the property owner fails to pay

the bill, the City places a lien on the subject property and the monies owed are reimbursed through the property tax collection process.

CC #: 0009

File #: 0320

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

Vice Mayor Krista Bernasconi opened the public hearing.

Fire Division Chief Jason Rizzi made the presentation to Council.

Open Space Superintendent Brian Castelluccio continued the presentation to Council.

No public comment received.

Vice Mayor Krista Bernasconi closed the public hearing.

Motion by Bruce Houdesheldt, seconded by Pauline Roccucci, to adopt RESOLUTION NO. 19-199 ORDERING THE DESTRUCTION OR REMOVAL OF ALL WEEDS, DIRT, RUBBISH AND RANK GROWTHS IN THE CITY OF ROSEVILLE, AND OVERRULING ANY AND ALL OBJECTIONS THERETO. The Motion Passed.

Roll call vote: Ayes: Alvord, Bernasconi, Houdesheldt, Roccucci

Absent: Allard II

10.3.FY2019-20 Landscaping and Lighting Districts Assessments

Memo from Financial Analyst Teri Quinlan and Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 19-222 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 2019/2020; adopt RESOLUTION NO. 19-223 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 2019/2020; adopt RESOLUTION NO. 19-224 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 2019/2020; adopt RESOLUTION NO. 19-225 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 2019/2020; adopt RESOLUTION NO. 19-226 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 2019/2020; adopt RESOLUTION NO. 19-227 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 2019/2020; adopt RESOLUTION NO. 19-228 A RESOLUTION 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 2019/2020; adopt RESOLUTION NO. 19-229 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 2019/2020; adopt RESOLUTION NO. 19-230 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 2019/2020; adopt RESOLUTION NO. 19-231 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 2019/2020; adopt RESOLUTION NO. 19-232 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 2019/2020; adopt RESOLUTION NO. 19-233 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 2019/2020; adopt RESOLUTION NO. 19-234 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 2019/2020; adopt RESOLUTION NO. 19-235 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 2019/2020; adopt RESOLUTION NO. 19-236 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 2019/2020; adopt RESOLUTION NO. 19-237 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 2019/2020. 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 #: 0039

File #: 0206-08-01

CONTACT: Teri Quinlan 916-774-5479 tquinlan@roseville.ca.us

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

Vice Mayor Krista Bernasconi opened the public hearing.

Financial Analyst Teri Quinlan made the presentation to Council.

No public comment received.

Vice Mayor Krista Bernasconi closed the public hearing.

Motion by Bruce Houdesheldt, seconded by Pauline Roccucci, to adopt RESOLUTION NO. 19-222 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 2019/2020; adopt RESOLUTION NO. 19-223 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 2019/2020; adopt RESOLUTION NO. 19-224 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 2019/2020; adopt RESOLUTION NO. 19-225 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 2019/2020; adopt RESOLUTION NO. 19-226 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 2019/2020; adopt RESOLUTION NO. 19-227 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 2019/2020; adopt RESOLUTION NO. 19-228 A RESOLUTION 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 2019/2020; adopt RESOLUTION NO. 19-229 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 2019/2020; adopt RESOLUTION NO. 19-230 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 2019/2020; adopt RESOLUTION NO. 19-231 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 2019/2020; adopt RESOLUTION NO. 19-232 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 2019/2020; adopt RESOLUTION NO. 19-233 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 2019/2020; adopt RESOLUTION NO. 19-234 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 2019/2020; adopt RESOLUTION NO. 19-235 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 2019/2020; adopt RESOLUTION NO. 19-236 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 2019/2020; adopt RESOLUTION NO. 19-237 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 2019/2020. The Motion Passed.

Roll call vote: Ayes: Alvord, Bernasconi, Houdesheldt, Roccucci

Absent: Allard II

11. COUNCIL / STAFF / REPORTS/ COMMENTS

What's Happening in Roseville May Edition Video - City Manager Dominick Casey requested Video & Multimedia Technician Ely Wilbur showcase new video.

Washington D.C Cap to Cap Advocacy Trip - Councilmember Scott Alvord, Councilmember Pauline Roccucci and Vice Mayor Krista Bernasconi spoke on event and on numerous meetings and briefings held.

Homeless Encampment Clean-up Tour - Councilmember Scott Alvord reported on attending clean-up and commended staff.

Governor Newsom's May Budget Revise - Councilmember Bruce Houdesheldt reported on additional funding included in budget for homelessness issues.

Association of California Water Agencies Conference - Councilmember Bruce Houdesheldt spoke on event.

Key Senate Committee Action on Water Tax - Councilmember Bruce Houdesheldt reported budget allocation of 150M per year made to safe drinking water.

June 5, 2019 City Council Meeting Absence - Councilmember Bruce Houdesheldt reported on upcoming absence due to sons graduation from high school.

Placer County Flood Control Meeting - Councilmember Pauline Roccucci reported on meeting attendance.

Veteran's Stand Down Event - Councilmember Pauline Roccucci and Vice Mayor Krista Bernasconi reported on participation.

Bev Boss Park Dedication - Councilmember Pauline Roccucci and Vice Mayor Krista Bernasconi reported on event opening 77th park.

Mayor's Cup Golf Tournament - Councilmember Pauline Roccucci reported proceeds will be used for at risk youth programs.

Roseville Sikh Temple 10th Anniversary - Councilmember Pauline Roccucci reported on celebration even.

Leadership Roseville - Vice Mayor Krista Bernasconi spoke on presentation to be made to class with City Manager Dominick Casey.

12. ADJOURNMENT

Vice Mayor Krista Bernasconi adjourned the meeting at 8:47 p.m.



COUNCIL COMMUNICATION

CC #: 0092

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

Title: 2019 Curb Ramps, Sidewalks, Curbs, and Gutters Project – Award of Contract and Budget Adjustment

Contact: Daniel Lierly 916-746-1300 delierly@roseville.ca.us

Meeting Date: 6/19/2019

Item #: 6.2.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council:

1. Adopt the attached ordinance for a budget adjustment in the amount of \$3,475,000.00;
2. Award the 2019 Curb Ramps, Sidewalks, Curbs, and Gutters Project agreement to the low bidder, California Highway Construction Group, Inc.; and adopt a resolution authorizing the City Manager to execute the agreement and provide a change order authority of 10% of the contract amount.

BACKGROUND

The 2019 Curb Ramps, Sidewalks, Curbs and Gutters Project is the combination of two biennial City maintenance projects; the 2019 Residential Curb Ramps Project, and the 2019 Sidewalks, Curbs and Gutters Project.

In 2013, a joint technical assistance release was issued by the United States Department of Justice and the Federal Highway Administration requiring that roads receiving an overlay of additional material must ensure that all curb ramps adjacent to the overlay meet current ADA standards. If they do not, they must be improved. Staff has determined that 405 access ramps require improvement with the 2019 and 2020 residential resurfacing projects. The 2019 Curb Ramps, Sidewalks, Curbs and Gutters Project also includes construction of seven ramps in areas no ramps exist due primarily to resident ADA curb ramp requests. In total, this project will improve or construct 412 ADA access ramps.

The project includes 134 sidewalk, curb, and/or gutter repair locations. These locations were determined primarily due to damage caused by the roots of official city trees.

A map showing all of the project locations for the 2019 Curb Ramps, Sidewalks, Curbs and Gutters Project is provided as Exhibit A.

The City Council approved the plans and specifications for the project at their March 20, 2019 meeting. The bid opening was held on April 22, 2019 and a total of two bids were received.

The engineer's estimate and bids are as follows:

Engineer's Estimate	\$2,750,000.00
FBD Vanguard Construction, Inc.	\$3,795,450.00
California Highway Construction Group, Inc.	\$2,855,699.00

Staff has reviewed the low bid from California Highway Construction Group, Inc. and has found it to be complete and in order. Construction of the 2019 Curb Ramps, Sidewalks, Curbs and Gutters Project is anticipated to begin in July of 2019 and be completed by the end of the year.

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 construction. This includes disseminating project information on the City's web page, traffic alerts, and social media.

FISCAL IMPACT

When initially established, \$260,000 in Gas Tax funds were appropriated into the project with the expectation that a budget adjustment would be necessary with the project award. The requested budget adjustment adds an additional \$3,475,000.00 in funding including the addition of \$2,935,000 of Highway User Tax funds and \$750,000 of Local Transportation Funds, while reducing the amount of the original Gas Tax by \$210,000, for a total funding amount of \$3,735,000. Approximately \$34,000 of the total budget was already expended for the design phase of the project.

The total project budget, after the proposed budget adjustment, includes:

Design	\$ 34,301
Construction Contract	2,855,699
Change Order Authority (10%)	285,000
Staff Time	85,000
Materials Testing	25,000
Construction Management & Inspection	450,000
Total	<u>\$ 3,735,000</u>

The project will be entirely funded with Gas Tax, Local Transportation, and Highway User Tax funds. No General Fund resources 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 40.2 jobs.

ENVIRONMENTAL REVIEW

The proposed project involves the repair and maintenance of existing facilities. 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,

Daniel Lierly, Assistant Engineer

Jason Shykowski, Acting Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 19-269

Agreement

Exhibit A - Project Area Map

Ordinance No. 6108

Budget Adjustment

RESOLUTION NO. 19-269

APPROVING AN AGREEMENT, BY AND BETWEEN CALIFORNIA HIGHWAY
CONSTRUCTION GROUP, INC. AND THE CITY OF ROSEVILLE, AND AUTHORIZING
THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an agreement for the 2019 Curb Ramps, Sidewalks, Curbs, and Gutters
Project, by and between California Highway Construction Group, Inc. 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.

BE IT FURTHER RESOLVED that the City Manager 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
_____, 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 _____ California Highway Construction Group _____, 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 20th day of March, 2019, approved plans and specifications for the 2019 Curb Ramps, Sidewalks, Curbs, and Gutters Project and directed the City Clerk to advertise for sealed proposals for doing said work and providing that bids be submitted on the 22nd day of April, 2019; 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 19th day of June, 2019, 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 2019 Curb Ramps, Sidewalks, Curbs, and Gutters 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 Two Million, Eight Hundred and Fifty Five Thousand, Six Hundred and Ninety Nine dollars (\$ 2,855,699.00) 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 100 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

California Highway Construction Group, Inc.
1647 Willow Pass Rd., #150
Concord, CA 94520

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.

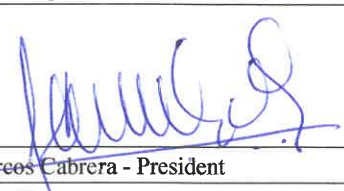
14. CONTRACTORS LICENSE LAW. CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS' STATE LICENSE BOARD WHICH HAS JURISDICTION TO INVESTIGATE COMPLAINTS AGAINST CONTRACTORS IF A COMPLAINT REGARDING A PATENT ACT OR OMISSION IS FILED WITHIN FOUR (4) YEARS OF THE DATE OF THE ALLEGED 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

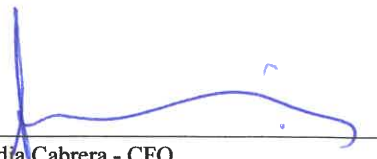
BY: _____
DOMINICK CASEY
City Manager

California Highway Construction Group, Inc., a
California Corporation

BY: 
its: Marcos Cabrera - President

and

ATTEST:

BY: 

its: Lidia Cabrera - CFO

BY: _____

SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____

ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: 

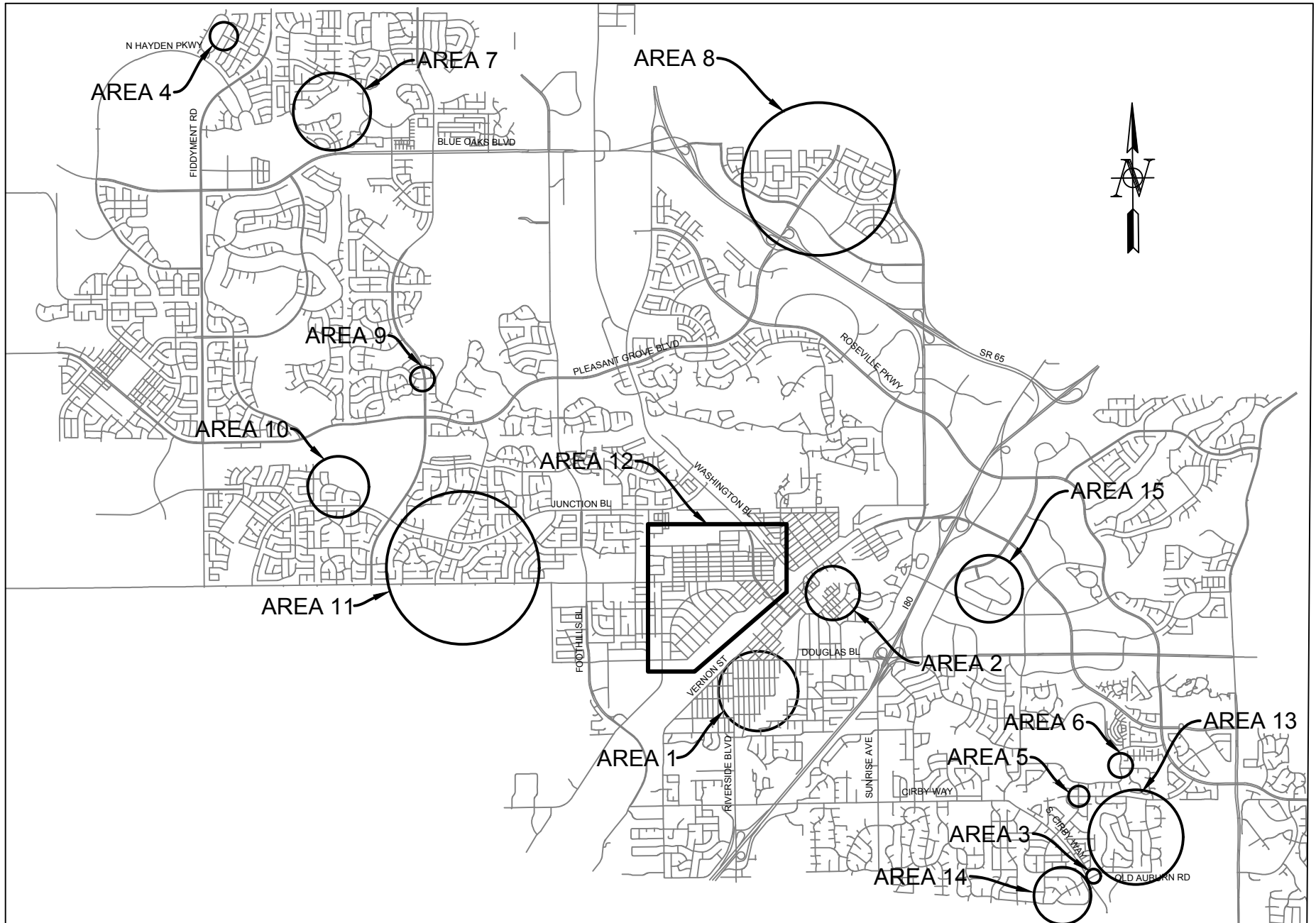
Print Name: Jason Shykowski

Title: Acting Public Works Director

"EXHIBIT A"

2019 CURB RAMPS, SIDEWALKS , CURBS, & GUTTERS PROJECT

VICINITY MAP



ORDINANCE NO. 6108

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 2019 Curb Ramps, Sidewalks, Curbs, and Gutters project, per request of the Public Works Department, as listed on the attached Request for Budget Adjustment in the amount of \$7,370,000.00.

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 _____, 2019, 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. If you have questions or need assistance preparing this form, please contact the budget team @ BudgetTeam@roseville.ca.us

REQUESTER NAME & TITLE: Daniel Lierly, Assistant Engineer

[A.R. 6.01 Budget Adjustment Policy & Procedure](#)

DEPARTMENT/DIVISION: Public Works / Engineering

For more detailed budget adjustment training information, including examples, please click on the following link

FISCAL YEAR: FY2018-19 EFFECTIVE DATE: 6/19/2019

PROPOSED COUNCIL DATE (if applicable): 6/19/2019

[Miscellaneous Budget Training Information](#)

USE OF FUNDS

AMOUNT	ACCOUNT NUMBER					Account Title / Activity Description
	GL		FUND	JL		
	ORG KEY	OBJECT		PROJECT	ACTIVITY	
2,910,000	20002	6130	201	182501	45	Construction Contract
90,000	20002	5650	201	182501	06	City Staff Time
475,000	20002	5101	201	182501	30	Professional Services - CM & Material Testing
750,000	00201	3902	201	182501		TRF In from Transportation Fund 441
2,935,000	00201	3902	201	182501		TRF In from HUT Fund 252
210,000			201			Available Resources (Increase in Gas Tax)
\$ 7,370,000	TOTAL					

SOURCE OF FUNDS

AMOUNT	ACCOUNT NUMBER					Account Title / Activity Description
	GL		FUND	JL		
	ORG KEY	OBJECT		PROJECT	ACTIVITY	
750,000	00441	8902	441	182501		TRF out to Gas Tax Fund 201
750,000	00441	3703	441			LTF Revenue increase
2,935,000	00252	8902	252	182501		TRF out to Gas Tax Fund 201
2,935,000			252			Available Resources (Reduction in HUT)
\$ 7,370,000	TOTAL					

Justification for Budget Adjustment:

Funds needed for construction contract, construction management, material testing, and staff time. Project #182501 - 2018 Curb, Gutter, Sidewalk in Gas Tax Fund. Funding to come from Highway Users Tax 252 and revenues in Transportation Fund 441.

Daniel Lierly

5/31/2019

PREPARED BY (PRINTED NAME)

DATE

PREPARED BY SIGNATURE

DATE

REQUIRED APPROVALS:

REQUESTING DEPARTMENT HEAD / DESIGNEE

5/31/2019

DATE

BUDGET MANAGER / DESIGNEE

DATE

CHIEF FINANCIAL OFFICER / DESIGNEE

DATE

CITY MANAGER / DESIGNEE

DATE



COUNCIL COMMUNICATION

CC #: 0097
File #: 0203-07

Title: Concrete Interceptor Vaults (RFQ 10-3217) - Purchase Orders
Contact: Babbette Owens 916-774-5704 bowens@roseville.ca.us

Meeting Date: 6/19/2019
Item #: 6.3.

RECOMMENDATION TO COUNCIL

Recommend Council authorize purchase orders to Concast Incorporated for the purchase of concrete interceptor vaults to be purchased on an as-needed basis. The estimated annual cost is \$40,000.00. Funding is included in the Electric Department's proposed FY2019-20 budget.

The bid allowed for four 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 or until City staff determines that continuing with the same vendor is not in the City's best interest.

BACKGROUND

The Electric Department has a recurring requirement for concrete interceptor vaults to replace existing fiberglass vaults that are deteriorating. Concrete interceptor vaults accommodate the underground power cables that connect to switchgear.

The bid award is based on the combined unit cost of three different concrete vault items. A formal bid was issued with the following vendor responses:

<u>Bidder</u>	<u>Grand Total</u>
Concast Incorporated	\$6,172.66
Zumbrota, MN	
 Jensen Precast	 \$11,735.00
Lockeford, CA	

FISCAL IMPACT

The estimated annual cost is \$40,000.00 and funding is included in the Electric Department's

proposed FY2019-20 budget. Spending for future renewal years will be contingent upon Council approval of budgets. Projected spending for the optional renewal years is as follows: FY2020-21, \$42,000.00; FY2021-22, \$44,000.00; FY2022-23, \$46,000.00; FY2023-24, \$48,000.00.

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 purchase of concrete vaults does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Babette Owens, Buyer

Dennis Kauffman, Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 19-272

RESOLUTION NO. 19-272

APPROVING A PURCHASE ORDER FOR
CONCRETE INTERCEPTOR VAULTS

WHEREAS, a purchase order for Concrete Interceptor Vaults, between the City of Roseville and Concast Incorporated, 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 designee is additionally authorized to execute four (4) optional one (1) year renewals of the purchase order, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2019, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 0106

File #: 0203-07 & 0203-21

Title: Padmount Capacitor Banks (RFQ 10-3218) - Reject All Bids

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

Meeting Date: 6/19/2019

Item #: 6.4.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution rejecting all bids received for RFQ 10-3218 for the purchase of padmount capacitor banks. During staff review of the bids that were received, it was determined that the award(s) should be based on each line item, and not on the grand total for the six items that were bid.

BACKGROUND

RFQ 10-3218 was issued in May 2019 for the purchase of padmount capacitor banks, which provide voltage support for the electric system. Bidders were asked to provide a grand total for the combined cost for pole and pad-mount capacitors, and associated equipment. We received a total of six bid submissions. Of these bids, three of the bids provided a grand total for all six items, and the other three bids provided pricing for only a few of the items. City staff determined that many vendors are specialized and are not able to provide all six items listed in the bid. By allowing vendors to bid on their specific items and awarding by line item, the City hopes to receive additional bids and, therefore, should realize better pricing.

A formal bid was issued with the following vendor responses:

<u>Vendor</u>	<u>Grand Total</u>
Scott Engineering Chino, CA	\$245,881.00
Gexpro McClellan, CA	\$359,575.00
Anixter Benicia, CA	\$26,427.00
Anixter Benicia, CA	\$23,087.00

Pacific Utilities
Concord, CA

\$295,891.00

Mader Supply
North Highlands, CA

\$175,915.00

In order to clarify award language in the bid, all bids will be rejected and a new bid will be re-issued at a later date.

FISCAL IMPACT

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

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

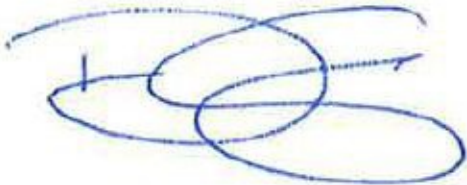
ENVIRONMENTAL REVIEW

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 rejection of bids does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Babette Owens, Buyer

Dennis Kauffman, Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 19-275

RESOLUTION NO. 19-275

REJECTING ALL BIDS FOR PADMOUNT CAPACITOR BANKS (RFQ 10-3218)

WHEREAS, the City of Roseville requested bids for Padmount Capacitor Banks (RFQ 10-3218); and

WHEREAS, during review of the bids, City staff determined that many vendors are specialized and are not able to provide all six items listed in the bid; and

WHEREAS, in order to clarify the language in the bid, staff recommends that Council reject all bids and authorize staff to call for new bids at a later date; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that all bids received for Padmount Capacitor Banks (RFQ 10-3218) are hereby rejected per staff recommendation.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 0113
File #: 0203-03

Title: Liquid Aluminum Sulfate (BACC 01-2019) - Service Agreement
Contact: Babette Owens 916-774-5704 bowens@roseville.ca.us

Meeting Date: 6/19/2019
Item #: 6.5.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution to approve a service agreement with Chemtrade Chemical US LLC as the lowest responsive bidder for Bay Area Chemical Consortium (BACC) Bid No. 01-2019 for the supply and delivery of liquid aluminum sulfate for the Environmental Utilities Water Treatment Plant, and authorize the City Manager to execute it on behalf of the City of Roseville. The annual cost is \$200,000.00. Funding is included in the Environmental Utilities Water Treatment Plant proposed FY2019-20 budget.

The bid allowed for 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 or until City staff determines that continuing with the same vendor is not in the City's best interest.

BACKGROUND

The Water Treatment Plant has an ongoing requirement for liquid aluminum sulfate (liquid alum) which is used as a flocculating agent in the water purification process. This chemical will be purchased as needed throughout the year.

In March 2019, the City participated in a regional chemical bid led 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 annual cost is \$200,000.00. Funding is included in the Environmental Utilities Department's proposed FY2019-20 budget. Projected spending for the optional renewal years is as follows: FY2020-21, \$205,000.00; FY2021-22, \$210,000.00; FY2022-23, \$215,000.00.

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, Chief Financial Officer

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

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 19-283

Service Agreement

RESOLUTION NO. 19-283

APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND
CHEMTRADE CHEMICALS US, LLC, AND AUTHORIZING THE CITY MANAGER TO
EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement (S2003003) for liquid aluminum sulfate, between the City of Roseville and Chemtrade Chemicals US, LLC, 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 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 three (3) additional one (1) year renewals without further City Council approval, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2019, 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: **S2003003**

SERVICE LOCATION: WATER TREATMENT PLANT
9595 BARTON ROAD
GRANITE BAY, CA 95746

REQ. NO.: BACC 01-2019 DATE: 5/3/19

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

Contractor No.: V40034

Telephone No.: 800-441-2659 Fax:
Email address: bids@chemtradelogistics.com
Contractor: CHEMTRADE CHEMICALS US LLC
ATTN: BIDS DEPARTMENT
90 EAST HALSEY ROAD
PARSIPPANY, NJ 07054

Department: ENVIRONMENTAL UTILITIES

Acct. Code: 08421-5015

Buyer: BABETTE OWENS
Phone: 916-774-5704

Start Date	Terms	Completion Date	Insurance Limits	Contact
7/1/19	NET 30	6/30/20	Approved by Risk Mgt.	STEPHEN PETERSON

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:
PROVIDE LIQUID ALUMINUM SULFATE ON AN AS NEEDED BASIS AT A COST OF \$0.7418 PER GALLON IN ACCORDANCE
WITH ALL SPECIFICATIONS, ATTACHMENTS, AND TERMS AND CONDITIONS OF BACC BID NO. 01-2019. DELIVERIES TO
BE MADE MONDAY - FRIDAY BETWEEN THE HOURS OF 7:00 AM - 3:00 PM.

PLEASE CONTACT STEPHEN PETERSON AT 916-746-1996 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: \$ **200,000.00**

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 (LLC)**

CONTRACTOR:

Elizabeth Ryno
SIGNATURE

ELIZABETH RYNO

MARKETING PSECIALIST

CONTRACTOR:

Parul Kachhia Patel
SIGNATURE

PRINT NAME

PARUL KACHHIA-PATEL

TITLE

MARKETING SPECIALIST

By: _____

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

*PLEASE SEE ATTACHED DELEGATION
OF AUTHORITY



DELEGATION OF AUTHORITY

I, Mark Davis, President and Chief Executive Officer of Chemtrade Chemicals US LLC, a Delaware limited liability company ("Chemtrade"), do hereby delegate and appoint the following agents of Chemtrade to execute all municipal contracts and instruments, including bids, proposals and quotations, which in the ordinary course of business are processed by the Marketing Group of the company:

Parul Kachhia-Patel	Lisa Brownlee	Paul Peters	Elizabeth Ryno
Leilina Gossa	Ann Hopler	Andrew Hoffman	Michele Schroeder

Set forth below is a certified copy of the resolution of Chemtrade authorizing such action.

Dated as of the 31st day of January, 2016.

Mark Davis
President and Chief Executive Officer

CERTIFICATE OF SECRETARY

I, Susan Paré, hereby certify that I am the Corporate Secretary of Chemtrade Chemicals US LLC ("Chemtrade") and that set forth below is a true and correct copy of the resolution of the Board of Managers of Chemtrade, adopted by unanimous written consent as of the 10th day of November, 2003 and that the same has not been modified or revoked and is on the date hereof in full force and effect:

RESOLVED that any officer of the Company be, and he hereby is, authorized to delegate, with the right of further delegation, to any other officer, employee or agent of the Company, all or any part of the authority granted to them by the Board of Managers; and that any such delegations may be general or specific and subject to such limitations and restrictions as the delegating officer shall determine.

I FURTHER CERTIFY that Mark Davis is the duly elected President and Chief Executive Officer of Chemtrade and holds such offices on the date hereof, that Mr. Davis, in his capacity as President and Chief Executive Officer is authorized to represent and bind Chemtrade in all matters including, but not limited to, contracts and that set forth below is the genuine signature of such officer:

Mark Davis
President and Chief Executive Officer

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the seal of the Company to be affixed effective this 31st day of January, 2016.

Seal

Susan Paré
Corporate Secretary

90 East Halsey Road
Parsippany, NJ 07054
Tel: 800-441-2659



COUNCIL COMMUNICATION

CC #: 0110
File #: 0203-03

Title: Sodium Hypochlorite (BACC 13-2019) - Service Agreement
Contact: Babette Owens 916-774-5704 bowens@roseville.ca.us

Meeting Date: 6/19/2019
Item #: 6.6.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution to approve a service agreement with Olin Corporation as the lowest responsive bidder for Bay Area Chemical Consortium (BACC) Bid No. 13-2019 for the supply and delivery of 12.5% sodium hypochlorite for the Pleasant Grove Wastewater Treatment Plant, Water Treatment Plant, Roseville Energy Park, and Aquatics Complex, and authorize the City Manager to execute it on behalf of the City of Roseville. The annual cost is \$260,000.00. Funding is included in the Environmental Utilities, Roseville Electric, and Parks, Recreation and Libraries Departments' proposed FY2019-20 budgets.

Spending for future renewal years will be contingent upon Council approval of budgets. Projected spending for the optional renewal years is as follows: FY2020-21, \$270,000.00; FY2021-22, \$275,000.00; FY2022-23, \$280,000.00.

BACKGROUND

The Pleasant Grove Wastewater Treatment Plant, Water Treatment Plant, Roseville Energy Park, and Aquatics Complex have ongoing requirements for 12.5% sodium hypochlorite (chlorine), which is used to sanitize the water in swimming pools and is required for use as a disinfectant at the plants. This chemical will be purchased as needed throughout the year.

In March 2019, the City participated in a regional chemical bid led 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 annual cost is \$260,000.00. Funding is included in the Environmental Utilities, Roseville Electric, and Parks, Recreation and Libraries Departments' proposed FY2019-20 budgets. Spending for future renewal years will be contingent upon Council approval of budgets. Projected spending for the optional renewal years is as follows: FY2020-21, \$270,000.00; FY2021-22, \$275,000.00; FY2022-23, \$280,000.00.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

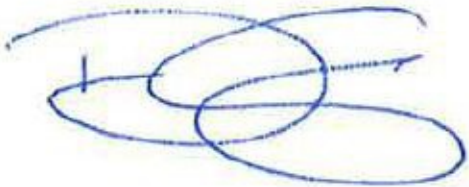
ENVIRONMENTAL REVIEW

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, Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 19-278

Service Agreement

RESOLUTION NO. 19-278

APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND
OLIN CORPORATION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON
BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement (S2003008) for sodium hypochlorite, between the City of Roseville and Olin Corporation, 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 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 three (3) additional one (1) year renewals without further City Council approval, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2019, 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: **S2003008**

SERVICE LOCATION: AQUATICS COMPLEX
PLEASANT GROVE WWTP
ROSEVILLE ENERGY PARK
WATER TREATMENT PLANT

REQ. NO.: BACC 13-2019 DATE: 5/3/19

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

Contractor No.: V10828
Telephone No.: 209-835-5424 Fax:
Email address: JMSchabacker@olin.com
Contractor: OLIN CORPORATION
ATTN: JOHN M. SCHABACKER
26700 SOUTH BANTA ROAD
TRACY, CA 95304

Department: VARIOUS

Acct. Code: VARIOUS

Buyer: BABETTE OWENS
Phone: 916-774-5704

Start Date	Terms	Completion Date	Insurance Limits	Contact
7/1/19	NET 30	6/30/20	Approved by Risk Mgt.	STEPHEN PETERSON

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

Provide 12.5% sodium hypochlorite (bleach) at a cost of \$0.739 per gallon to locations listed above in accordance with all specifications, attachments, terms and conditions, and the attached BACC Chemical Bid Specific Deviations of BACC Bid No. 13-2019. All deliveries must be made Monday - Friday between the hours of 7:00 a.m. and 3:00 p.m. unless otherwise specified.

Please contact Babette Owens at 916-774-5704 for questions regarding this agreement and for individual contact information.

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

Total Cost of Service: \$ **260,000.00**

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.: 83809

Contractor License No.: _____

DIR Registration No.: _____

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR: _____

SIGNATURE

PRINT NAME

TITLE

CONTRACTOR: _____

SIGNATURE

PRINT NAME

TITLE

By: _____

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

OLIN CORPORATION

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that OLIN CORPORATION, a Virginia corporation (hereinafter "the Company"), has constituted and appointed, and does hereby constitute and appoint John M. Schabacker, who serves as the Company's Business Director, Western Bleach and Municipal Sales, its attorney-in-fact to act for and on behalf and in the name of the Company (1) in executing and submitting proposals in response to bid requests issued by local governmental entities, and (2) in executing and delivering sales contracts following any acceptance of such proposals, provided that such authority shall be limited in the case of proposals and contracts requiring only one signature on behalf of the Company to those proposals and contracts not exceeding a value of \$500,000 in the aggregate.

And the execution of such proposals or sales contracts by such attorney-in-fact in the Company's name and on its behalf in pursuance of the authority hereby conferred shall, upon delivery thereof, be valid and binding upon the Company.

This power shall be revocable at the will of the Company and shall be revoked upon the receipt by said representative of notice thereof in writing. All acts performed by said representative prior to receipt of notice of revocation are hereby ratified and confirmed on behalf of the Company.

IN WITNESS WHEREOF, OLIN CORPORATION has caused this Power of Attorney to be signed by Frank Chirumbole, its President Chlor Alkali Products Division this 27th day of March, 2014.

OLIN CORPORATION

By: 
Frank Chirumbole
President, Chlor Alkali Products Division

STATE OF Tennessee

COUNTY OF Bradley

I, the undersigned Notary Public, certify that I personally know Frank Chirumbole, who signed the foregoing Power of Attorney, and further know him to have been duly elected and to be presently serving as President Chlor Alkali Products Division of Olin Corporation (the "Company"), and that he has full legal capacity to grant the foregoing Power of Attorney as a duly qualified officer and representative of the Company; that said capacity and power has not been revoked, limited or qualified; and that he acknowledged and stated that he executed the same in his capacity as President Chlor Alkali Products Division as an act of the Company.

IN WITNESS WHEREOF, I hereunto set my hand and seal of office in the County of Bradley, State of Tennessee, on this 27th day of March, 2014.




Notary Public – State of Tennessee
My Commission Expires 2/21/2018



COUNCIL COMMUNICATION

CC #: 0109
File #: 0203-03

Title: Sodium Hydroxide Solution (BACC 12-2019) - Service Agreement
Contact: Babette Owens 916-774-5704 bowens@roseville.ca.us

Meeting Date: 6/19/2019
Item #: 6.7.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution to approve a service agreement with Univar USA Inc. as the lowest responsive bidder for Bay Area Chemical Consortium (BACC) Bid No. 12-2019 for the supply 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 City Manager to execute it on behalf of the City of Roseville. The annual cost is \$707,500.00. Funding is included in the Environmental Utilities and Electric Departments' proposed FY2019-20 budgets.

The bid allowed for 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 2019, the City participated in a regional chemical bid led 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 annual cost is \$707,500.00. Funding is included in the Environmental Utilities and Electric Departments' proposed FY2019-20 budgets. Spending for future renewals will be contingent upon Council approval of budgets. Projected spending for the optional renewal years is as follows: FY2020-21, 708,000.00; FY2021-22, \$709,000.00; FY2022-23, \$710,000.00.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

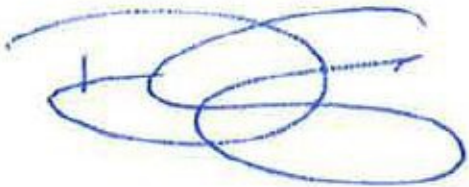
ENVIRONMENTAL REVIEW

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, Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 19-277

Service Agreement

RESOLUTION NO. 19-277

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

WHEREAS, a service agreement (S2003007) for sodium hydroxide solution, between the City of Roseville and Univar USA, 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 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 three (3) additional one (1) year renewals without further City Council approval, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2019, 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: **S2003007**

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

REQ. NO.: BACC 12-2019 DATE: 5/3/19

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
7/1/19	NET 30	6/30/20	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. 12-2019. Pricing: 50% sodium hydroxide \$1.472 per gallon, 25% sodium hydroxide \$0.7184 per gallon. 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: \$ **707,500.00**

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, City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION



COUNCIL COMMUNICATION

CC #: 0112
File #: 0203-03

Title: Hydrofluorosilicic Acid (BACC 08-2019) - Service Agreement
Contact: Babette Owens 916-774-5704 bowens@roseville.ca.us

Meeting Date: 6/19/2019
Item #: 6.8.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution to approve a service agreement with Solvay Fluorides, LLC as the lowest responsive bidder for Bay Area Chemical Consortium (BACC) Bid No. 08-2019 for the supply and delivery of hydrofluorosilicic acid for the Environmental Utilities Water Treatment Plant, and authorize the City Manager to execute it on behalf of the City of Roseville. The annual cost is \$100,000.00. Funding is included in the Environmental Utilities Department's proposed FY2019-20 budget.

The bid allowed for 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 or until City staff determines that continuing with the same vendor is not in the City's best interest.

BACKGROUND

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. This chemical will be purchased as needed throughout the year.

In March 2019, 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 annual cost is \$100,000.00. Funding is included in the Environmental Utilities Department's proposed FY2019-20 budget. Projected spending for the optional renewal years is as follows: FY2020-21, \$105,000.00; FY2021-22, \$110,000.00; FY2022-23, \$110,000.00.

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, Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 19-282

Service Agreement

RESOLUTION NO. 19-282

APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND
SOLVAY FLUORIDES, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE
IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement (S2003006) for Hydrofluorosilicic Acid, between the City of Roseville and Solvay Fluorides, LLC, 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 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 three (3) additional one (1) year renewals without further City Council approval, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2019, by the following vote on roll call:

AYES COUNCILMEMBERS:

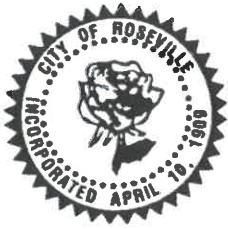
NOES COUNCILMEMBERS:

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: **S2003006**

SERVICE LOCATION: WATER TREATMENT PLANT
9595 BARTON ROAD
GRANITE BAY, CA 95746

REQ. NO.: BACC 08-2019 DATE: 5/3/19

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

Contractor No.: V41385
Telephone No.: 713-525-6872 Fax:
Email address: cherie.ruffino@solvay.com
Contractor: SOLVAY FLUORIDES, LLC
ATTN: CHERIE RUFFINO
3737 BUFFALO SPEEDWAY, SUITE 800
HOUSTON, TX 77098

Department: ENVIRONMENTAL UTILITIES

Acct. Code: 08421-5015

Buyer: BABETTE OWENS
Phone: 916-774-5704

Start Date	Terms	Completion Date	Insurance Limits	Contact
7/1/19	NET 30	6/30/20	Approved by Risk Mgt.	STEPHEN PETERSON

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

Provide hydrofluorosilicic acid delivered to the Water Treatment Plant on an as needed basis at a cost of \$1.52 per gallon in accordance with all specifications, attachments, terms and conditions, and the attached BACC Chemical Bid Specific Deviations of BACC Bid No. 08-2019. Deliveries to be made Monday - Friday between the hours of 7am - 3pm.

Please contact Stephen Peterson at 916-746-1996 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: \$ **100,000.00**

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, City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION



COUNCIL COMMUNICATION

CC #: 0094
File #: 0203-03

Title: Aqueous Ammonia (BACC 03-2019) - Service Agreement
Contact: Babette Owens 916-774-5704 bowens@roseville.ca.us

Meeting Date: 6/19/2019
Item #: 6.9.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution to approve a service agreement with Hill Brothers Chemical Company as the lowest responsive bidder for Bay Area Chemical Consortium (BACC) Bid No. 03-2019 for the supply and delivery of aqueous ammonia for the Roseville Energy Park, and authorize the City Manager to execute it on behalf of the City of Roseville.

The bid allowed for 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 or until City staff determines that continuing with the same vendor is not in the City's best interest.

BACKGROUND

The Roseville Energy Park has an ongoing requirement for aqueous ammonia (ammonium hydroxide). This chemical is used in the selective catalytic reduction (SCR) air pollution control system to reduce emissions of nitrous oxide. This chemical will be purchased as needed throughout the year.

In March 2019, the City participated in a regional chemical bid led 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' utility customers.

FISCAL IMPACT

The annual cost is \$35,000.00. Funding is included in the Electric Department's proposed FY2019-20 budget. Projected spending for the optional renewal years is as follows: FY2020-21, \$37,000.00; FY2021-22, \$39,000.00; FY2022-23, \$39,000.00.

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, Chief Financial Officer

A handwritten signature in blue ink, appearing to be 'Dominick Casey', with a stylized, cursive script.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 19-270

Service Agreement

RESOLUTION NO. 19-270

APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND
HILL BROTHERS CHEMICAL COMPANY, AND AUTHORIZING THE CITY MANAGER
TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement (S2003004) for aqueous ammonia, between the City of Roseville and Hill Brothers Chemical Company, 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 City Manager is authorized to execute it on behalf of the City of Roseville.

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized to execute three (3) additional one (1) 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 _____, 2019, 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: **S2003004**

SERVICE LOCATION: Roseville Energy Park
5120 Phillip Road
Roseville, CA 95747

REQ. NO.: BACC 03-2019 DATE: 5/3/19

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

Contractor No.: V35189
Telephone No.: 714-579-3333 Fax:
Email address: Johnpadillajr@hillbrothers.com
Contractor: HILL BROTHERS CHEMICAL COMPANY
ATTN: JOHN PADILLA JR.
3000 EAST BIRCH ST. #108
BREA, CA 92821

Department: ROSEVILLE ENERGY PARK

Acct. Code: 08616-5340 / 686549-20

Buyer: BABETTE OWENS
Phone: 916-7745704

Start Date	Terms	Completion Date	Insurance Limits	Contact
7/1/19	NET 30	6/30/20	Approved by Risk Mgt.	TONY JOHNSON

The contractor shall furnish all labor, equipment and materials necessary to accomplish the following:
Provide aqueous ammonia delivered to the Roseville Energy Park on an as needed basis at a cost of \$0.97 per gallon in accordance with all specifications, terms and conditions, and attachments of BACC Bid No. 03-2019. Deliveries to be made Monday - Friday between the hours of 7am - 3pm.

Please contact Tony Johnson at 916-746-1656 for questions regarding this contract.

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

Total Cost of Service: \$ **35,000.00**

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, City Manager
CITY OF ROSEVILLE, A MUNICIPAL CORPORATION



COUNCIL COMMUNICATION

CC #: 0098

File #: 0203-13 & 0203-13-01

Title: Dual Color Thermoplastic Pre-Melter and Generator - Purchase Orders

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

Meeting Date: 6/19/2019

Item #: 6.10.

RECOMMENDATION TO COUNCIL

RFQ 10-3221

Staff recommends Council approve a purchase order to Dispensing Technology Corporation for a dual color thermoplastic pre-melter utilizing RFQ 10-3221 to replace Vehicle ID No. 01-756 approved in the FY2018-19 Auto Replacement Budget. The total cost including options and sales tax is \$30,342.40.

RFQ 10-3223

Staff recommends Council approve a purchase order to E.S. West Coast, LLC dba Energy Systems for one Generac Generator utilizing RFQ 10-3223 as a fleet addition approved in the FY2018-19 Auto Replacement Budget. The total cost including options and sales tax is \$32,325.00.

BACKGROUND

RFQ 10-3221

The Public Works Street Markings division is purchasing a dual color thermoplastic pre-melter as a replacement for Vehicle ID No. 01-756. This equipment will be used to install or refresh yellow and white thermoplastic roadway markings. The team currently uses yellow paint on crosswalks and legends in school zones with a service life of one year. Using thermoplastic colors can extended service life 8-10 years.

A formal bid was issued with the following vendor responses:

<u>Vendor</u>	<u>Unit Price</u>
DTC	\$30,737.73
Camarillo, CA	
Statewide Traffic Safety & Signs	\$37,874.13
Sacramento, CA	

The low bidder, DTC, made a calculation error on the grand total price, but correcting the price

makes a grand total \$30,342.40.

RFQ 10-3223

The Public Works Traffic Signals division is purchasing one Generac Generator as a fleet addition. This generator will be utilized for field repairs to traffic signals in addition to providing power to the Traffic Operations Center during extended power outages and emergencies. The generator is capable of running a portable welder used to repair traffic signal poles or arms during construction and traffic signal projects.

A formal bid was issued with the following vendor responses:

<u>Vendor</u>	<u>Unit Price</u>
Leete Generators Santa Rosa, CA	\$33,956.04
Bay City Electric Works, Inc. Livermore, CA	\$35,445.44
Energy Systems Stockton, CA	\$32,325.00

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

Vehicle ID	Replacement Score	Vehicle Condition
01-756	26	Meets City replacement criteria

FISCAL IMPACT

RFQ 10-3221

The total cost of a dual color thermoplastic pre-melter including options and sales tax is \$30,342.40 Funding is included in the FY2018-19 Auto Replacement Budget.

RFQ 10-3223

The total cost of one Generac Generator including options and sales tax is \$32,325.00. Funding is included in the FY2018-19 Auto Replacement 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 reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). The purchase of equipment does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Brian Craighead, Fleet Manager

Jason Shykowski, Acting 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, City Manager

ATTACHMENTS:

Description



COUNCIL COMMUNICATION

CC #: 0101

File #: 0203-10 & 0707

Title: Johnson Pool Fencing Project (RFQ 10-3224) - Service Agreement

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

Meeting Date: 6/19/2019

Item #: 6.11.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution to approve a service agreement with CR Fence Company dba Humboldt Fence Co. as the lowest responsive bidder to provide and install fencing in response to RFQ 10-3224, Johnson Pool Fencing Project. The cost of the fencing is not to exceed \$62,450.00. Additionally, adopt a resolution authorizing the City Manager to sign the service agreement.

BACKGROUND

In December 2017, the City of Roseville received a grant through the Housing-Related Parks Program (HRPP) from the State of California's Department of Housing and Community Development. This project will use the HRPP grant monies to remove the existing chain link fence around Johnson Pool and replace it with wrought iron fencing to meet current building codes.

A formal bid was issued with the following vendor responses:

<u>Bidder</u>	<u>Lump Sum Total</u>
Humboldt Fence Company Fortuna, CA	\$62,450.00
Crusader Fencing Sacramento, CA	\$87,305.00
Golden Bay Fence Plus Iron Works Stockton, CA	\$95,239.00

FISCAL IMPACT

The cost of this service agreement is not to exceed \$62,450.00. Funding for the project will be through the HRPP grant funds allocated in the FY2017-18 budget. Maintenance for this facility is

through the Parks, Recreation & Libraries Department's General Fund operating budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The proposed project involves the replacement of minor structures accessory to existing commercial, industrial, or institutional facilities. This activity is categorically exempt from CEQA as a Class 11 Exemption (State CEQA Guidelines Section 15303). The Exemption has been prepared and no further CEQA action is required.

Respectfully Submitted,

Becky Philipp, Buyer

Dennis Kauffman, Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 19-273

S1904323 Service Agreement

RESOLUTION NO. 19-273

APPROVING A SERVICE AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND CR FENCE COMPANY DBA HUMBOLDT FENCE CO., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a service agreement (S1904323) for the Johnson Pool Fencing project, between the City of Roseville and CR Fence Company dba Humboldt Fence Co., 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 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 _____, 2019, 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: **S1904323**

SERVICE LOCATION: JOHNSON POOL
100 D STREET
ROSEVILLE, CA 95678

REQ. NO.: R1902893 DATE: 5/15/19

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

Contractor No.: V42050
Telephone No.: 707-726-7965 Fax:
Email address: russ@humboldtffence.com
Contractor: CR FENCE COMPANY
dba HUMBOLDT FENCE CO.
ATTN: RUSS RENNER
564 CA HWY 36
FORTUNA, CA 95540

Department: PARK DEVELOPMENT

Acct. Code: 50208-6130/500026-45

Buyer: BECKY PHILIPP
Phone: 916-774-5724

Start Date	Terms	Completion Date	Insurance Limits	Contact
EXECUTED AGREEMENT	NET 30	FINAL PAYMENT	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 FENCING IN ACCORDANCE WITH THE TERMS, CONDITIONS, SPECIFICATIONS
AND ATTCHMENTS OF RFQ 10-3224.

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

Total Cost of Service: \$ 62,450.00

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".

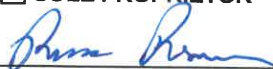
Roseville Business License No.: _____ Contractor License No.: 808339 DIR Registration No.: 1000003061

☐ SOLE PROPRIETOR

☐ PARTNERSHIP

☒ CORPORATION

CONTRACTOR:



SIGNATURE

Russ Renner

PRINT NAME

President

TITLE

CONTRACTOR:

SIGNATURE

PRINT NAME

TITLE

By: _____

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



COUNCIL COMMUNICATION

CC #: 0099

File #: 0203-10 & 0704-01

Title: Hillsborough Park Play Structure Replacement Parts - Purchase Order

Contact: Patrick Daly 916-774-5764 pdaly@roseville.ca.us

Meeting Date: 6/19/2019

Item #: 6.12.

RECOMMENDATION TO COUNCIL

Recommend Council approve a purchase order with Kompan, Inc. for \$34,622.95 to purchase composite plastic replacement parts for the Hillsborough Park Memorial Pirate Ship play feature.

BACKGROUND

The pirate ship play feature at Hillsborough Park was constructed and installed in memory of Kyle Shellito. The structure is over 20 years old and currently constructed of wood. Over the years, the structure has had two complete renovations and numerous repairs due to the wood material degrading. The new replacement components will be made of composite plastic parts which will increase the life span of the equipment, while also decreasing the costs for ongoing repairs and maintenance. The replacement parts come with a lifetime warranty for all the panels associated with the structure. Purchase order number P1904171 will piggyback an Omnia Partners-US Communities buying program contract #2017001135.

FISCAL IMPACT

The total cost of the purchase order is funded by the Parks, Recreation & Libraries Department's FY2018-19 approved budget. There is no net impact to the General Fund. Ongoing maintenance costs are projected to decrease based on the new material used for the replacement pieces.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

The proposed project involves the replacement of existing structures and facilities. This activity is categorically exempt from California Environmental Quality Act (CEQA) as a Class 2 Exemption (State CEQA Guidelines Section 15302). The Exemption has been prepared and no further CEQA action is required.

Respectfully Submitted,

Patrick Daly, Park Operations Supervisor

Dion Louthan, Assistant City Manager



Dominick Casey, City Manager

ATTACHMENTS:

Description

Hillsborough Playground Replacement 2019



City of Roseville
311 Vernon Street
95678 Roseville
Sue McPherson
SP65445
Hillsborough Pirate Ship

KOMPAN, Inc. • 605 W Howard Lane Ste 101, Austin, TX 78753 • Tel 1-800-426-9788 • Fax 1-866-943-6254 • www.kompan.com

Thank you for your interest in KOMPAN.
I am pleased to provide you with a quote for your playground.
Prices are valid through December 31, 2019.
Please contact me if you have any questions.



U.S. COMMUNITIES™
GOVERNMENT PURCHASING ALLIANCE



Product

	Product Number	Quantity	List Price	Discount Amount	Discount Percent	Net Price	Total Price
	MS3270-3713P PIRATE SHIP, IG	1.00	39,290.00	9,822.50	25.00	29,467.50	29,467.50
Link	Omnia Partners-US Communities buying program Contract #2017001135						

Number of Products	1
Installation Price	0.00
Surface	0.00
Discount Amount	9,822.50
Freight Charge	2,871.72
Price Excluding Tax	32,339.22
Sales Tax	2,283.73
Basket Total	34,622.95

STANDARD TERMS: 50% DEPOSIT, NET 30
Customer is responsible to off-load truck at time of delivery.
Prevailing Wages installation will require an additional charge
Products have different lead times, please inquire for specific details.
For additional information on installation, please read attached document.

Authorized Signature

Date



COUNCIL COMMUNICATION

CC #: 0125
File #: 0203-05

Title: Very High Frequency Radio System Assessment - Service Agreement
Contact: Matt Donaldson 916-774-5405 mdonaldson@roseville.ca.us

Meeting Date: 6/19/2019
Item #: 6.13.

RECOMMENDATION TO COUNCIL

Recommend City Council adopt a resolution to approve a service agreement with CSI Telecommunications, Inc. to perform an assessment of the City's Very High Frequency (VHF) radio system.

BACKGROUND

The City of Roseville maintains and operates different radio systems for different purposes such as: voice two-way communications, one-way paging, SCADA, and alerting systems. The largest radio system in use is the 800MHz Radio System, which serves as the primary means of two-way communication for over 1,200 public safety and public service radio users. The City has recently completed a project to upgrade this system to a P25 digital system.

The City also maintains and operates a Very High Frequency (VHF) radio communication system for interoperability with allied agencies from neighboring jurisdictions. Other unique and critical purposes of the system include triggering each fire station's call alerting system, allowing the use of Fire Department VHF pagers, maintaining mutual aid agreements with local, state, and federal agencies, and functioning as a backup to the 800MHz radio system.

With the completion of the upgrade of its 800MHz system, the City is now looking to make improvements to its VHF radio system. To this end, an RFP was issued to select a vendor to assist in identifying both technological and operational issues, opportunities for improvements, and provide formal recommendations. After a review of all submitted proposals, CSI Telecommunication, Inc. was the selected.

FISCAL IMPACT

The total cost for this assessment will not exceed \$49,944.00. Funding is included in the Information Technology (IT) Department's FY2018-19 budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable. There are no jobs created by this agreement.

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 a service agreement for an assessment does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Matt Donaldson, IT Program Manager - Network Infrastructure

Hong Sae, Chief Information Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 19-290

CSI Telecom Service Agreement

RESOLUTION NO. 19-290

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

WHEREAS, a service agreement (S1904325) for very high frequency (VHF) radio system assessment, between the City of Roseville and CSI Telecommunications, 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 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 _____, 2019, by the following vote on roll call:

AYES COUNCILMEMBERS:

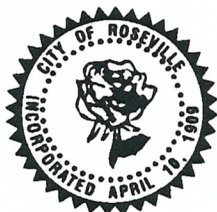
NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



PURCHASING
CITY OF ROSEVILLE

SERVICE AGREEMENT

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

SERVICE AGREEMENT

No: **S1904325**

SERVICE LOCATION: AS DIRECTED

REQ. NO.: R1903001 DATE: 5/23/19

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

Contractor No.: V42053
Telephone No.: 415-751-8845 Fax:
Email address: miken@csitele.com
Contractor: CSI TELECOMMUNICATIONS, INC.
ATTN: MICHAEL S. NEWMAN
750 BATTERY STREET, SUITE 350
SAN FRANCISCO, CA 94111

Department: INFORMATION TECHNOLOGY

Acct. Code: 03132-5330

Buyer: BECKY PHILIPP
Phone: 916-774-5724

Start Date	Terms	Completion Date	Insurance Limits	Contact
EXECUTED AGREEMENT	NET 30	UPON FINAL PAYMENT	Approved by Risk Mgt.	MATT DONALDSON

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 #12-011 VHF RADIO SYSTEM ASSESSMENT AND CONTRACTOR'S PROPOSAL THERETO TITLED RFP# 12-011 VHF RADIO SYSTEM ASSESSMENT DATED 4/19/19 (HEREINAFTER "PROPOSAL"). THE TERMS AND SCOPE OF WORK OF CITY OF ROSEVILLE REQUEST FOR PROPOSAL #12-011 AND CONTRACTOR'S PROPOSAL ARE HEREIN MADE PART OF THIS SERVICE AGREEMENT AND FULLY INCORPORATED BY REFERENCE. CSI TELECOMMUNICATIONS FEES ARE AS OUTLINED IN ATTACHMENT C.

PLEASE CONTACT MATT DONALDSON AT 916-774-5405 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: \$ **49,944.00**

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: Michael S. Newman President
SIGNATURE PRINT NAME TITLE

CONTRACTOR: Catherine F. Newman Secretary/Treasurer
SIGNATURE PRINT NAME TITLE

By: _____

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



COUNCIL COMMUNICATION

CC #: 0123
File #: 0203-06

Title: Uninterruptible Power Supply - Service Agreement Amendment
Contact: Matt Donaldson 916-774-5405 mdonaldson@roseville.ca.us

Meeting Date: 6/19/2019
Item #: 6.14.

RECOMMENDATION TO COUNCIL

Recommend City Council adopt a resolution to approve Amendment No. 1 to Service Agreement (S1904051) with Mission Critical Specialists, Inc. for Uninterruptible Power Supply (UPS) maintenance as well as battery and parts replacements, and authorize the City Manager to execute it.

Also recommend City Council authorize the City Manager to execute four (4) additional one (1) year renewals without further City Council approval, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

BACKGROUND

At the end of 2017, the City released a Request for Proposals (RFP) soliciting bids for both annual maintenance of the City's Uninterruptible Power Supplies (UPS) and general pricing for battery replacements. The winning bidder was awarded a service agreement for the first year (FY2017-18), renewable at the City's discretion for another five years.

Mission Critical Specialists was awarded the bid and service agreements have been executed for annual maintenance in both FY2017-18 (S1804318) and FY2018-19 (S1904051) for \$22,155.90 each year. The City now needs to purchase replacement batteries for several UPS systems throughout the City and anticipates additional replacements under the current service agreement not to exceed \$150,000.00 and, consequently, wishes to amend this agreement to authorize up to an additional \$127,844.10. It also anticipates that the replacements in the following years will also be needed in the following years not to exceed \$150,000.00 a year.

FISCAL IMPACT

The total cost for this amendment is \$127,844.10 for a total not to exceed \$150,000.00, contingent upon approval of the proposed FY2019-20 budget. The total annual cost for each of the future renewal years of the service agreement is not to exceed \$150,000.00 and is contingent upon budget approval each year.

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)). The purchase of battery replacements does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Matt Donaldson, IT Program Manager - Network Infrastructure

Hong Sae, Chief Information Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 19-288

Mission Critical Specialists Service Agreement Amendment

Mission Critical Specialists Proposal

RESOLUTION NO. 19-288

APPROVING AMENDMENT NO. 1 TO SERVICE AGREEMENT
BETWEEN CITY OF ROSEVILLE AND MISSION CRITICAL SPECIALISTS, INC., AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE
CITY OF ROSEVILLE

WHEREAS, Amendment No. 1 to Service Agreement (S1904051), for Uninterruptible Power Supply (UPS) maintenance as well as for battery and parts replacements, between the City of Roseville and Mission Critical Specialists, Inc., has been prepared and reviewed by the Council; and

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

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said Amendment No. 1 to Service Agreement is hereby approved and the City Manager or his designee is additionally authorized to execute four (4) optional one (1) year renewals of the service agreement, provided that the applicable budget is approved by the City Council each year, or until City staff determines that continuing with the same vendor is not in the City's best interest.

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: S1904051
AMENDMENT No: 1

SERVICE LOCATION: AS DIRECTED

Contractor No.: V41637

Contractor License No.: 919248
Business License No.: 00837610

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

Telephone No.: 530-621-4785 Fax:

Department: INFORMATION TECHNOLOGY

Email address: lori@mcsups.com
Contractor: MISSION CRITICAL SPECIALISTS, INC
ATTN: LORI PLAMONDON
6080 ENTERPRISE DRIVE, UNIT A
DIAMOND SPRINGS, CA 95619

Acct. Code: VARIOUS

Buyer: BECKY PHILIPP
Phone: 916-774-5724

Service Agreement Number S1904051 ("Agreement"), which was executed on, 2/13/19, is hereby modified as follows:

Select all provisions that apply:

- ☒ The Total Cost of Service payable under this Agreement is modified from \$22,159.90 to \$150,000.00. The purpose of this modification is to INCLUDE THE COST OF REPLACING BATTERIES THROUGHOUT THE CITY ON AN AS NEEDED BASIS AS THE EQUIPMENT IS IDENTIFIED AND APPROVED BY THE INFORMATION TECHNOLOGY DEPARTMENT.

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

CONTRACTOR:

By: Day Gallagher

Title: President

By: [Signature]

Title: VICE PRESIDENT / SECRETARY

CITY OF ROSEVILLE,
A MUNICIPAL CORPORATION:

By: _____
Dominick Casey
City Manager

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



MISSION CRITICAL
S P E C I A L I S T S

City of Roseville California

REQUEST FOR PROPOSAL

UPS Maintenance

Submitted by

**Mission Critical Specialists, Inc
6080 Enterprise Drive, Unit A
Diamond Springs, CA 95619**

Lori Plamondon, Business Development Manager
(530)621-4785 – phone
(530)748-3612 – fax
Lori@mcsups.com

**Mission Critical Specialists, Inc is committed to performing the services, and
adhering to the requirements described in the RFP, including any addend**



Mission Critical Specialists, Inc
Qualifications

Company Overview

MCS has been in business since 2008, below is a brief overview of our services
Financially, MCS is strong, and we have a top tier credit rating
No outside consultants or associates – we utilize our own electricians and UPS technicians

Services

At MCS, our complete focus is on providing and protection power to your critical loads. This includes installation, maintenance and emergency service of a variety of uninterruptible power supply (UPS) systems, including diesel generators, back-up battery systems, power distribution units, switch gear, and more.

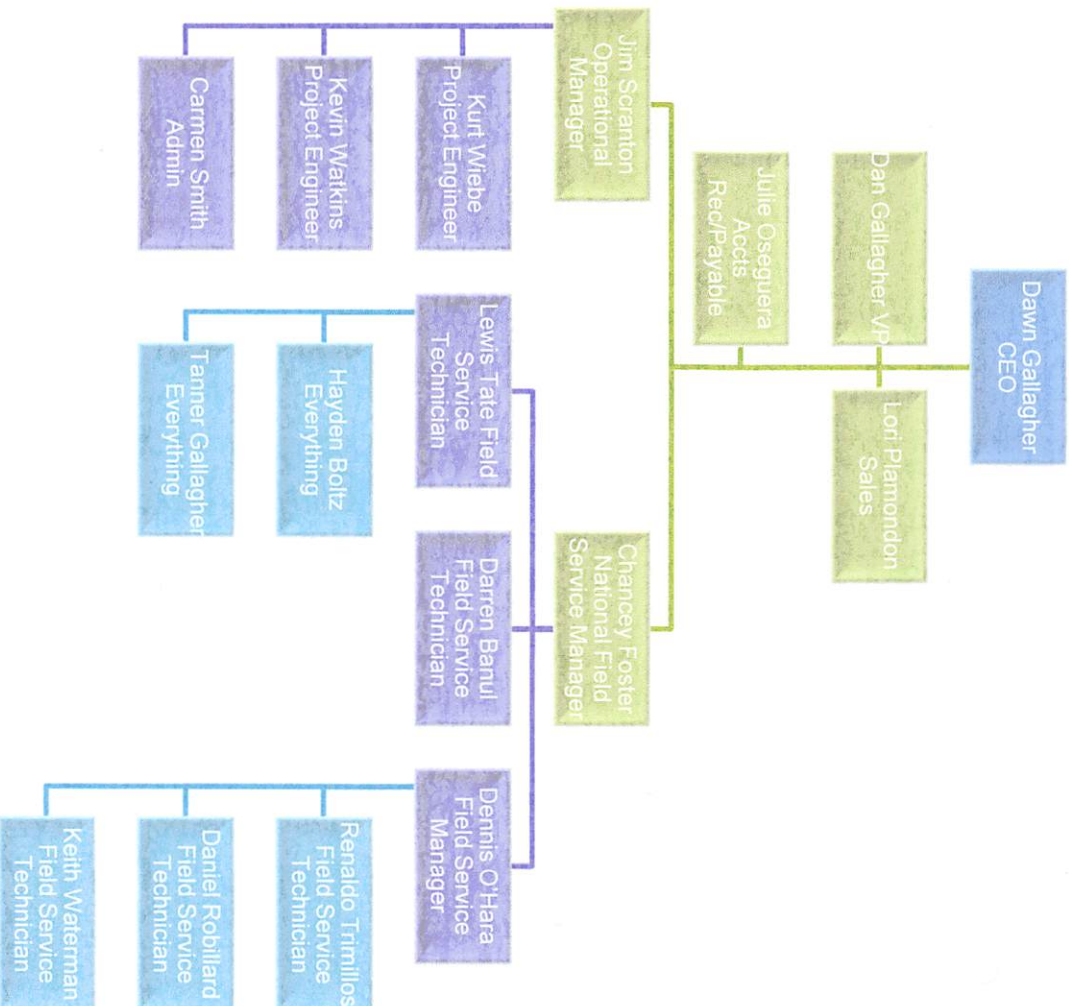
Specifically, we can offer you some of the following advantages:

- Turn-key system design & engineering, including EF&I.
- MCS even specializes in “Hot Cutovers”, where we perform the complete cutover of systems without impacting the critical load at all.
- Preventative Maintenance – using factory trained technicians & adherence to both manufacture and IEEE standards.
- Emergency Services – as an MCS client, you have 24/7/365 access to emergency services. A technician will return your call within 15-30 minutes. MCS will be onsite within 1-2 hours.
- Site surveys, Predictive Failure Analysis, Load testing, etc. – evaluation of your current system to assure that your critical loads are protected.
- MCS furnishes, installs, services, and maintains every type of critical power equipment, from all the leading manufacturers.
- While MCS works with all makes of systems, with regards to your systems, we have Liebert Factory Trained technicians, and are a Factory Service provider for Vertiv.

- Again, although we work with all the major manufacturers, we are a fully Authorized Service Provider for Mitsubishi, and a Manufacturers' Representative for Fuji Electric UPS in Northern California, along with being a fully Authorized Service Provider for Fuji.
- Our headquarters is in Northern California, however, we do handle many national accounts, have Engineers strategically located throughout the country, and travel extensively maintaining sites.
- MCS uses a web-based communication tool, **MCS Client**, which gives you access to information about your specific power equipment as well as MCS maintenance agreements, field service reports, scheduled service dates and more.
- Exceptional customer service – expertise and a “can do” attitude that is always focused on providing excellent service to our customers.



MISSION CRITICAL S P E C I A L I S T S





Mission Critical Specialists, Inc
Experience and References

Relevant Experience

We have worked with a variety of companies, both in furnish and installation of back-up power systems, and maintenance of these systems. Below are a few examples in Government and Utility companies. Also included are some of our long-term clients

CalTrans
Department of Motor Vehicles
California Highway Patrol
PG&E
Anthem
Red Hawk Casino
Jackson Rancheria
Centene
VSP
Juniper Networks
Cushman & Wakefield (various companies)

References

As instructed in the Proposal, below are (4) Companies that we have performed similar services:

Anthem – since 2008
Maintenance, battery replacements, repair and replacement, design, furnish & installation of back-up power systems, emergency services
Bob Kramer – Chief Engineer, Western Region
21555 Oxnard Street
Woodland Hills, CA
818.234.8209

Cushman & Wakefield, Pacific Gas & Electric – since 2015
Maintenance, battery replacements, repair and replacement, emergency
services

Samantha Lewis – Contract Manager
1850 Gateway Blvd., Suite 950
Concord, CA
925.270.2278

Vision Service Plan (VSP) – Since 2010
Maintenance, battery replacement, repair and replacement, design, furnish &
installation of back-up power systems, emergency services

Harlan Gerber - Building Service Engineer
3333 Quality Drive
Rancho Cordova, CA
916.531.0162

Jackson Rancheria – since 2015
Maintenance, battery replacement, repair and replacement, design, furnish &
installation of back-up power systems, emergency services

Larry Forst – Director of Facilities Services
12222 New York Ranch Road
Jackson, CA
209.223.8746



Mission Critical Specialists, Inc
Qualifications of Team

Staff within 4-hour Emergency Response time

Jim Scranton – UPS Installation – 17 years
Chancey Foster – Maintenance Management – 15 years
Daniel Robillard – Field Service – 7 years
Raphael Gregory – Field Service – 25 years
Hayden Boltz – Field Service – 1 year

Kurt Wiebe – Electrician – 20 years
Kevin Watkins – Electrician – 15 years
Dan Gallagher – Design & Engineering - 25 years

No sub-consultants or sub-contractors

MCS - City of Roseville
RFP UPS Maintenance

Unit	Preventative	Emergency Response	Standard Support
	Maintenance Cost	Hourly Rate	Hourly Rate
Liebert Nfinity 12kVA	\$1,050	\$225	\$150
Liebert NXb30kVA	\$825	\$225	\$150
Eaton 9355 10kVA	\$725	\$225	\$150
Liebert eXM 15kVA 47SA015A0CH0596	\$1,050	\$225	\$150
Liebert eXM 15kVA 47SA015A0CH0596	\$1,050	\$225	\$150
Liebert eXM 15kVA 47SA015A0CH0044	\$1,050	\$225	\$150
Liebert Nfinity 20kVA	\$1,050	\$225	\$150
Liebert Nfinity 20kVA	\$1,050	\$225	\$150
Liebert Npower 30-50	\$1,125	\$225	\$150
Liebert Npower 30-50	\$1,125	\$225	\$150
Eaton Powerware 9330-30	\$1,050	\$225	\$150
Liebert NX 40-80	\$1,125	\$225	\$150
Liebert NX 40-80	\$1,125	\$225	\$150
Liebert Npower 30-50	<u>\$1,125</u>	\$225	\$150
TOTAL	\$14,525		

MCS - City of Roseville
RFP UPS Maintenance - Batteries

Unit	Manufacturer	Manufacturer	Contractor -Recommended	Contractor -Recommended		
	Recommended Battery	Current Cost	Recommended Battery	Current Cost		Service Cost*
Liebert Nfinity 12kVA	HRL1234W2FR	\$23.75				\$900
Liebert NXb30kVA	CSB HRL 12150WFR	\$91.20				\$900
Eaton 9355 10kVA	PWHR1234W2FR	\$23.75				\$900
Liebert eXM 15kVA 47SA015A0CH0596	Energysys 12HX150-E	\$107.16	HRL12150	\$91.20		\$900
Liebert eXM 15kVA 47SA015A0CH0596	Energysys 12HX150-E	\$107.16	HRL12150	\$91.20		\$900
Liebert eXM 15kVA 47SA015A0CH0044	Energysys 12HX150-E	\$107.16	HRL12150	\$91.20		\$900
Liebert Nfinity 20kVA	HRL1234W2FR	23.75				\$900
Liebert Nfinity 20kVA	HRL1234W2FR	\$23.75				\$900
Liebert Npower 30-50	HRL12200WFR	\$119.80				\$900
Liebert Npower 30-50	HRL12200WFR	\$119.80				\$900
Eaton Powerware 9330-30	HR12120WFR	\$84.84				\$900
Liebert NX 40-80	12HX205FR	\$146.58	HRL12200	\$119.80		\$900
Liebert NX 40-80	12HX205FR	\$146.58	HRL12200	\$119.80		\$900
Liebert Npower 30-50	HRL12200WFR	\$119.80				\$900

*This does not include the cost of the batteries, labor only



Mission Critical Specialists, Inc
Required Statements/Document

The Absence of Conflict of Interest

- MCS warrants that no official or employee of the city has an interest, has been employed or retained to solicit or aid in the procuring of the resulting contract, nor that any such person will be employed in the performance of such contract without immediate divulgence of such fact to the City. MCS, if needed, will disclose any actual, apparent, direct, indirect, or potential conflicts of interest that may exist with respect to the Contractor or the Contractor's management or employees relative to the services to be provided to the City.

MCS is compliant with insurance requirements presented in Attachment A of this proposal.

MCS certifies that nothing contained in this proposal will be proprietary.

Attachment A

PROPOSER'S CERTIFICATION

I hereby propose to furnish the goods or services specified in the Request for Proposals ("RFP"). I agree that my proposal will remain firm for a period of up to ninety (90) days in order to allow the City of Roseville ("City") adequate time to evaluate the qualifications submitted.

I have carefully examined the Request for Proposals and any other documents accompanying or made a part of this RFP. The information contained in this proposal is true and correct to the best of my knowledge and is signed under penalty of perjury under the laws of the State of California. I further certify that I am duly authorized to submit this proposal on behalf of the firm as its authorized agent and that the firm is ready, willing and able to perform if awarded the contract.

I further certify that this proposal is made without prior understanding, agreement, connection, discussion, or conspiracy with any other person, firm or corporation submitting a proposal for the same product or service; that this proposal is fair and made without outside control, collusion, fraud or illegal action; that no officer, employee or agent of the City or any other proposer is financially interested in said proposal; that no undue influence or pressure was used against or in concert with any officer, employee or agent of the City in connection with the award or terms of the contract that will be executed as a result of this RFP; and that the undersigned executed this Proposer's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

Mission Critical Specialists, Inc

NAME OF BUSINESS

SIGNATURE

Lori Plamondon, Business Development Manager

NAME & TITLE, TYPED OR PRINTED

6080 Enterprise Drive, Unit A, Diamond Springs, CA 95619

MAILING ADDRESS

(530)621-4785

TELEPHONE NUMBER

Lori@mcsups.com

EMAIL

Type of Organization:

☐ Sole Proprietorship

☒ Corporation

☐ State of Incorporation

☐ Partnership

☐ Limited Liability Company

Attachment B

SUBCONTRACTOR LIST

If subcontractors will not be used, proposer must write "NONE". For construction contracts, in accordance with the Public Contract Code, Part 1, Chapter 4, Subletting and Subcontracting, Contractors must list the name and business address of each subcontractor who will perform work or labor or render service to the prime contractor in or about the construction of the work or improvement, or who will specially fabricate and install a portion of the work or improvement according to detailed drawings contained in the plans and specifications, in an amount in excess of one-half of one percent (0.5%) of the prime contractor's total bid, or in the case of bids or offers for the construction of streets and highways, including bridges, in excess of one-half of one percent (0.5%) of the prime contractor's total bid or ten thousand dollars (\$10,000) whichever is greater.

Company Name	n/a
Principal	
Address	
City	
Phone	
Job capacity	
Percentage of total work	
Licenses and numbers	
DIR Contractor Registration Number & Expiration Date	

Company Name	n/a
Principal	
Address	
City	
Phone	
Job capacity	
Percentage of total work	
Licenses and numbers	
DIR Contractor Registration Number & Expiration Date	

Company Name _____
Principal _____
Address _____
City _____
Phone _____
Job capacity _____
Percentage of total work _____
Licenses and numbers _____
DIR Contractor Registration Number & Expiration Date _____

Company Name n/a _____
Principal _____
Address _____
City _____
Phone _____
Job capacity _____
Percentage of total work _____
Licenses and numbers _____
DIR Contractor Registration Number & Expiration Date _____

Company Name n/a _____
Principal _____
Address _____
City _____
Phone _____
Job capacity _____
Percentage of total work _____
Licenses and numbers _____
DIR Contractor Registration Number & Expiration Date _____

REQUIRED DATA**EXCEPTIONS**

Exceptions to the Specifications: Exceptions to the specifications of any bid items stated herein shall be fully described in writing by the Contractor in the space provided below, if necessary to expand on exceptions, please attach additional sheets:

None



Mission Critical Specialists, Inc
Competency of Proposers

MCS does not have any pending bankruptcies, liens, stop payments notices, judgements, lawsuits, arbitrations, mediations, foreclosures, or any other similar action filed or resolved in the past (7) years.

No client has ever terminated a contract with MCS for breach of contract



COUNCIL COMMUNICATION

CC #: 0111
File #: 0800-06

Title: Traffic Impact Studies - Professional Services Agreement Amendments (3)
Contact: Brandy LeBeau 916-774-5278 blebeau@roseville.ca.us

Meeting Date: 6/19/2019
Item #: 6.15.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt three resolutions approving a first amendment to professional services agreements with Fehr & Peers, Kimley-Horn and Associates, Inc., and DKS Associates, extending the contract terms for on-call traffic impact analysis and authorizing the City Manager to execute them on behalf of the City.

BACKGROUND

On July 20, 2016, the City Council adopted a resolution authorizing the City Manager to execute professional services agreements with DKS Associates, Fehr & Peers, and Kimley-Horn and Associates, Inc. to provide on-call traffic impact analysis services associated with the processing of private development applications. The current agreements are set to expire on August 7, 2019. The agreements provide an optional two-year extension. All three firms have performed to the City's satisfaction, and demand continues to increase for traffic impact analyses. Therefore, staff proposes to extend the term of the contracts two additional years, consistent with the extension option. If approved, the contracts would expire on August 7, 2021.

FISCAL IMPACT

The contracts have no impact to the City's General Fund. All development projects are required to pay 100% of the cost of traffic impact studies prior to the City authorizing work to begin.

ECONOMIC DEVELOPMENT / JOBS CREATED

No jobs will be directly provided by this action; however, a national economic development study has shown that for every \$92,000.00 invested in public projects one job is 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 changes in the environment (CEQA Guidelines §15061(B)(3)). Approval of traffic impact studies agreements do not include the potential for a significant environmental effect, and therefore are not subject to CEQA.

Respectfully Submitted,

Brandy LeBeau, Administrative Analyst

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 19-279

DKS Associates Agreement

Resolution No. 19-280

Fehr & Peers Agreement

Resolution No. 19-281

Kimley Horn Agreement

RESOLUTION NO. 19-279

APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT, BY
AND BETWEEN THE CITY OF ROSEVILLE AND DKS ASSOCIATES, AND
AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a first amendment to professional services agreement for on-call services for traffic impact studies, by and between the City of Roseville and DKS Associates, has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**FIRST AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT**

On-Call Services – Traffic Impact Studies

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 DKS Associates, 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 July 20, 2016 (“Agreement”) regarding on-call services for traffic impact studies (“Project”); and

WHEREAS, CITY desires to exercise its option to extend the term for an additional two (2) year term.

NOW, THEREFORE, the parties agree as follows:

1. Section 2 of the Agreement is amended to read as follows:

“Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the compensation rates as described in Exhibit “A,” attached hereto and incorporated herein by this reference. Total compensation shall not exceed five hundred thousand dollars (\$500,000.00).

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

2. Section 3 of the Agreement is amended to read as follows:

“Term. The extended term of this Agreement shall commence on August 8, 2019 and expire on August 7, 2021.”

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 Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

DKS ASSOCIATES, a California
corporation

BY: _____
DOMINICK CASEY
City Manager

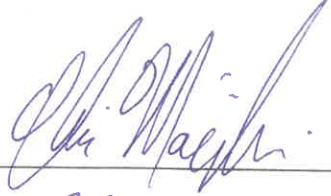
BY: 
its: President

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

and

BY:  _____
its: COO _____

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY:  _____
MIKE ISOM
Development Services Director

EXHIBIT “A”

Fee Schedule

Effective January 1, 2019 through December 31, 2019

<i>ENGINEERS and PLANNER</i>				<i>TECHNICIANS and SUPPORT STAFF</i>	
Grade	Hourly Rate	Grade	Hourly Rate	Tech Level	Hourly Rate
Grade 1	\$ 55.00	Grade 32	210.00	Tech Level A	\$ 35.00
Grade 2	60.00	Grade 33	215.00	Tech Level B	40.00
Grade 3	65.00	Grade 34	220.00	Tech Level C	45.00
Grade 4	70.00	Grade 35	225.00	Tech Level D	50.00
Grade 5	75.00	Grade 36	230.00	Tech Level E	55.00
Grade 6	80.00	Grade 37	235.00	Tech Level F	60.00
Grade 7	85.00	Grade 38	240.00	Tech Level G	65.00
Grade 8	90.00	Grade 39	245.00	Tech Level H	70.00
Grade 9	95.00	Grade 40	250.00	Tech Level I	75.00
Grade 10	100.00	Grade 41	255.00	Tech Level J	80.00
Grade 11	105.00	Grade 42	260.00	Tech Level K	85.00
Grade 12	110.00	Grade 43	265.00	Tech Level L	90.00
Grade 13	115.00	Grade 44	270.00	Tech Level M	95.00
Grade 14	120.00	Grade 45	275.00	Tech Level N	100.00
Grade 15	125.00	Grade 46	280.00	Tech Level O	105.00
Grade 16	130.00	Grade 47	285.00	Tech Level P	110.00
Grade 17	135.00	Grade 48	290.00	Tech Level Q	115.00
Grade 18	140.00	Grade 49	295.00	Tech Level R	120.00
Grade 19	145.00	Grade 50	300.00	Tech Level S	125.00
Grade 20	150.00	Grade 51	305.00	Tech Level T	130.00
Grade 21	155.00	Grade 52	310.00	Tech Level U	135.00
Grade 22	160.00	Grade 53	315.00	Tech Level V	140.00
Grade 23	165.00	Grade 54	320.00	Tech Level W	145.00
Grade 24	170.00	Grade 55	325.00	Tech Level X	150.00
Grade 25	175.00	Grade 56	330.00	Tech Level Y	155.00
Grade 26	180.00	Grade 57	335.00	Tech Level Z	160.00
Grade 27	185.00	Grade 58	340.00	Tech Level AA	165.00
Grade 28	190.00	Grade 59	345.00	Tech Level AB	170.00
Grade 29	195.00	Grade 60	350.00	Tech Level AC	175.00
Grade 30	200.00	Grade 61	355.00	Tech Level AD	180.00
Grade 31	205.00	Grade 62	360.00	Tech Level AE	185.00

- Project expenses will be billed at *cost plus ten percent* for service and handling. Project expenses include project-related costs such as reproduction through outside services, transportation, subsistence, delivery/postage, and vendor and subcontractor services.
- All invoices are due and payable within 30 days of date of invoice. Invoices outstanding over 30 days will be assessed a 1 1/4 percent service charge, compounded, for each 30 days outstanding beyond the initial payment period. Service charges are not included in any agreement for maximum charges.

Expert Witness and Deposition Fee Schedule

Effective January 1, 2019 through December 31, 2019

<i>ENGINEERS and PLANNERS</i>				<i>TECHNICIANS and SUPPORT STAFF</i>	
Grade	Hourly Rate	Grade	Hourly Rate	Tech Level	Hourly Rate
Grade 1	\$ 60.00	Grade 32	280.00	Tech Level A	\$ 40.00
Grade 2	65.00	Grade 33	290.00	Tech Level B	45.00
Grade 3	70.00	Grade 34	300.00	Tech Level C	50.00
Grade 4	75.00	Grade 35	310.00	Tech Level D	55.00
Grade 5	80.00	Grade 36	320.00	Tech Level E	60.00
Grade 6	85.00	Grade 37	330.00	Tech Level F	65.00
Grade 7	115.00	Grade 38	340.00	Tech Level G	70.00
Grade 8	125.00	Grade 39	350.00	Tech Level H	75.00
Grade 9	130.00	Grade 40	360.00	Tech Level I	80.00
Grade 10	135.00	Grade 41	370.00	Tech Level J	85.00
Grade 11	140.00	Grade 42	380.00	Tech Level K	90.00
Grade 12	145.00	Grade 43	390.00	Tech Level L	95.00
Grade 13	150.00	Grade 44	400.00	Tech Level M	100.00
Grade 14	155.00	Grade 45	410.00	Tech Level N	105.00
Grade 15	160.00	Grade 46	420.00	Tech Level O	110.00
Grade 16	165.00	Grade 47	430.00	Tech Level P	115.00
Grade 17	175.00	Grade 48	440.00	Tech Level Q	120.00
Grade 18	185.00	Grade 49	450.00	Tech Level R	125.00
Grade 19	195.00	Grade 50	460.00	Tech Level S	130.00
Grade 20	215.00	Grade 51	470.00	Tech Level T	135.00
Grade 21	220.00	Grade 52	480.00	Tech Level U	140.00
Grade 22	225.00	Grade 53	490.00	Tech Level V	145.00
Grade 23	230.00	Grade 54	500.00	Tech Level W	150.00
Grade 24	235.00	Grade 55	510.00	Tech Level X	155.00
Grade 25	240.00	Grade 56	520.00	Tech Level Y	160.00
Grade 26	245.00	Grade 57	530.00	Tech Level Z	165.00
Grade 27	250.00	Grade 58	540.00	Tech Level AA	170.00
Grade 28	255.00	Grade 59	550.00	Tech Level AB	175.00
Grade 29	260.00	Grade 60	560.00	Tech Level AC	180.00
Grade 30	265.00	Grade 61	570.00	Tech Level AD	185.00
Grade 31	270.00	Grade 62	580.00	Tech Level AE	190.00

- Project expenses will be billed at *cost plus 15 percent* for service and handling. Project expenses include project-related costs such as transportation, subsistence, reproduction, postage, telephone, computer charges, and subcontractor services.
- All invoices are due and payable within 30 days of date of invoice. Invoices outstanding over 30 days will be assessed a 1 1/4 percent service charge, compounded, for each 30 days outstanding beyond the initial payment period. Service charges are not included in any agreement for maximum charges.
- Rate schedule includes billing rates for personnel who might support investigation and preparation.

RESOLUTION NO. 19-280

APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND FEHR & PEERS, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a first amendment to professional services agreement for on-call services for traffic impact studies, by and between the City of Roseville and Fehr & Peers, has been reviewed by the City Council; and

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

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2019, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**FIRST AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT**

On-Call Services – Traffic Impact Studies

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 Fehr & Peers, 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 July 20, 2016 (“Agreement”) regarding on-call services for traffic impact studies (“Project”); and

WHEREAS, CITY desires to exercise its option to extend the term for an additional two (2) year term.

NOW, THEREFORE, the parties agree as follows:

1. Section 2 of the Agreement is amended to read as follows:

“Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the compensation rates as described in Exhibit “A,” attached hereto and incorporated herein by this reference. Total compensation shall not exceed five hundred thousand dollars (\$500,000.00).

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

2. Section 3 of the Agreement is amended to read as follows:

“Term. The extended term of this Agreement shall commence on August 8, 2019 and expire on August 7, 2021.”

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 Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

FEHR & PEERS, a
California corporation

BY: _____
DOMINICK CASEY
City Manager

BY: _____
its: President/CEO

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

ATTEST:

and

BY: Mercedes

BY: _____
SONIA OROZCO
City Clerk

its: CFO

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: Mike Isom
MIKE ISOM
Development Services Director

EXHIBIT “A”

FEHR & PEERS

2018-2019

(July 2018 through June 2019)

Hourly Billing Rates

Classification	Hourly Rates
Principal	\$225.00 - \$335.00
Senior Associate	\$170.00 - \$335.00
Associate	\$155.00 - \$240.00
Senior Engineer/Planner	\$130.00 - \$190.00
Engineer/Planner	\$115.00 - \$160.00
Senior Engineering Technician	\$140.00 - \$190.00
Senior Project Accountant	\$150.00 - \$155.00
Senior Administrative Assistant	\$110.00 - \$155.00
Administrative Assistant	\$85.00 - \$150.00
Technician	\$110.00 - \$140.00
Intern	\$90.00 - \$105.00

- *Other Direct Costs / Reimbursable expenses are invoiced at cost plus 10% for handling.*
- *Personal auto mileage is reimbursed at the then current IRS approved rate (58 cents per mile as of Jan 2019).*
- *Voice & Data Communications (Telephone, fax, computer, e-mail, etc.) are invoiced at cost as a percentage of project labor.*

Fehr & Peers reserves the right to change these rates at any time with or without advance notice.

RESOLUTION NO. 19-281

APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT, BY
AND BETWEEN THE CITY OF ROSEVILLE AND KIMLEY-HORN AND ASSOCIATES,
INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE
CITY OF ROSEVILLE

WHEREAS, a first amendment to professional services agreement for on-call services for
traffic impact studies, by and between the City of Roseville and Kimley-Horn and Associates,
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 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**

On-Call Services – Traffic Impact Studies

THIS FIRST AMENDMENT TO AGREEMENT is made and entered into this 2nd day of May, 2019, by and between the City of Roseville, a municipal corporation (“CITY”), and Kimley-Horn and Associates, Inc., a North Carolina 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 20, 2016 (“Agreement”) regarding on-call services for traffic impact studies (“Project”); and

WHEREAS, CITY desires to exercise its option to extend the term for an additional two (2) year term.

NOW, THEREFORE, the parties agree as follows:

1. Section 2 of the Agreement is amended to read as follows:

“Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the compensation rates as described in Exhibit “A,” attached hereto and incorporated herein by this reference. Total compensation shall not exceed five hundred thousand dollars (\$500,000.00).

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

2. Section 3 of the Agreement is amended to read as follows:

“Term. The extended term of this Agreement shall commence on August 8, 2019 and expire on August 7, 2021.”

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

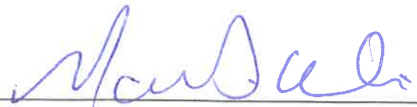
IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has authorized the execution of this First Amendment to Agreement in duplicate by its City Manager and attested to by its City Clerk under the authority of Resolution No. _____, adopted by the Council of the City of Roseville on the 2nd day of May, 2019, and CONSULTANT has caused this Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

KIMLEY-HORN AND ASSOCIATES,
INC., a North Carolina corporation

KHACA
30

BY: _____
DOMINICK CASEY
City Manager

BY: 
its: Vice President

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

ATTEST:

and

BY: _____
SONIA OROZCO
City Clerk

BY: 
its: ASSESTANT SECRETARY
CA P.E. No 82940

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: 
MIKE ISOM
Development Services Director

EXHIBIT "A"



Rate Schedule

Effective July 1, 2019 to June 30, 2021

<u>Classification</u>	<u>Billing Rate per Hour</u>
Analyst	\$120 - \$170
Professional	\$175 - \$210
Senior Professional I	\$195 - \$290
Senior Professional II	\$280 - \$330
Senior Technical Support	\$125 - \$190
Support Staff	\$75 - \$115
Technical Support	\$90 - \$125

Other Direct Costs: Outside Printing/Reproduction, Delivery Services/USPS, Misc. Field Equipment/Supplies, and Travel Expenses will be billed at cost plus 10%. Mileage will be billed at the Federal Rate.

Subconsultants: Billed at cost plus 10%.

Office Expenses: 5% will be applied to labor fees to cover direct expenses, such as in-house duplicating and blueprinting, local mileage, telephone/mobile calls, electronic messaging, postage, and word processing.



COUNCIL COMMUNICATION

CC #: 0126

File #: 0215

Title: Placer Valley Sports Center - Utility Fee Agreement
Contact: Kevin Payne 916-774-5256 kpayne@roseville.ca.us

Meeting Date: 6/19/2019

Item #: 6.16.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution approving a Utility Fee agreement with Placer Valley Sports Complex (PVSC) for the purpose of determining the payment of Utility Fees associated with the construction of an Event Center at the Placer County Fairgrounds, and authorize the City Manager to execute this agreement on the City's behalf.

BACKGROUND

On December 6, 2017, the City entered into a Memorandum of Understanding (MOU) with Placer County, Placer Valley Tourism (PVT), and the Placer Valley Sports Complex Inc. (PVSC), regarding the proposed Indoor Sports and Event Center (Event Center) to be located @the Grounds. This new facility will host various sports events and tournaments and includes sports courts, training rooms, and multi-purpose rooms. The new buildings can be configured to host large meetings, trade shows, concerts, and graduations. The renovation project is expected to generate an additional 30,000 room nights annually supporting our local hotels. Therefore, this project is expected to have a positive economic impact to the City.

To date, renovations to both Jones Hall and Johnson Hall, as well as frontage improvements adjacent to Washington Boulevard, have been completed. The first phase of the Sports Complex (150,000 s.f.) is currently under construction and is being overseen by Placer County's Building Department. Although located in Roseville, this project is on County Fairground property. The City has no regulatory authority regarding County property, making all plan review, permitting and inspections the responsibility of the County.

Typical development projects within Roseville are subject to the City's development review process and at the time of building permit issuance are required to pay impact fees. Given that this project is not subject to the City's review process, a separate formal agreement is required to mitigate for impacts to the various City utilities that support this facility. The agreement requires the payment of impact fees for water, sewer, stormwater, solid waste and electric services. All other impacts have been addressed as part of the past MOU or other separate service agreements.

These utility fees are payable prior to occupancy of Phase I of the Event Center. Utility fees for the future expansion of the Event Center building or future Culinary Building will be addressed through a future separate agreement.

The City has no similar facilities to calculate sewer fees and, therefore, the agreement retains the

right to monitor the actual use and reassess the fee if consumption is greater than what was assumed. Conversely, if the actual consumption is less than the assumed rates then the City will refund the difference to PVSC, between the amount paid and the amount that reflects the actual use.

The agreement also addresses changes to the use of the building. If the Phase I improvements are materially changed or the interior uses are modified and affect waste water generation new fees may be assessed. Any adjustment to a future sewer connection fee will be based on any new impacts identified in an agreed-upon engineering analysis approved by both the City and PVSC.

This agreement represents numerous discussions between City staff, County staff and representatives from the PVSC. It clarifies the responsibilities, cost and timing for the project's impacts to City utilities that serve this site. Once effectuated, the content of this document will satisfy the City's mitigation request for utility impacts as included in the Environmental Impact Report for the Event Center.

FISCAL IMPACT

The total fees assessed are contained in Exhibit A of the agreement. As indicated, the total fees assessed prior to July 1, 2019 amount to \$586,674.77. This amount is subject to change if these fees are paid following the July 1st date, as this is when the majority of these fees are subject to the City's annual inflationary adjustment. This agreement has no impact on the City's General Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

This fee agreement assures that services will be capable to meet the utility demands generated by the future use of the site. It is anticipated that the new Event Center will generate approximately 30,000 additional room stays for the local hotels. Additionally, the City's local support services (retail and restaurants) will benefit from the influx of additional people that will be coming to Roseville for the numerous future events that will be held at this location.

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 Utility Fee Agreement does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Kevin Payne, Assistant City Manager

Dominick Casey, City Manager



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 19-291

Utility Fee Agreement

RESOLUTION NO. 19-291

APPROVING A UTILITY FEE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND PLACER VALLEY SPORTS COMPLEX, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a utility fee agreement for the Indoor Sports and Event Center project, by and between the City of Roseville and Placer Valley Sports Complex, has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

UTILITY FEE AGREEMENT
(Placer County Sports and Event Complex Project)

THIS UTILITY FEE AGREEMENT is made and entered into this ____ day of _____, 2019, by and between the City of Roseville, a municipal corporation (“CITY”), and the Placer Valley Sports Complex, a California nonprofit public benefit corporation, dba @the Grounds (“PVSC”).

W I T N E S S E T H:

WHEREAS, Placer County (“COUNTY”) owns approximately 61 acres of improved real property located at 800 and 850 All America City Boulevard in Roseville, California, which was previously referred to as the Placer County Fairgrounds but is now known as @the Grounds (“Fairgrounds”); and

WHEREAS, PVSC is a nonprofit public benefit corporation that was created and exists for the specific purpose of managing and operating the Fairgrounds for public uses; and

WHEREAS, PVSC is qualified as a charitable organization by the Internal Revenue Service under Section 501(c)(3) of the Internal Revenue Code and by the California Franchise Tax Board under Section 23701d of the California Revenue and Tax Code; and

WHEREAS, the activities that take place at or upon the Fairgrounds include education, local and regional amateur sports and athletics, youth service activities, charitable fundraising, public assimilation and gatherings, livestock events, and animal husbandry, among others (“PVSC’s Intended Use”); and

WHEREAS, to further foster and develop PVSC's Intended Use, PVSC desires to develop, construct, operate, and maintain at the Fairgrounds additional improvements that may include an approximately 190,000 square foot multiuse building (the "Event Center Building"), including an initial Phase 1 of the Event Center Building consisting of an approximate 150,000 square foot building, copies of proposed plans for which are on file with the County's Department of Public Works and Facilities ("Phase 1 Improvements"), an approximately 6,000 square foot culinary center (the "Culinary Building"), and other improvements including parking and access improvements (collectively "Future Improvements"); and

WHEREAS, in December of 2018, COUNTY certified a Final Environmental Impact Report ("EIR") and concluded therein construction and use of the Future Improvements would result in less than significant impacts to CITY utilities and services systems; and

WHEREAS, on December 18, 2018, COUNTY and PVSC entered into a Ground Lease pursuant to which COUNTY leased a portion of the Fairgrounds to PVSC for the purpose of constructing the Event Center Building and the Culinary Building; and

WHEREAS, the Fairgrounds is located within the physical boundary of CITY which is the service provider to the Fairgrounds for water, sewer, stormwater, solid waste, and electric utility services; and

WHEREAS, the parties acknowledge construction and use of the Event Center Building will consume existing utility capacity and rely on utility infrastructure for service and PVSC should pay applicable utility fees to offset CITY's costs associated with the additional services ("Utility Fees"); and

WHEREAS, typically projects like the Event Center Building, when proposed within CITY, are subject to the payment of Utility Fees at the time of building permit issuance; and

WHEREAS, because the Event Center Building is located on COUNTY owned property the project is not subject to CITY permits or approvals and therefore that mechanism is not available to collect Utility Fees; and

WHEREAS, accordingly the parties enter into this Agreement in order to provide for the determination and collection of Utility Fees payable by PVSC to CITY for construction and use of the Event Center Building.

NOW, THEREFORE, the parties agree as follows:

1. Utility Fees. PVSC shall be required to pay Utility Fees described in Exhibit “A,” attached hereto and incorporated herein by this reference for the Phase 1 Improvements. Except as set forth below, no other utility fees or mitigation fees are required to be paid by PVSC to CITY for or in relationship to construction and use of the Event Center Building. Payment of the Utility Fees set forth herein shall be due on or prior to occupancy of the Phase 1 Improvements.

2. Traffic Mitigation Fees. Traffic mitigation fees shall not be required to be paid by PVSC to CITY for or in relationship to construction and use of the Event Center Building and the Culinary Building.

3. Future Fees. The Utility Fees payable under this Agreement do not include those that can or will be imposed upon construction and use of the Culinary Building or future expansions of the Event Center Building. The amount and manner of payment of Utility Fees associated with construction and use of the Culinary Building or future expansions of the Event Center Building shall be determined by separate agreement at or before the time of construction thereof by and between CITY and the party proposing such construction.

4. Sewer Fees Subject to Adjustment. Regional and local sewer fees (collectively “sewer connection fee”) were calculated based on Sewer Unit Calculations A - low strength-low quantity medium density users, per CITY’s Non-Residential Fee Booklet, Appendix D, page 25. For the first year of operation, CITY reserves the right to monitor the water consumption of the Event Center Building to determine if the appropriate density calculation was used for the sewer connection fee. If CITY research determines water consumption at the Event Center Building is materially different than the estimated consumption based upon a low strength-low quantity medium density use, CITY will reassess the required sewer connection fee using its standard, applicable rates and fees. Upon such reassessment, in the event monitoring as permitted herein demonstrates water consumption is greater than a low strength-low quantity medium density user, PVSC will be responsible to pay for any determined increase in the sewer connection fee and in the event monitoring demonstrates water consumption is less than a low strength-low quantity medium density user, PVSC shall be refunded the difference between the amount previously paid and the amount determined pursuant to such monitoring. Payment or credit by or to PVSC shall be made within thirty (30) days of notification from CITY of the results of its first year monitoring supported by documentation of the results of such monitoring as reasonably requested by PVSC.

5. Changes to the Improvements. The sewer connection fee has been calculated based on current building plans and interior uses of the Event Center Building. In the event PVSC materially modifies the building plans for the Phase 1 Improvements, or the interior improvements therein, in a manner that would impact waste water generation, such as the addition of food service facilities and showers not presently represented on plans, or materially modifies the floor space area of the Event Center Building as approved by the EIR, any

adjustment to the sewer connection fee shall be based upon any new impacts identified in an engineering analysis mutually agreeable to CITY and PVSC at or before approval of the material changes.

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

7. 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.

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

9. 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.

10. 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

City of Roseville
311 Vernon Street
Roseville, CA 95678
Attn: Assistant City Manager

PVSC

Placer Valley Sports Complex
2204 Plaza Drive, Suite 110
Rocklin, CA 95765
Attn: Chief Executive Officer

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

11. 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 PVSC has caused this Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

PLACER VALLEY
SPORTS COMPLEX,
a California nonprofit corporation,
dba @the Grounds

BY: _____
DOMINICK CASEY
City Manager

BY: _____
DAVID ATTAWAY
Chief Executive Officer

ATTEST:

and

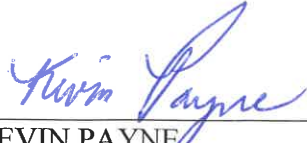
BY: _____
SONIA OROZCO
City Clerk

BY: _____
DAVID ATTAWAY
Secretary

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: 

KEVIN PAYNE
Assistant City Manager

EXHIBIT "A"

Phase 1 Event Center Fee Estimate

Fees Paid Prior to Occupancy - Phase 1 Event Center Only

Fee Type	Amount
Drainage Fees	\$ 70,281.00
Regional Sewer Fee	\$ 392,700.00
Local Sewer Fee	\$ 18,150.00
Water Connection Fee (Domestic)	\$ 49,623.90
Solid Waste	\$ 51,000.00
Electric Backbone (For new service for traffic light & metering fee	\$ 4,919.87
TOTAL = \$ 586,674.77	

The fee information presented in this exhibit is based upon the fees in effect as of the date of the Agreement. Each year, the majority of the fees assessed are adjusted on July 1st. In the event the Phase 1 Event Center does not receive Building Occupancy until after July 1, 2019, this fee estimate will be out of date. To receive a new schedule of fees, which includes any fee adjustments, it will be necessary for PVSC to request an update from the City.



COUNCIL COMMUNICATION

CC #: 0124

File #: 0704

Title: Updated Parks Construction Standards Approval
Contact: Joel De Jong 916-774-5924 jdejong@roseville.ca.us

Meeting Date: 6/19/2019

Item #: 6.17.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution approving the revisions of the Parks Design & Construction Standards for release starting July 1, 2019.

BACKGROUND

The Parks Design & Construction Standards is a guiding document that outlines design and construction standards applied to parks (neighborhood and city-wide), and streetscapes. This document is updated every two years in order to ensure new codes, regulations and requirements are included or added, address typographical errors, provide clarity in areas that may cause multiple interpretations or misinterpretations, and to ensure the appropriate technology in irrigation, lighting and other systems is current.

The revisions included in the July 2019 update include:

1. Correction of typographical errors and minor clarifications;
2. Better definition of the establishment and close-out processes;
3. Update of the irrigation water audit requirements to align with new Environmental Utilities Water Efficiency Division process and forms;
4. Update of standards for site electrical and lighting;
5. Update of standards for irrigation, including new controller model;
6. Update of the recommended tree list; and
7. Additional details for drip irrigation and new play area access ramp

Feedback from contractors and staff is collected over each two year period which also helps provide the basis for updates/revisions.

FISCAL IMPACT

The changes described above will have no fiscal impact to projects and could potentially reduce costs by identifying equipment and materials that are less labor intensive to install and maintain. There is no General Fund impact.

ECONOMIC DEVELOPMENT / JOBS CREATED

No impacts are anticipated with the update/revision.

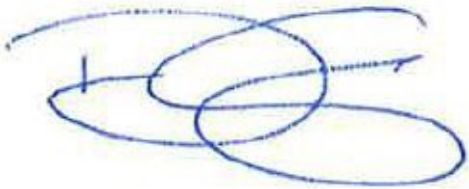
ENVIRONMENTAL REVIEW

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 Park Design & Construction Standards update does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Joel De Jong, Park Development Analyst

Dion Louthan, Assistant City Manager



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 19-289

Parks Construction Standards REDLINE

Parks Design & Construction Standards

RESOLUTION NO. 19-289

ADOPTING THE 2019 PARKS DESIGN & CONSTRUCTION STANDARDS

WHEREAS, in 1998, Council adopted the Parks Construction Standards to provide consistency in the construction of City parks; and

WHEREAS, these standards are updated every two years to ensure that the requirements remain up-to-date and applicable to the current construction environment; and

WHEREAS, the City Council has reviewed the proposed revisions of the Parks Design & Construction Standards, a copy of which is on file with the City Clerk,

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the 2019 Parks Design & Construction Standards, effective July 1, 2019, is hereby adopted.

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



Parks Design & Construction Standards

July 2019 Edition

316 Vernon Street, Suite 400
Roseville, California 95678
www.roseville.ca.us

In order to ensure the most up-to-date version, hard copies of the Buildings & Grounds Section is provided as a supplemental. In all cases, the Buildings & Grounds Section is considered a part of these Parks Construction Standards.





PREFACE

The purpose of these construction standards is to set a minimum standard to be applied to the design and construction of park and streetscape projects within the City of Roseville. These standards are intended to apply to City-generated projects as well as Developer-generated ("Turn-Key") projects. To maintain a standard level of consistency, these requirements shall be applied by all Consultants, Developers, and Contractors.

Standard Construction Practice methodology has been applied to the creation of these standards. It is difficult to anticipate all situations, which may require the use of these standards, therefore, modifications, on a case-by-case basis, may be necessary. Proposed changes shall be reviewed by the Parks, Recreation & Libraries department prior to any modifications. These standards are not intended to replace federal, state, or local codes.

This document is organized into six sections:

- ❑ The first section discusses design guidelines and expectations.
- ❑ The second section outlines construction document preparation, Developer responsibilities for "Turn-Key" projects and inspection requirements.
- ❑ The third section references the City of Roseville's General Conditions for Buildings and Grounds. (See supplemental)
- ❑ The fourth section includes the Park's standard for technical specifications, section numbers, and formatting. These specification sections make up the "backbone" of the specification package. Additional information and specifications sections will and should be added by the Consultant to ensure that all project parameters are included in the final package. The City of Roseville Department of Public Works Design and Construction Standards is referenced as it applies to the type of work required to be performed.
- ❑ The fifth section contains the standard forms that would apply to each construction project.
- ❑ Lastly, the sixth section contains the standard details typically used in a park project. These details are those that can and should be standardized. Additional details specific to the project are to be prepared by the Consultant and included in the contract documents.

The next update to these standards will be in July 2021.

PARKS CONSTRUCTION STANDARDS

Table of Contents

Section 1: Design Guidelines

City Department Key Contacts
Roseville Parks & Recreation Values
Section 1A : Design Preliminaries
Section 1B : Design Development

Section 2: Construction Documents

Construction Documents for Parks
Construction Documents for Streetscapes

Section 3: General Conditions for Building and Grounds

Refer to Supplemental Publication

Section 4: Technical Specifications

i: Table of Contents
Section 00 31 46: Permits
Section 01 10 00: Summary of Work
Section 01 57 23: Storm Water Pollution Control
Section 03 30 00: Site Concrete
Section 04 20 00: Unit Masonry
Section 05 12 00: Structural and Misc. Steel
Section 09 91 00: Painting and Finishes
Section 12 93 00: Site Furnishings
Section 26 00 00: Site Electrical
Section 31 10 00: Clearing and Grubbing
Section 31 20 00: Earthwork
Section 32 12 16: Asphalt Concrete Paving
Section 32 15 40: Decomposed Granite Paving
Section 32 31 13: Chain Link Fencing
Section 32 32 19: Modular Concrete Retaining Walls
Section 32 84 00: Irrigation System
Section 32 90 00: Planting
Section 33 00 00: Utilities

Section 5: Forms & Quality Expectations

Application and Certificate for Payment
Continuation Sheet
Request for Field Instruction
Change Order
Project Schedule Sample
Submittal Summary
Park Improvement Inspection Card
Streetscape Inspection Card
Irrigation Color Schematic Requirements
Water Audit (Process and Checklist)
Cue Cards and Expectation Tri-folds

Section 6: Details



Parks, Recreation & Libraries Department

Section 1: DESIGN GUIDELINES

City Departmental Key Contacts

Department	Phone Number (916)
Parks & Recreation, Park Development	772-PLAY (7529)
Development Services, Building Division (Structural)	774-5332
Electric	797-6937
Inspection Line (Structural, Plumbing & Electrical)	774-5332
Development Services, Engineering Division (Right-of-way Improvements & SWPPP)	746-1300
Environmental Utilities	774-5770
Planning	774-5276
Permit Center	Open to public: M-F 8 a.m. - 4 p.m. at 311 Vernon Street

Roseville Parks, Recreation & Libraries Values

Parks, Recreation & Libraries Mission

To enhance lives and the community by providing exceptional experiences.

Parks, Recreation & Libraries Vision

To be the leader in creating a healthy community through progressive, sustainable & memorable experiences.

Parks, Recreation & Libraries Values

- Fun & Celebration
- Innovation
- Learning
- Creativity
- Health & Wellness
- Community
- People
- Stewardship
- Safety
- Inclusion
- Diversity
- Collaboration

Values in Our Partners (Consultants, Contractors, Developers, Others)

- Responsiveness
- Creative and Innovative
- Team Work
- Fiscally Responsible
- Timeliness
- Human Design Bias
- Place-making orientation
- Learners-Teachers
- High Tech-High Touch
- Honesty and Ethics

The focus in all projects should be creating areas for social interaction for people oriented experiences/outcomes. Each space should offer, at minimum, an opportunity to learn and grow, interact and be social through a variety of positive active/programmed and passive/self-directed activities, which are aesthetically pleasing and are safe, clean and green.



Parks, Recreation & Libraries Department

**Section 1A:
DESIGN PRELIMINARIES**

Design Guidelines and Preferred Materials Checklist

These guidelines do not replace adopted Specific Plan Design Guidelines for landscape medians and street frontages. These Specific Plan Design Guidelines also contain conceptual guidance for improved park amenities. For all master plans, the proposed design shall include elements outlined in the adopted Specific Plan to the extent possible.

Grading

- ❑ Do not grade turfed slopes greater than 4:1 (25%) as it cannot be easily mowed. If possible, provide a 60" minimum flat bench at top of slope.
- ❑ Crown playing fields such as baseball, softball, and soccer, at a minimum of 1.5%, preferably 2%.
- ❑ Consider spectator areas when grading the play field sidelines. Provide adequate level areas for spectator seating.
- ❑ Provide for a not-to-exceed 2% cross slope on walkways, unless it can be demonstrated that compliance of the 2% cross slope negatively impacts the usability of the park.
- ❑ Longitudinal slopes on walks may vary when necessary given the site-specific terrain. Do not exceed 20:1 (5%) without providing handrails per the ADA regulations and the California Title 24 Building Code.
- ❑ Ensure compliance with Americans with Disabilities Act of 1990 (ADA), California Title 24 Building Code (Title 24) and minimize the need for handrails whenever possible.
- ❑ Hard court surfaces shall be graded at 1%.
- ❑ Obtain the current standard notes for grading from the Public Works Engineering Division. These can be found online.
- ❑ Comply with the City of Roseville Oak Tree Ordinance.
- ❑ Slopes greater than 3:1 are not permitted. If unavoidable circumstances arise during construction, a solution for future erosion of bark and soils must be provided for all slopes greater than 3:1. A drainage plan showing a constructed drainage solution must be provided. An example is to place drain inlets at point discharges and a swale two feet from back of walk. Approval of the proposed drainage solution must be obtained from the Parks and Recreation Department prior to installation.

Deleted: <#>If including berms within the park, do not exceed 30" in overall height.¶

Drainage

- ❑ Confirm and indicate depth of storm drain stub.
- ❑ Locate all clean-outs **OUTSIDE** of the play area, within planting or turf.
- ❑ Provide a combination system using a main drain inlet and a perforated pipe (in a drain rock filled trench) drainage system to capture long runs or isolated areas within the play area. Slope subgrade to drain inlets.
- ❑ Do not locate drains within or immediately adjacent to a play field.
- ❑ Do not use drop inlets smaller than sixteen inches (16") square or diameter for landscape areas and twenty-four inches (24") minimum for all other areas. Drop inlets shall be concrete.
- ❑ Refer to Parks Standard Construction Details and Public Works Design and Construction Standards. Ensure the plan reference is to the most recent edition.
- ❑ For swales in planted or turf areas, ensure a minimum slope of 2%. Avoid swales in turf whenever possible.
- ❑ Do not sheet drain from planted or landscape areas across hardscape.

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- ❑ Manholes shall be 48" square (minimum) and per the Public Works Design and Construction Standards.
- ❑ For storm drain stubs to future phases of work, cap or install a riser above the silt line.
- ❑ Do not place drains within the Oak tree canopy.

Chain Link Fencing

- ❑ Where fencing is related to a specific facility, i.e. tennis courts, etc., install black vinyl coated fabric, posts and fittings, whenever budget allows.

Site Furniture

- ❑ Do not specify wood furniture.
- ❑ Use only in-ground mounted site furniture, except drinking fountains
- ❑ All site features, including planter and sound walls shall be sealed with two coats of anti-graffiti sealant in compliance with the Public Works Design and Construction Standards. Site furniture, i.e. benches, picnic tables, etc. shall be coated with anti-graffiti finishes.
- ❑ Planters, seat walls and retaining walls shall be designed to prevent skateboarding. This shall be an integral part of the overall design. Third party "add-ons" shall be prohibited.
- ❑ Colors "to be selected by the City". Select furniture that provides compatible colors with the play components.
- ❑ Provide a two-foot (2') clearance between hardscape edges and site furnishings.
- ❑ Provide a minimum four-foot (4') clearance between picnic tables or other obstructions on a minimum of one side for each table.

Preferred Materials List

Parks, Recreation, & Libraries Department

Section 1A: Design Preliminaries

Page 2 of 17

The next update to these standards will be in July 2021.

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(While materials and equipment are listed as preferred, it shall be understood to include "or accepted equal" as stipulated in the standard specifications.)

Description	Model #	Manufacturer	Distributor	Comments
Backstops (Permanent)				Shall be per PK-45 or PK-46 and PK-50
Backstops (Portable)	1204-12	Patterson Williams	<u>Miracle Play Group</u> (916) 317-0545	or accepted equal.
Ball Field Mix	60/40 red lava and clay loam		Valley Rock 916-652-7209	or accepted equal.
Barbecue Pits	#200-X	Iron Mountain Forge	All About Play (800) 788-8855	Heavy duty, black or accepted equal.
Basketball Courts				Concrete with fiber mesh, except with prior approval.
Basketball Goals	1513-26-44 #29 backboard perimeter	Patterson Williams	<u>Miracle Play Group</u> (916) 317-0545	6' offset, #44 net and goal, #26 1/4" rectangular heavy-duty solid steel, powder-coated backboard with #29 perimeter, lifetime warrantee. Dual post
	TF7174 (rim)	Tomark Sports	(800) 959-1844	
	PP10172 (net) TFS172 (backboard) TF7175 (stand)	Wausau Tile	(800) 231-4836	6' offset, heavy-duty chain net, aluminum rectangular powder-coated backboard. Single pre-cast concrete post.
				or accepted equal.
Benches	'SG' Series Signature Series	Wabash Valley	<u>Miracle Play Group</u> (916) 317-0545	Expanded metal, PVC coated, in-ground mount or accepted equal.
Bike Racks	WBR-700	L.A. Steelcraft Products	Ross Recreation (916) 985-6349	7' loop (ribbon-style), 2-3/8" O.D Powder coated
	709	Miracle	Dale Green & Associates (916) 672-0112	Loop style, powder coated or accepted equal.
Bollard				shall be per detail PK-39.
Chain Link Fencing	Standard 9 gauge fabric	Per Standard detail PK-40		At play courts, all parts (i.e. posts, fabric, fittings) black vinyl coated, unless otherwise accepted.

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(925) 283-4404

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(925) 283-4404

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(925) 283-4404

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Preferred Materials List

(While materials and equipment are listed as preferred, it shall be understood to include "or accepted equal" as stipulated in the standard specifications.)

Description	Model #	Manufacturer	Distributor	Comments
Booster Pump		Custom Pump		Sizes required by irrigation system or accepted equal.
Water Feature Controller		Water Odyssey		Sizes required by water play features or accepted equal.
Drinking Fountains	440	Most Dependable Fountains	(800) 821-9838	Dual bowl with jug filler & stainless steel carrier surface option and black powder coated finish. Jug fillers to be added only at field complexes with 2 or more fields. All drinking fountains to connect to sanitary sewer lines where feasible
Light Pole	RT34-14 DE BLK TXT 30-30	Whatley		14' nominal mounting height, round tapered, direct burial pole. Finish: Black (This item is available at Central Stores.)
Lights (Security/ Pathway)				Whenever possible, match existing streetlights and use an LED fixture
Lights (Parking lot)		Verify fixture style with Project Manager		150 W HPS. 20' straight steel pole. Finish: Black
Park Identification Sign	City Standard PK-28	Quick Crete Products Norco, CA	(916) 447-8644	Concrete
		Outdoor Creations Inc.	(530) 365-6106	
Park Namesake Bio Sign		KVO Industries, Inc.	(707) 573-6868	Information provided by City.
Playground Rules Sign	City Standard PK - 24	Gopher Sign Company	(651) 698-5095	Or accepted equal

Preferred Materials List

(While materials and equipment are listed as preferred, it shall be understood to include "or accepted equal" as stipulated in the standard specifications.)

Description	Model #	Manufacturer	Distributor	Comments
Picnic Tables	'SG' series	Wabash Valley	Miracle Play Group (916) 317-0545	Expanded metal, PVC-coated, in-ground mount. Select 6' long tables with double legs and cross braces. Specified tables shall not have umbrella holes.
Garbage Cans	Urbanscape "FG Style"	Wabash Valley	Miracle Play Group (916) 317-0545	Specify solid dome top, 32 gallon size with receptacle, surface mounted
Tennis Court Posts/Net	2205	Patterson Williams	Miracle Play Group (916) 317-0545	3" sq. posts, black vinyl coated, removable brass tension handle. Heavy duty net or accepted equal.
Volleyball Posts	2219-20	Patterson Williams	Miracle Play Group (916) 317-0545	4" O.D. posts, 11'-6" long w/fixed eyelets, self-securing rope clamp, 4" stainless steel cable option or accepted equal.
Volleyball Net	PBN4		Volleyballusa.com	
Volleyball Sand	Mortar Sand	Hasties Capitol Sand & Gravel	(916) 989-4600	
Softball Bases and Pitching Rubber	10355	Enduro Bury-In Home Plate	Tomark Sports (800) 959-1844	1/field
	10390	Step-Down Pitching Rubber		2/field
	10053 and 10050	Saf-T-Slider Base with Double First Base		1 set/field
	10225	Anchor Ground Stakes		8 total/field

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Play Areas

- Provide a minimum of three inches (3") between the finish surface of engineered wood fiber or sand and the top of curb/wall/or other. Ensure the 3" is at compaction/settling.
- Include as a part of the design "Age Appropriate" stickers visibly displayed on the equipment indicating the age range of the user in which the designed play structure is intended.
- Include as a part of the design the location of a "Playground Rules" sign indicating expectations for playground behavior and supervision. See standard details for sign design.
- Provide for an accessible path of travel to every major play component (the transfer deck of an active play structure and one belt swing), i.e. poured-in-place rubber surfacing per ASTM requirements. The path of travel must be constructed on non-friable materials.
- Orient the transfer deck to relate directly to the play area entry. Provide an access ramp in compliance with the latest ADA regulations, Consumer Product Safety Commission (CPSC) Guidelines, and American Standards, Testing and Materials (ASTM). Comply with all applicable laws.
- Separate the swing area from the active play area to avoid conflicts in play circulation. Separation should be physical.
- Provide an eight foot (8') distance use zone between the play component and the play area containment edge.
- Do not overlap use zones, unless accepted in applicable regulations/codes. Use zones shall remain in compliance with accepted standards and requirements.
- Do not include "Super Scoops" or similar type sand scoop play components.
- Do not include rubber tile in the play design.
- Site play area for safe play and easy viewing from the street or parking lot.
- Sand for play areas shall be mortar sand as produced by Hasties Sand & Gravel, Roseville, California or equal.
- Colors of the play components "to be selected by the City".

Irrigation

- Confirm and indicate depth of water stubs.
- Recycled Water Systems: See City Environmental Utilities Department (EU).
- **Irrigation Pressure Calculations and Watering Schedules**
 - Pressure loss calculations must consider utilizing a minimum of two and up to 4 valves concurrently equaling the largest system demand.
 - Pressure loss calculations must consider the longest run and the largest demand based on gallons per minute.
 - Pressure loss calculations shall consider static water pressure at build-out.
 - Watering schedules should consider a finite watering of nine hours per day. The maintenance watering schedule should ensure that the entire system associated with each controller shall meet the nine hour window per day. Watering various areas within a system for seven days a week does not meet the nine hour per watering day criteria.
 - The goal of the irrigation system is to provide maximum flexibility to the system in cases where pressure losses are greater than originally estimated, new valves must

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- be added to the system or other long term needs to ensure a healthy, thriving landscaped/turf area.
- Contact EU for selected/accepted backflow prevention device and/or refer to the Development Services Design and Construction Standards.
 - Comply to extent reasonable with the City's water conservation ordinance.
 - Meter
 - The meter shall be a part of the construction contract. Meters must be purchased through the City (EU).
 - The water connection (if not previously provided) shall be provided by EU. Fees for such connection shall be waived. The actual water tap shall be performed by the City (EU). Costs for installation shall be part of the contract.
 - Backflow Preventers (BFP)
 - The BFP can be installed by the contractor OR by the City. All costs of installation (no matter method) is the responsibility of the contractor.
 - Size BFP the same size as the meter.
 - Type shall be accepted by EU.
 - Provide a lockable and removable insulation cover.
 - Master Valve
 - For systems with one master valve, use a normally open master valve.
 - For systems with two master valves, the smaller master valve shall be normally open and the larger master valve shall be normally closed.
 - Install master valve in valve box below grade.
 - Flow Meters
 - Install flow meter that can capture maximum flow and minimum flow for the system. If needed, install two flow meters - one flow meter to capture minimum flow and one meter to capture maximum flow.
 - Refer to Calsense design guidelines for proper sizing. Use Calsense "Recommend Range".
 - Controller
 - Install one antenna for every controller.
 - Controllers for irrigation shall be Calsense and wired one (1) valve per output. Communications shall be via radio.
 - Piping
 - Locate mainline as close to hardscape edges as possible.
 - Do not pipe full and part or quarter turf rotor heads on the same valve.
 - Sleeve all wiring and waterlines under paving and supply a spare sleeve, same size as largest, capped at both ends under roadways. Mark sleeves with ball markers.
 - Pipe sprinkler heads following grade contours.
 - Automatic Control Valves
 - The total number of turf heads per valve and GPM flow rate shall not exceed 75% maximum flow rate of the backflow as measured on the downstream side of the backflow.
 - All valves shall be Rainbird with ball valves on the inlet side or approved equal.
 - Zones (Valves) GPM should be matched so that when (the maximum number of) combined (largest valves) in a single program line they will operate close to

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- or equal to the POC (mainline size) assigned maximum GPM. Combine 2 or more turf valves not to exceed MAX POC.
- Reclaimed Valves to be PEB – no scrubber valves.
- Water Window: 9 p.m. to 6 a.m. for reclaimed water. (9 hours)
- Water Window: 9 p.m. to 6 a.m. for potable water. (9 hours)
- Water Window: Sports Complex with Lights 11 p.m. to 6 a.m. (7 hours)
- When using turf block or cells, design irrigation within these areas to be separate from adjacent areas for ease of operations.
- Sprinkler Heads
 - When recycled water is used, avoid direct spray onto picnic tables & drinking fountains.
 - Discuss head layout concepts with Project Manager prior to design. Multi-head (rotor) layouts in turf for long turf growth are discouraged.
 - Heads shall be spaced to achieve maximum Distribution Uniformity (DU) and designed to the middle nozzle or middle of nozzle range to allow for maximum adjustability.
 - For turf areas wider than 20 feet:
 - use Rainbird, 8000 or 5500 series
 - use stainless steel riser
 - use risers 5" or taller.
 - use pressure regulators in heads
 - For turf areas less than 20 feet wide:
 - use Rainbird R-VAN nozzles
 - use Rainbird 1800 P45 or Hunter PROS-PRS40 series body
 - use 6" pop-up height
 - use pressure regulators in heads
 - use built-in check valve where needed to prevent low head drainage.
- Spray heads and bubblers for planted areas:
 - In areas where width is 8' or greater:
 - use Rainbird R-VAN nozzles
 - use Rainbird 1800 P45 or Hunter PROS-PRS40 series body
 - use reclaimed body cap when needed (-R)
 - use matched precipitation rates
 - use pressure regulators in heads
 - use built-in check valve where needed to prevent low head drainage.
 - use 12" minimum offset from hardscape where prevention of overspray and run-off is required.
 - Do not use head spacing greater than 20' in planted areas.
 - In areas where width is ≤ 8':
 - use flood bubblers, stream bubblers, or other micro-emission devices
 - use Rainbird 1800 PRS series body
 - use check valve (SAM) when slopes are greater than 3%
 - use reclaimed body cap when needed
 - use pressure regulators in heads
 - use of drip may be considered on narrow, sloped planters where no other technology is feasible, and will be reviewed on a case-by-case basis.

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For planter areas, space irrigation heads at 100% of throw distance (based on the

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- Design systems with deep water bubblers to trees in turf or planters for 24: boxed specimen or larger.
- Design irrigation zones large enough to see flow on controller independently. This may require a by-pass manifold with two flow sensors.
- Provide quick couplers at 100' on center and at drinking fountain and picnic area locations.
- Sewer
 - Indicate sewer stub, depth of stub and proposed pipe routing.
 - If phased, indicate future manholes.
- Other
 - Comply with the City and State Water Conservation Ordinance.
 - Provide a complete water table outlining water needs per valve by month for a twelve-month period. The water table shall be included in the project manual as a part of the specifications (appendix) or on the plans.
 - Provide a complete watering schedule per valve. The watering schedule shall be included in the project manual as a part of the specifications (appendix) or on the plans with expected precipitation rates per valve. The schedule shall list the area (in sq ft) that is irrigated by that valve.
 - All Consultants shall utilize the attached irrigation legend shown in Section 1B for standardization of symbols for commonly used equipment.
 - Install a manual bypass for all quick coupler valves.
 - Do not irrigate within the tree canopy of existing Oak.
 - Points of connection, valves, gate valves, meters, and backflows shall be line size unless specifically approved by the Parks Department.
 - All swing joint components shall be the same size as the inlet of the sprinkler head to be connected.
 - Install a mow band to separate City maintained landscape areas from private maintained landscape areas for streetscapes.
 - Install a mow band to separate irrigation systems that use potable water from irrigation systems that use recycled water for streetscapes.
 - Install a mow band to delineate the end of a recycled mainline and the start of a different recycled mainline for streetscapes.
 - Recycled water signs shall be at park entrances only.
 - No planter area shall be less than 4' wide at its minimum width.
- Baseball/softball infield irrigation: (See PK-51 and PK-52)
 - Install a minimum of five (5) rotors on all infields; refer to PK-51 and PK-52. Use Rainbird 8000 heads. Set heads a minimum of four inches (4") and a maximum of six inches (6") into the turf from the infield edge.
 - Set infield rotors a minimum of four inches (4") and a maximum of six inches (6") away from backboards or hardscape.
 - Install a brass manual irrigation valve to turn on the infield line.

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Landscape Standards

- It should be noted that each specific plan area was carefully planned to create a unique aesthetic using plant material as a key component to achieve the aesthetic

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goals of the area. Selected plant material should consider the original goals outlined in the design guidelines specific to each plan area.

□ **Overall Landscape Concepts must:**

- Meet Water Efficient Landscape Ordinance (WELO) goals for water conservation,
- Ensure diversity in trees, shrubs and groundcovers.
- Include a mix of seasonal color/flowers (no annuals);
- Consider location for height of plants at maturity
- Against buildings/walls: taller plants against wall with layers of descending heights toward the front of planter with groundcover or sub shrubs in front 6" or lower at maturity;
- In the open (planters with sidewalks on both sides, pathway one side/turf on other, streetscape medians, etc.): taller plants in the center with descending mature heights toward both edges and groundcover or sub shrubs at outer edges (6" or lower);
- On berms taller than 2' from finish grade: sub shrubs or groundcover (6" or lower) only (total height with plantings at maturity to be 30" or less unless berm is existing);
- Avoid use of woody stemmed shrubs;
- Consider walk-on turf alternatives (low groundcover-types);
- Use perennials to add color, but ensure evergreen are dominant in the planters.
- Evergreens to provide mix of texture, leaf color and proven longevity;
- Focus on water conserving plants and not natives, succulents or water thirsty plants;
- Use multiple types of trees, shrubs and groundcovers (avoid designs that utilize only one tree, one shrub and one groundcover species);
- Review and contrast specific plan design guidelines with plant material noted in the Parks Construction Standards and current master gardeners/national nursery associations' plant cultivation advances

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Consistent street tree choices;¶
Groupings of a common tree species throughout the length of the road;¶
Use of a common shrubs and groundcover in groupings;¶
Specialty paving in the noses and crossings that convey continuity.¶

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Trees in medians to be in two rows and offset to avoid a visual "picket fence" effect¶

Landscaping for Parks

- Designs of parks and streetscapes shall maximize use of water-wise plants to the extent possible. Turf shall be designed for functional use for recreational purposes. Eliminate all non-functional turf.
- Where space allows, provide tree groupings in groves rather than in singles or rows in equal intervals, unless the design dictates the need.
- Provide a ten-foot (10') clearance between the tree trunk and the edge of hardscape, locate trees in center of planted areas and not in a straight row.
- Provide an eight-foot (8') minimum clearance between trees and other site improvements, including shrubs.
- Provide an entry planted (non turf) area to locate the park identification sign. Provide three to five (3-5) specialty roses to accent the sign. See City Project Manager for specific type.
- Refer to the list provided for preferred trees. Selected trees shall fulfill the following criteria:

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- For all areas with drains, do not plant trees within 12' of the drain, whenever possible.
 - Be appropriate to the site specific environment;
 - Tolerates heavy soil conditions;
 - Tolerates freeze;
 - Is considered disease and pest resistant;
 - Is known to have a deep rooting system (not shallow rooted) and
 - Tolerates heat (is not susceptible to sunburn).
 - Tree species, which are known for shallow root systems may be considered acceptable if located within a planted area and/or planted with root barrier panels.
 - When providing tree cut outs within hardscape, provide a five-foot (5') diameter round or square cut out. When budgets allow, include tree grates.
 - Planting sizes shall be:
 - o 15 gallon for trees
 - o 5 gallon for shrubs
 - o 1 gallon for vines, selected shrubs and groundcovers
 - o Flats for groundcovers.
 - o *Size variations to be accepted by the City.*
 - Medium to large trees shall be spaced no closer than 25' on center.
 - Trees shall be planted no closer than 15' to any light fixture or structure.
 - Landscape plans shall draw all plantings, including trees at the mature widths.
 - Plants shall be located away from edge of pavement equal to the radius of the shrub at maturity, plus one foot. (E.g., a shrub that will grow to a 4' width at maturity shall be placed no closer than 3' from edge of pavement.)
- Berms shall not exceed 30" in height. This shall include plant material at maturity.
 - Obtain a soils fertility test and report and include amendment recommendations as a part of improvement plans/construction documents.
 - For trees located within open space or natural areas, install drain tiles within the plant basin.

Landscaping for Streetscape

- Grading & Drainage
 - Berms shall not exceed 30" in height. This shall include plant material at maturity.
 - Slopes greater than 3:1 are not permitted. If unavoidable circumstances arise during construction, a solution for future erosion of bark and soils must be provided for all slopes greater than 3:1. A drainage plan showing a constructed drainage solution must be provided. Approval of the proposed drainage solution must be obtained from the Parks and Recreation Department prior to installation.
 - Streetscapes shall not solely rely on surface drainage to address run-off issues. Hard pipe or other designed drainage systems shall be included in all design solutions.
 - Run-off shall be collected and satisfactorily addressed in order to avoid excessive water on sidewalks and/or bike trails.
- Landscaping

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- Tree and plant selection shall be consistent with the specific plan design guidelines AND these Parks Construction Standards.
- In addition to the original goals of the specific plan, consideration related to major arterials and collector streets that cross specific plan areas or that stretches for long lengths should consider continuity of the plantings. This can be achieved in many ways:
 - o Consistent street tree choices;
 - o Groupings of a common tree species throughout the length of the road;
 - o Use of a common shrubs and groundcover in groupings;
 - o Specialty paving in the noses and crossings that convey continuity.
- All landscape plans shall show sight distance triangles (to be confirmed by the project engineer), signs, streets lights, utility boxes, fire hydrants and any other appurtenances that will affect landscape and irrigation installation.
- Plantings within the sight distance triangles shall be no taller than 12" at mature height.
- For unsignalized left turn lanes, landscaping shall be no taller than 12" at mature height for a distance of 175' as measured from the nose of the median.
- Trees in medians to be in two rows and offset to avoid a visual "picket fence" effect.
- Obtain a soils fertility test and report and include as a part of improvement plans/construction documents.
- A soils fertility test shall be obtained by the contractor and submitted for review prior to adding soil amendments. The soils fertility test shall include recommendations for amendments.
- Irrigation
 - A master irrigation plan shall be developed, submitted and approved with the first phase of sub-phase of a development plan set.
 - o The master irrigation plan shall show mainlines and sizes (gallons per minute and pressure), separate point of connections and sizes for each sub-phase, controller sizes, sleeves sizes and locations and valve sizes and locations.
 - o Once approved, the master irrigation plan shall be included with each subsequent phase of sub-phased improvement plans.
 - o Also, approved sleeve locations shall be reflected on the civil plans.
 - All plans must include a separation of City maintained irrigation and privately maintained irrigation for all irrigation areas shown on the plans. Separation of services includes but is not limited to the following: water meter, backflows, main line, lateral lines, valves, sprinkler layout, drip lines and all other irrigation related items.
 - City maintained irrigation lines, including the main line must not be constructed in privately maintained landscape areas or private property. The separation of City maintained irrigation and privately maintained irrigation must be easily identified on the plans to receive plan approval.
 - If the plans do not contain any City maintained irrigation a note stating this must be shown on each sheet containing irrigation plans.

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- Comply to extent reasonable with the City's water conservation ordinance.
 - All equipment and components of the irrigation system shall be consistent to these Parks Construction Standards. No substitutions are allowed, unless specifically approved.
 - Points of connection, valves, gate valves, meters, and backflows shall be line size unless specifically approved by the Parks Department.
 - For streetscapes, booster pumps are not considered a solution to address low pressure concerns and shall not be used.
 - All swing joint components shall be the same size as the inlet of the sprinkler head to be connected.
 - Master valve shall be Superior.
 - Place mainline in parkway strip if planter is 10' or wider. Otherwise, place mainline in 2' bench at back of walk.
 - Parkway strips under 8' width may use Rainbird R-Van side strip and corner strip nozzles, as appropriate.
 - Areas where width is 4' – 6' (such as tapered noses of medians) should remain unirrigated and unplanted, mulched only. Under 4' should be paved.
- On-Site Amenities
- Entry monuments and signs shall be designed to include monolithic signage or lettering that is connected as one component. Single lettering is prohibited. All signs and lettering shall be bolted in place and must be flush against surface. Use of epoxy only is prohibited.
 - All plans must include a physical separation, such as a concrete mow band between City maintained landscape and privately maintained landscape. The separation of City maintained landscape and privately maintained landscape must be easily identified on the plans to receive plan approval. If the plans do not contain any City maintained landscape areas a note stating this must be shown on each sheet containing landscape plans.
 - Selected stone veneer or stonework shall be available on a long-term basis to ensure future repair work will provide consistency in aesthetics. All veneer shall be grouted in place.
 - Accent lighting shall be above-ground, up-light fixtures, or set in the entry walls. Use LED bulbs. All fixtures shall be readily available, with a realistic lead-time for replacement orders. No fixture shall be placed in turf areas.
 - Planters and seat walls 4' high and lower with adjacent pavement or hardscape shall be designed to include skate deterrents as an integral part of the wall cap design. Third party add-on products such as "Skate Block" are prohibited.

Flatwork

- Concrete
 - Standard walkway finish shall be medium broom finish, unless identified as a special paving area.
 - Provide at least one path of travel to all major amenities within the park design where the concrete pathway is at least ten feet (10') wide for use by service vehicles. All curves within this route shall contain curves no smaller than ten feet (10') in radius.

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- Concrete mow bands, and concrete collars around light fixtures in turf areas shall be per details PK-27 and PK-29, unless otherwise accepted.
- Concrete pads for light fixtures, benches, picnic tables or other site furnishings shall use 45-degree (or similar) angles rather than 90-degree angles.
- Concrete pathways and other standard flatwork applications, shall be installed with fiber mesh at a (concrete section) depth of five inches (5"). Do not include welded wire mesh or rebar, unless otherwise accepted.
- Install barbeques within decomposed granite. Barbeques shall not be installed within plantings areas or within the concrete picnic pad.
- Color shall be integral.
- Asphalt Concrete Bike Paths and Miscellaneous Pads
 - Bike paths shall be a minimum of ten-feet (10') wide with a two-foot (2') wide AB shoulder on one side and a two-foot (2') wide decomposed granite shoulder on the other side of the path (for joggers/pedestrians) as shown in Parks Construction detail PK-43. See Public Works' Construction Standards for additional design criteria.
 - Bike path access shall be protected from private vehicle traffic through the use of collapsible bollards, stationary bollards, boulders and post and cable fencing.
 - Bike paths that serve as fire access lanes to wild land environments must have a minimum turning radius of twenty-two feet (22') inside diameter and thirty-two feet (32') outside diameter. The bike path shall be capable of supporting a minimum GVW of 30,000 pounds.
 - Other AC paving (including parking lots) shall be per Public Works' Construction Standards.
 - Include a redwood header on the outside edges of the DG shoulder when located within a developed park.
 - For additional bike trail construction requirements, see Public Works Design and Construction Standards.
- Decomposed Granite (DG) Paving
 - Do not install DG in areas, which exceed a longitudinal slope greater than 3%.
 - Provide a cross slope not-to-exceed 2%.
 - Install per detail PK-33.
- Header
 - Install per PK-25.
 - Install at both edges of AC or DG pathways within developed park boundaries. Required edging on open space trails shall be determined on a case-by-case basis.

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Post & Cable Fencing

- Install per PK-41.
- Fire access points through the post and cable assembly shall be provided at a maximum interval of 750 feet. The cable crossing the fire access point shall be yellow, plastic coated cable in order to delineate the access points. The ends of the access point cable shall be secured to the posts in a similar fashion as the terminal post anchor, with the exception of adding a City of Roseville padlock connecting each end of the cable to the eyebolt.

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Restrooms and Outdoor Sinks

- ❑ Do not specify porcelain fixtures.
- ❑ Use heavy-duty fixtures only, i.e. Chicago or accepted equal.
- ❑ Use polished concrete (flooring) sealed with two (2) coats of anti-graffiti stain.
- ❑ Do not use tile or brick (on outdoor sinks).
- ❑ Install at least one (1) outdoor GFI quadruple outlet with a heavy-duty, weather-resistant, vandal-proof, lockable cover.
- ❑ See the City Parks standard restroom plans. Contact the Project Manager to obtain information.
- ❑ Sewer connections shall be installed similarly to that described for the water connection and per EU approval. See page 6 of this Section under "Irrigation Meter".
- ❑ Do not use dead-bolt locks. Use a latch/lock handle.
- ❑ Use unisex signage.
- ❑ Lights shall be "LED high abuse security light similar to "Utilitech" 26-W model # 0208819 or approved equal. Timers shall be "Leviton" digital timer switch # VPT24-1P or approved equal.
- ❑ Restroom locks shall be "Schlage" dorm locks #ND73PD RHO626 or approved equal.
- ❑ Doors to be keyed to City Standard

Pre-Fabricated and/or Proprietary Structures

- ❑ Consult with the Building Department for requirements for structural calculations. Some items may be accepted as a deferred submittal. Determination shall be included in the Design Development submittal to the City.
- ❑ Include a note on the plans, if deferred items are a part of the project, "No additional time will be granted to the Contractor for Building review and approval of deferred item(s)."
- ❑ Bridges that serve as fire access lanes to wild land environments shall be constructed to allow for twelve feet (12') clear width, capable of supporting a minimum GVW of 30,000 pounds and shall allow a straight-line approach of a minimum of thirty-five feet (35').
- ❑ Submit structural calculations wet signed by a California licensed structural engineer.
- ❑ Submit shop drawings as a part of the construction submittal process.

Site Electrical

- ❑ Provide two separate circuits for pathway/security lighting throughout the park per the Parks Construction Standards.
- ❑ Security lighting shall be 25% of all fixtures, to be finalized upon design.
- ❑ Locate an outdoor GFI dual outlet, weatherproof, vandal-resistant cover in all group picnic areas mounting shall be mounted flush at top of post near roof.
- ❑ Metered service panels and service points shall be approved by the Electric Department. Where questions arise regarding acceptable standards, contact the Electric Department directly.

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- ❑ Playing field lights shall be operated by a Musco control link system or accepted equal.
- ❑ Restrooms shall be on a separate circuit.
- ❑ Outlets flushed with wall.

Lighting for Security Purposes

- ❑ Coverage is for potential gathering places when the park is closed for ease of police surveillance.

Upon Approval of Master Plan

- ❑ Upon completion and prior to Parks & Recreation Commission hearing and City Council approval of the Master Plan, provide:
 - a full size rendering laminated and mounted on foam core board;
 - a digital file of the color rendering, jpg & pdf formats.
 - an 8-1/2"x11" color reduction (largest image possible),
 - an 8-1/2"x11" black and white reduction (largest image possible), and
 - an Estimate of Probable Costs.

Neighborhood and Pocket Park Design Criteria

Design

- ❑ Each park is to create a different look, theme or contain an element not already used in other City of Roseville parks.
- ❑ Comply with the current Parks Construction Standards.
- ❑ Elements to include, but not limited to:
 - Usable/turf for purposes of recreation
 - Maximize water-wise landscape areas where non-functional turf have traditionally been placed.
 - Design for one hour stay
 - One school-aged children's play area
 - One to two bay swings (2 – 4 actual swings)
 - Four and up picnic tables under a shaded shelter
 - Two – three picnic tables scattered within the park
 - Benches
 - Concrete pathways
 - Service access for maintenance to the picnic and play area
 - ADA accessibility through-out
 - One – two security lights
 - One drinking fountain
 - One park identification sign

Open Space Standards

- ❑ Provide a 10' clearance between toe of slopes and open space fencing/barriers for maintenance access
- ❑ Provide a master access plan for open space within a plan area to strategically identify access points for maintenance access into the open space

- ❑ All wetlands shall be flagged and fenced using orange construction fencing prior to start of any clearing and grading operations
- ❑ Slopes onto the open space shall be 3:1 maximum
- ❑ For landscapes adjacent to open space, use only native, non-invasive plantings
- ❑ Irrigation in landscaped areas adjacent to open space shall be designed to avoid all over-spray
- ❑ Over-grading onto Open Space shall be avoided
- ❑ Increased run-off due to new development on adjacent property shall be avoided or shall be collected into a piped storm drain system and conveyed to an acceptable receiving water. Daylighting onto Open Space is prohibited.



Parks, Recreation & Libraries Department

**Section 1B:
DESIGN DEVELOPMENT**

Preferred Tree List

The following list includes the Department's preferred tree species. Additional species may be suggested by the Consultant, which will be considered during the 75% construction document submittal phase of work.

Planting sizes to be 15 gallon. Variations in size shall be approved by the City.

Botanical Name	Common Name	Deciduous (D), Evergreen (E)	Turf (T), Non-Turf (N), Accent (A), Wet (W)
Large Trees	(Height/Spread: 35' and up)		
Acer rubrum	Red Maple	D	T, N, W
Acer macrophyllum	Big Leaf Maple	D	T, N, W
Acer negundo	Box Elder	D	W
Fraxinus ornus	Flowering Ash	D	T, N
Fraxinus raywoodii	Raywood Ash	D	T, N
Magnolia grandiflora	Southern Magnolia	E	N
Platanus acerfolia 'Bloodgood'	London Plane Tree	D	T, N, W
Platanus racemosa	California Sycamore	D	T, N, W
Quercus castaneaefolia	Chestnut Leaf Oak	D	T, N
Quercus douglasii	Blue Oak	D	N
Quercus lobata	Valley Oak	D	N
Quercus phellos	Willow Oak	D	N
Quercus virginiana	Southern Live Oak	E	N
Quercus wislizenii	Interior Live Oak	E	N
Pistacia chinensis	Chinese Pistache	D	T, N
Sequoia sempervirens	Coast Live Redwood	E	T, N
Ulmus 'Accolade'	Accolade Elm	D	T, N
Ulmus 'Emerald Sunshine'	Emerald Sunshine Elm	D	T, N
Umbellularia californica	California Bay	E	T, N

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Botanical Name	Common Name	Deciduous (D), Evergreen (E)	Turf (T), Non-Turf (N), Accent (A), Wet (W)
Medium Trees	(Height/Spread: 20'-35')		
<i>Acer buergeranum</i>	Trident Maple	D	T, N
<i>Geijera parvifolia</i>	Austrian Willow	E	N
<i>Gleditsia triacanthos</i> 'Sunburst'	Honey Locust	D	T, N, W
<i>Koelreuteria paniculata</i>	Golden Rain Tree	D	T, N, A
<i>Laurus nobililis</i>	Grecian Laurel	D	N
<i>Malus floribunda</i>	Japanese Flowering Crabapple	D	T, N, A
<i>Nyssa sylvatica</i>	Tupelo Tree	D	T, N
<i>Schinus molle</i>	California Pepper Tree	E	N
<i>Sophora japonica</i>	Japanese Pagoda	D	T, N
Small Trees	(Height/Spread: 15' - 20')		
<i>Acer palmatum</i>	Japanese Maple	D	N, A
<i>Cercis canadensis</i>	Eastern Redbud	D	N, A
<i>Cercis occidentalis</i>	Western Redbud	D	N, A
<i>Lagerstroemia indica</i>	Crepe Myrtle	D	N, A
<i>Magnolia x</i> <i>soulangiana</i>	Saucer Magnolia	D	N, A
<i>Magnolia stellata</i>	Star Magnolia	D	N, A
<i>Melaleuca nesophila</i>	Pink Melaleuca	E	N, A
<i>Rhus lancea</i>	African Sumac	E	N, A

Deleted: *Tilia cordata* 'June Bride'

See following pages for additional tree species options. To the extent possible, tree selections in Streetscapes shall be consistent with the design guidelines in the specific plan.

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2019 City of Roseville RECOMMENDED TREE LIST

Common Name	Botanical Name	Water requirements	Distance Between Trees*	Mature Tree Shape	Av Mature Canopy Size (Diameter)	Mature Tree Height (max.)
Trees for 3' Wide Parkway / Planter or Larger *To calculate the planting distance between 2 different tree spacings, add the distances of the 2 species and divide by 2						
Amur Maple	<i>Acer tataricum ginnala</i>	moist to dry	15'	Rounded	15-20'	20'
Strawberry Tree	<i>Arbutus unedo</i>	moist to dry	12'	Oval to rounded	8-35'	8-35'
Western Redbud	<i>Cercis occidentalis</i>	moist to dry drought tolerant	10'	Rounded	10-18'	10-18'
Chinese Fringe Tree	<i>Chionanthus retusus</i>	moist soil	12'	Rounded	20-25'	20-25'
Chinese Fringe Tree 'Tokyo Tower'	<i>Chionanthus retusus</i>	moist soil	10'	Rounded	10'	20'
Purple Smoke Tree	<i>Cotinus coggygria</i>	wet to moist	10'	Rounded	10-15'	20'
English Hawthorn 'Paul's Scarlet'	<i>Crataegus laevigata 'Paul's Scarlet'</i>	moist to dry	15'	Vase-shape Rounded, vase-shaped	20-25'	18-25'
Washington Hawthorn	<i>Crataegus phaenopyrum</i>	moist to dry	12'	Oval to round-headed	15-20'	25'
Goldenchain Tree	<i>Laburnum anagyroides</i>	moist soil	8'	Broad-rounded	15-20'	20-30'
Crape Myrtle	<i>Lagerstroemia hybrids</i>	moist to dry	12'	Broad-rounded	15-20'	6-30'
Crape Myrtle	<i>Lagerstroemia indica 'dynamite'</i>	moist to dry	12'	Broad-rounded	10-15"	25"
Amur Maackia	<i>Maackia amurensis</i>	moist soil	15'	Vase-shaped	15-20'	30-50'
Bechtel Crabapple	<i>Malus ioensis 'Plena'</i>	moist soil	12'	Broad-rounded	20'	25'
Rejoice Crabapple	<i>Malus 'Rejzam'</i>	moist soil	12'	Broad-rounded	10'	20'

2017 City of Roseville RECOMMENDED TREE LIST

Common Name	Botanical Name	Water re
Trees for 3' Wide Parkway / Planter or Larger *To calculate the planting distance between 2 different tree :		
Amur Maple	<i>Acer tataricum ginnala</i>	moist to c
Strawberry Tree	<i>Arbutus unedo</i>	moist to c
Western Redbud	<i>Cercis occidentalis</i>	moist to c
Chinese Fringe Tree	<i>Chionanthus retusus</i>	moist soil
Chinese Fringe Tree 'Tokyo Tower'	<i>Chionanthus retusus</i>	moist soil
Purple Smoke Tree	<i>Cotinus coggygria</i>	wet to mo
English Hawthorn 'Paul's Scarlet'	<i>Crataegus laevigata 'Paul's Scarlet'</i>	moist to c
Washington Hawthorn	<i>Crataegus phaenopyrum</i>	moist to c
Goldenchain Tree	<i>Laburnum anagyroides</i>	moist soil
Crape Myrtle	<i>Lagerstroemia hybrids</i>	moist to c
Crape Myrtle	<i>Lagerstroemia indica 'dynamite'</i>	moist to c
Amur Maackia	<i>Maackia amurensis</i>	moist soil
Bechtel Crabapple	<i>Malus ioensis 'Plena'</i>	moist soil
Rejoice Crabapple	<i>Malus 'Rejzam'</i>	moist soil
Crabapple 'Prairiefire'	<i>Malus ioensis 'Prairiefire'</i>	moist soil
Golden Raindrops Crabapple	<i>Malus 'Schmidtcutleaf'</i>	moist soil
Firebird Crabapple	<i>Malus sargentii</i>	well drain
Royal Raindrops Crabapple	<i>Malus 'JFS-KWS'</i>	moist soil
Japanese Snowdrop	<i>Styrax japonicus</i>	moist soil
Fragrant Snowbell	<i>Styrax obassia</i>	moist soil
Chaste Tree	<i>Vitex agnus-castus</i>	moist to c
Trees for 4' Parkway / Planter or Larger *To calculate the planting distance between 2 different tree :		
Strawberry Tree	<i>Arbutus unedo 'Marina'</i>	moist to c
Trident Maple	<i>Acer buergerianum</i>	moist soil
Urban Sunset Maple	<i>Acer truncatum x platanoides</i>	moist anc
Hedge Maple	<i>Acer campestre</i>	moist to c soil
Vine Maple	<i>Acer circinatum</i>	moist soil
Flame Maple	<i>Acer ginnala 'Flame'</i>	moist soil
Ruby Slipper Maple	<i>Acer ginnala 'Ruby Slippers'</i>	moist soil
Metro Gold Maple	<i>Acer campestre 'Panacek'</i>	moist to c soil
Red Sunset Maple	<i>Acer rubrum 'Franksred'</i>	wet to mo
Fireburst Paperbark Maple	<i>Acer griseum 'JFS KW8AGRI'</i>	moist soil
Paperbark Maple	<i>Acer griseum 'JFS KW8AGRI'</i>	moist soil
Crimson Sentry Maple	<i>Acer Platanoides 'Crimson Sentry'</i>	moist an
European Hornbeam	<i>Carpinus betulus 'Fastigiata'</i>	moist soil
American Hornbeam	<i>Carpinus caroliniana</i>	wet to mo
Eastern Redbud	<i>Cercis canadensis</i>	moist soil

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Trees for 4' Wide Parkway / Planter or Larger (Continued) *To calculate the planting distance between 2 different tree sp		
Southern Magnolia 'St. Mary'	<i>Magnolia grandiflora 'St. Mary'</i>	moist soil
DD Blanchard Magnolia	<i>Magnolia grandiflora 'DD Blanchard'</i>	moist soil
Kobus Magnolia	<i>Magnolia kobus</i>	well drained
Saucer Magnolia	<i>Magnolia soulangiana</i>	moist soil
Mercury Magnolia	<i>Magnolia soulangiana 'NCMX1'</i>	moist soil
Tupelo / Sour Gum	<i>Nyssa sylvatica</i>	wet tor dry s
Firestarter Tupelo	<i>Nyssa sylvatica 'JFS red'</i>	wet tor dry s
Green Gable Tupelo	<i>Nyssa sylvatica 'NSUHH'</i>	wet tor dry s
Chinese Pistache	<i>Pistacia chinensis</i>	moist to dry
Fern Pine	<i>Podocarpus gracillor</i>	moist soil
Carolina Laurel Cherry	<i>Prunus caroliniana</i>	moist soil, e
Purple Leaf Plum	<i>Prunus cerasifera 'Krauter Vesuvius'</i>	moist soil
Akebono Cherry	<i>Prunus x yedoensis</i>	moist to dry
Pink Flair Cherry	<i>Prunus sargentii 'JFS-KW58'</i>	moist to dry
Kwanzan Cherry	<i>Prunus serrulata 'Kwanzan'</i>	moist
Royal Burgandy Cherry	<i>Prunus serrulata 'Royal Burgandy'</i>	moist
Trees for 6' Parkway / Planter or Larger *To calculate the planting distance between 2 different tree sp		

<u>Common Name</u>	<u>Botanical Name</u>	<u>Water requirements</u>	<u>Distance Between Trees*</u>	<u>Mature Tree Shape</u>	<u>Av Mature Canopy Size (Diameter)</u>	<u>Mature Tree Height (max.)</u>
<u>Crabapple 'Prariefire'</u>	<u>Malus ioensis 'Prariefire'</u>	<u>moist soil</u>	<u>12'</u>	<u>Broad-rounded</u>	<u>15-20'</u>	<u>25'</u>
<u>Golden Raindrops Crabapple</u>	<u>Malus 'Schmidtcutleaf'</u>	<u>moist soil</u>	<u>12'</u>	<u>upright vase</u>	<u>15'</u>	<u>20'</u>
<u>Firebird Crabapple</u>	<u>Malus sargentii</u>	<u>well drained soil</u>	<u>10'</u>	<u>rounded</u>	<u>10'</u>	<u>8'</u>
<u>Royal Raindrops Crabapple</u>	<u>Malus 'JFS-KWS'</u>	<u>moist soil</u>	<u>15'</u>	<u>upright spreading</u>	<u>15'</u>	<u>20'</u>
<u>Japanese Snowdrop</u>	<u>Styrax japonicus</u>	<u>moist soil</u>	<u>12'</u>	<u>Rounded</u>	<u>15-20'</u>	<u>25-30'</u>
<u>Fragrant Snowbell</u>	<u>Styrax obassia</u>	<u>moist soil</u>	<u>12'</u>	<u>Rounded</u>	<u>15-20'</u>	<u>20-30'</u>
<u>Chaste Tree</u>	<u>Vitex agnus-castus</u>	<u>moist to dry</u>	<u>15'</u>	<u>Rounded</u>	<u>15-20'</u>	<u>20-25'</u>
Trees for 4' Parkway / Planter or Larger						
*To calculate the planting distance between 2 different tree spacings, add the distances of the 2 species and divide by 2						
<u>Strawberry Tree</u>	<u>Arbutus unedo 'Marina'</u>	<u>moist to dry</u>	<u>20'</u>	<u>Oval to rounded</u>	<u>30'</u>	<u>40'</u>
<u>Trident Maple</u>	<u>Acer buergerianum</u>	<u>moist soil</u>	<u>18'</u>	<u>Oval</u>	<u>20-25'</u>	<u>20-25'</u>
<u>Urban Sunset Maple</u>	<u>Acer truncatum x platanoides</u>	<u>moist and well drained soil</u>	<u>25'</u>	<u>Oval</u>	<u>20'</u>	<u>35'</u>
<u>Hedge Maple</u>	<u>Acer campestre</u>	<u>moist to dry but well drained soil</u>	<u>18'</u>	<u>Rounded</u>	<u>30-35'</u>	<u>35'</u>
<u>Vine Maple</u>	<u>Acer circinatum</u>	<u>moist soil</u>	<u>18'</u>	<u>Rounded</u>	<u>25-35'</u>	<u>5-25'</u>
<u>Flame Maple</u>	<u>Acer ginnala 'Flame'</u>	<u>moist soil</u>	<u>18'</u>	<u>Rounded</u>	<u>20'</u>	<u>20'</u>
<u>Ruby Slipper Maple</u>	<u>Acer ginnala 'Ruby Slippers'</u>	<u>moist soil</u>	<u>18'</u>	<u>Rounded</u>	<u>20'</u>	<u>20'</u>
<u>Metro Gold Maple</u>	<u>Acer campestre 'Panacek'</u>	<u>moist to dry but well drained soil</u>	<u>18'</u>	<u>Oval</u>	<u>20'</u>	<u>35'</u>
<u>Red Sunset Maple</u>	<u>Acer rubrum 'Franksred'</u>	<u>wet to moist soil</u>	<u>18'</u>	<u>Oval</u>	<u>30'</u>	<u>45'</u>
<u>Fireburst Paperbark Maple</u>	<u>Acer griseum 'JFS KW8AGRI'</u>	<u>moist soil</u>	<u>15'</u>	<u>Upright-oval</u>	<u>15'</u>	<u>25'</u>
<u>Paperbark Maple</u>	<u>Acer griseum 'JFS KW8AGRI'</u>	<u>moist soil</u>	<u>10'</u>	<u>Oval to rounded</u>	<u>20'</u>	<u>25'</u>

<u>Common Name</u>	<u>Botanical Name</u>	<u>Water requirements</u>	<u>Distance Between Trees*</u>	<u>Mature Tree Shape</u>	<u>Av Mature Canopy Size (Diameter)</u>	<u>Mature Tree Height (max.)</u>
<u>Crimson Sentry Maple</u>	<u>Acer Platanoides 'Crimson Sentry'</u>	<u>moist and well drained soil</u>	<u>10'</u>	<u>Pyramidal</u>	<u>15'</u>	<u>25'</u>
<u>European Hornbeam</u>	<u>Carpinus betulus 'Fastigiata'</u>	<u>moist soil</u>	<u>12'</u>	<u>Broad oval-vase shaped</u>	<u>20-30'</u>	<u>35'</u>
<u>American Hornbeam</u>	<u>Carpinus caroliniana</u>	<u>wet to moist soil</u>	<u>14'</u>	<u>Vase-shaped</u>	<u>20-30'</u>	<u>35'</u>
<u>Eastern Redbud</u>	<u>Cercis canadensis</u>	<u>moist soil</u>	<u>12'</u>	<u>Rounded</u>	<u>25-35'</u>	<u>20-30'</u>
<u>Golden Flame Tree</u>	<u>Koelreuteria bipinnata</u>	<u>moist soil</u>	<u>15'</u>	<u>Rounded</u>	<u>15-25'</u>	<u>35'</u>
<u>Goldenrain Tree</u>	<u>Koelreuteria paniculata</u>	<u>moist to dry drought tolerant</u>	<u>18'</u>	<u>Rounded</u>	<u>30-40'+</u>	<u>30-40'</u>
<u>Coral Sun Goldenrain Tree</u>	<u>Koelreuteria paniculata 'Coral Sun'</u>	<u>moist to dry drought tolerant</u>	<u>18'</u>	<u>Rounded</u>	<u>18'</u>	<u>20'</u>
<u>Katsura</u>	<u>Cercidiphyllum japonicum</u>	<u>moist soil</u>	<u>18'</u>	<u>Oval, Rounded or Umbrella</u>	<u>30-40'+</u>	<u>35'</u>
<u>Trees for 4' Wide Parkway / Planter or Larger (Continued)</u> <u>*To calculate the planting distance between 2 different tree spacings, add the distances of the 2 species and divide by 2</u>						
<u>Southern Magnolia 'St. Mary'</u>	<u>Magnolia grandiflora 'St. Mary'</u>	<u>moist soil</u>	<u>12'</u>	<u>Rounded</u>	<u>15-20'</u>	<u>25'</u>
<u>DD Blanchard Magnolia</u>	<u>Magnolia grandiflora 'DD Blanchard'</u>	<u>moist soil</u>	<u>12'</u>	<u>Rounded</u>	<u>15-20'</u>	<u>35'</u>
<u>Kobus Magnolia</u>	<u>Magnolia kobus</u>	<u>well drained soil</u>	<u>15'</u>	<u>Rounded</u>	<u>15-25'</u>	<u>50'</u>
<u>Saucer Magnolia</u>	<u>Magnolia soulangiana</u>	<u>moist soil</u>	<u>20'</u>	<u>Rounded</u>	<u>20-30'</u>	<u>25'</u>
<u>Mercury Magnolia</u>	<u>Magnolia soulangiana 'NCMX1'</u>	<u>moist soil</u>	<u>15'</u>	<u>Upright pyramidal</u>	<u>10-15'</u>	<u>25'</u>
<u>Tupelo / Sour Gum</u>	<u>Nyssa sylvatica</u>	<u>wet to dry soil</u>	<u>20'</u>	<u>Rounded pyramidal</u>	<u>20-30'</u>	<u>30-50'</u>
<u>Firestarter Tupelo</u>	<u>Nyssa sylvatica 'JFS red'</u>	<u>wet to dry soil</u>	<u>18'</u>	<u>Upright Oval</u>	<u>15'</u>	<u>35'</u>
<u>Green Gable Tupelo</u>	<u>Nyssa sylvatica 'NSUHH'</u>	<u>wet to dry soil</u>	<u>20'</u>	<u>Pyramidal</u>	<u>20'</u>	<u>40'</u>

<u>Common Name</u>	<u>Botanical Name</u>	<u>Water requirements</u>	<u>Distance Between Trees*</u>	<u>Mature Tree Shape</u>	<u>Av Mature Canopy Size (Diameter)</u>	<u>Mature Tree Height (max.)</u>
<u>Chinese Pistache</u>	<u><i>Pistacia chinensis</i></u>	<u>moist to dry drought tolerant</u>	<u>24'</u>	<u>Broad-rounded</u>	<u>25-35'</u>	<u>30-35' (65')</u>
<u>Fern Pine</u>	<u><i>Afrocarpus acilior</i></u>	<u>moist soil</u>	<u>10'</u>	<u>Irregular oval</u>	<u>10-18'</u>	<u>65'</u>
<u>Carolina Laurel Cherry</u>	<u><i>Prunus caroliniana</i></u>	<u>moist soil, drought tolerant</u>	<u>15'</u>	<u>Irregular rounded</u>	<u>15-25'</u>	<u>20-30' (40')</u>
<u>Glenleven Littleleaf Linden</u>	<u><i>Tilia cordata</i></u>	<u>well drained soil</u>	<u>15'</u>	<u>Connical or oval</u>	<u>40-60'</u>	<u>65'</u>
<u>Purple Leaf Plum</u>	<u><i>Prunus cerasifera</i> 'Krauter Vesuvius'</u>	<u>moist soil</u>	<u>15'</u>	<u>Rounded</u>	<u>15-25'</u>	<u>15-30'</u>
<u>Akebono Cherry</u>	<u><i>Prunus x yedoensis</i></u>	<u>moist to dry</u>	<u>15'</u>	<u>Upright spreading</u>	<u>25'</u>	<u>25'</u>
<u>Pink Flair Cherry</u>	<u><i>Prunus sargentii</i> 'JFS-KW58'</u>	<u>moist to dry</u>	<u>15'</u>	<u>Upright narrow vase</u>	<u>10-15'</u>	<u>25'</u>
<u>Kwanzan Cherry</u>	<u><i>Prunus serrulata</i> 'Kwanzan'</u>	<u>moist</u>	<u>20'</u>	<u>vase</u>	<u>20'</u>	<u>30'</u>
<u>Royal Burgandy Cherry</u>	<u><i>Prunus serrulata</i> 'Royal Burgandy'</u>	<u>moist</u>	<u>15'</u>	<u>Broad vase</u>	<u>15'</u>	<u>20'</u>
<u>Ornamental Pear 'Chanticleer'</u>	<u><i>Pyrus calleryana</i> 'Chanticleer'</u>	<u>moist soil</u>	<u>18'</u>	<u>Narrow oval</u>	<u>15-20'</u>	<u>30-50'</u>
<u>Trees for 6' Parkway / Planter or Larger</u> <u>*To calculate the planting distance between 2 different tree spacings, add the distances of the 2 species, divide by 2</u>						
<u>Marshal Seedless Green Ash</u>	<u><i>Fraxinus pennsylvanica</i> 'Marshal'</u>	<u>wet to moist soil</u>	<u>25'</u>	<u>Oval, erect, spreading</u>	<u>30-40'</u>	<u>50'</u>
<u>Bigleaf Maple</u>	<u><i>Acer macrophyllum</i></u>	<u>moist soil, drought tolerant</u>	<u>20'</u>	<u>Broad-rounded</u>	<u>30-75'</u>	<u>45-75'</u>
<u>Japanese Maple 'Bloodgood'</u>	<u><i>Acer palmatum</i> 'Bloodgood'</u>	<u>moist and well drained soil</u>	<u>15'</u>	<u>Broad-rounded</u>	<u>25'+</u>	<u>25'</u>
<u>Glowing Embers Japanese Maple</u>	<u><i>Acer palmatum</i> 'Glowing Embers'</u>	<u>moist and well drained soil</u>	<u>15'</u>	<u>Broad-rounded</u>	<u>20'</u>	<u>22'</u>

<u>Common Name</u>	<u>Botanical Name</u>	<u>Water requirements</u>	<u>Distance Between Trees*</u>	<u>Mature Tree Shape</u>	<u>Av Mature Canopy Size (Diameter)</u>	<u>Mature Tree Height (max.)</u>
Red Maple	<i>Acer rubrum</i>	wet to moist soil	25'	Oval to rounded	to 60'	40-60'
Fall Fiesta Maple	<i>Acer saccharum</i> 'Bailsta'	moist soil	25'	Broad-rounded	35-50'	50'
Armstrong Gold	<i>Acer rubrum</i>	wet to moist soil	25'	Columnar	12'	40'
October Glory Maple	<i>Acer rubrum</i> 'October Glory'	wet to moist soil	25'	Oval to rounded	35'	40'-50'
Columnar Norway Maple	<i>Acer Platanoides</i> 'columnar'	moist and well drained soil	15'	Narrow upright	15'	35'
Norway Maple	<i>Acer Platanoides</i>	moist and well drained soil	25'	Rounded	50-60'	65'
Crimson King Maple	<i>Acer Platanoides</i> 'Crimson King'	moist and well drained soil	25'	Oval to rounded	35'	40'
Armstrong Maple	<i>Acer rubrum</i>	wet to moist soil	25'	Narrow, fastigate	12'	45'
Sensation Box Elder	<i>Acer negundo</i> 'sensation'	wet to dry soil	25'	Rounded to umbrella	25'	30'
Common Horsechestnut	<i>Aesculus hippocastanum</i>	moist soil	25'	Rounded	40-70'	60-75'
European Hackberry	<i>Celtis australis</i>	moist to dry drought tolerant	30'	Rounded	50-60'	40-70'
Common Hackberry	<i>Celtis occidentalis</i>	moist to dry drought tolerant	25'	Rounded	50-60'	40-70'
Kentucky Coffee Tree	<i>Gymnocladus dioica</i>	moist to dry drought tolerant	25'	Oval with coarse branching	40-50'	60-75'
Princeton Sentry Ginkgo (Male Only)	<i>Ginkgo biloba</i> 'Princeton sentry'	moist to dry	15'	narrowly pyramidal	15'	40'
Sweet Bay	<i>Laurus nobilis</i>	moist to dry	20'	Irregular rounded	20-25'	25-35'
Trees for 6' Parkway / Planter or Larger (Continued)						*To
calculate the planting distance between 2 different tree spacings, add the distances of the 2 species, divide by 2						
Douglas Fir	<i>Pseudotsuga menziesii</i>	moist to dry	30'	Conical	30-40'	60-80'

<u>Common Name</u>	<u>Botanical Name</u>	<u>Water requirements</u>	<u>Distance Between Trees*</u>	<u>Mature Tree Shape</u>	<u>Av Mature Canopy Size (Diameter)</u>	<u>Mature Tree Height (max.)</u>
<u>Blue Oak</u>	<u>Quercus douglasii</u>	<u>moist to dry</u>	<u>30'</u>	<u>Rounded umbrella</u>	<u>50-80'</u>	<u>50-60'</u>
<u>English Oak</u>	<u>Quercus robur</u>	<u>moist to dry</u>	<u>30'</u>	<u>Oval, round, or umbrella</u>	<u>35-60'</u>	<u>65'</u>
<u>Holly Oak</u>	<u>Quercus ilex</u>	<u>moist to dry</u>	<u>25'</u>	<u>Rounded umbrella</u>	<u>40-50'</u>	<u>40-65'</u>
<u>Burr Oak</u>	<u>Quercus macrocarpa</u>	<u>wet to dry</u>	<u>30'</u>	<u>Rounded or umbrella</u>	<u>75-85'</u>	<u>>65'</u>
<u>Turkey Oak</u>	<u>Quercus cerris</u>	<u>well drained soil</u>	<u>30'</u>	<u>Rounded</u>	<u>50'</u>	<u>50'</u>
<u>Willow Oak</u>	<u>Quercus phellos</u>	<u>moist to dry</u>	<u>25'</u>	<u>Rounded or umbrella</u>	<u>30-40'</u>	<u>40-60'</u>
<u>Southern Live Oak</u>	<u>Quercus virginiana</u>	<u>wet to moist soil</u>	<u>25'</u>	<u>Oval, round, or umbrella</u>	<u>30-50'</u>	<u>50'</u>
<u>Cork Oak</u>	<u>Quercus suber</u>	<u>moist to dry drought tolerant</u>	<u>30'</u>	<u>Rounded or umbrella</u>	<u>35-45'</u>	<u>>65'</u>
<u>Trees for 6' Parkway / Planter or Larger</u>						
<u>Japanese Pagoda Tree</u>	<u>Sophora japonica</u>	<u>moist soil</u>	<u>25'</u>	<u>Rounded to broad-spreading</u>	<u>50-75'</u>	<u>50'</u>
<u>Accolade® Elm</u>	<u>Ulmus japonica x wilsoniana 'Morton'</u>	<u>moist soil</u>	<u>25'</u>	<u>Vase shaped with arching limbs</u>	<u>60'</u>	<u>70'</u>
<u>Emerald Sunshine Elm</u>	<u>Ulmus propinqua 'Emerald Sunshine'</u>	<u>moist soil</u>	<u>25'</u>	<u>Vase shaped</u>	<u>30'</u>	<u>30'</u>
<u>Trees for 8' Parkway / Planter or Larger</u> <u>*To calculate the planting distance between 2 different tree spacings, add the distances of the 2 species and divide by 2</u>						
<u>Sycamore Maple</u>	<u>Acer pseudoplatanus</u>	<u>moist soil</u>	<u>25'</u>	<u>Oval or Rounded</u>	<u>40-50'</u>	<u>50'</u>
<u>Incense Cedar</u>	<u>Calocedrus decurrens</u>	<u>moist to dry drought</u>	<u>25'</u>	<u>Conical</u>	<u>25-30'</u>	<u>>65'</u>

<u>Common Name</u>	<u>Botanical Name</u>	<u>Water requirements</u>	<u>Distance Between Trees*</u>	<u>Mature Tree Shape</u>	<u>Av Mature Canopy Size (Diameter)</u>	<u>Mature Tree Height (max.)</u>
<u>Atlas (Blue) Cedar</u>	<u><i>Cedrus atlantica</i></u>	<u>moist to dry drought tolerant</u>	<u>30'</u>	<u>Conical, spreading</u>	<u>30-40'</u>	<u>>65'</u>
<u>Deodar Cedar</u>	<u><i>Cedrus deodara</i></u>	<u>moist to dry drought tolerant</u>	<u>35'</u>	<u>Conical</u>	<u>30-60'</u>	<u>>65'</u>
<u>Carob</u>	<u><i>Ceratonia siliqua</i></u>	<u>moist to dry</u>	<u>25'</u>	<u>Broad to wide-rounded or umbrella</u>	<u>30-45'</u>	<u>30-40'</u>
<u>Arizona Cypress</u>	<u><i>Cupressus arizonica</i></u>	<u>well drained soil</u>	<u>20'</u>	<u>Conical to columnar</u>	<u>25-30'</u>	<u>40-50'</u>
<u>Maidenhair tree (Male Only)</u>	<u><i>Ginkgo biloba</i></u>	<u>moist to dry</u>	<u>30'</u>	<u>Conical, spreading</u>	<u>30-40'+</u>	<u>40-65'</u>
<u>Autumn Gold Ginkgo (Male Only)</u>	<u><i>Ginkgo biloba</i> 'Autumn Gold'</u>	<u>moist to dry</u>	<u>30'</u>	<u>Broadly pyramidal</u>	<u>35'</u>	<u>45'</u>
<u>Honey Locust (thornless)</u>	<u><i>Gleditsia triacanthos</i></u>	<u>wet to dry soil, drought tolerant</u>	<u>25'</u>	<u>Oval or umbrella</u>	<u>30-70'</u>	<u>40-65'</u>
<u>Rubylace Honey Locust (thornless)</u>	<u><i>Gleditsia triacanthos</i> 'Rubylace'</u>	<u>wet to dry soil, drought tolerant</u>	<u>25'</u>	<u>Oval or umbrella</u>	<u>25'</u>	<u>30'</u>
<u>Sunburst Honey Locust (thornless)</u>	<u><i>Gleditsia triacanthos</i> 'Suncole'</u>	<u>wet to dry soil, drought tolerant</u>	<u>25'</u>	<u>Irregular</u>	<u>35'</u>	<u>40'</u>
<u>Toyon</u>	<u><i>Heteromeles arbutifolia</i></u>	<u>moist to dry</u>	<u>25'</u>	<u>Rounded</u>	<u>15-25'</u>	<u>35'</u>
<u>Japanese Lilac</u>	<u><i>Syringa reticulata</i></u>	<u>moist to dry drought tolerant</u>	<u>25'</u>	<u>Oval or Rounded</u>	<u>25-40'</u>	<u>35'</u>
<u>Empress Tree</u>	<u><i>Paulownia tomentosa</i></u>	<u>moist soil</u>	<u>20'</u>	<u>Oval or rounded</u>	<u>30-40'</u>	<u>40-60'</u>
<u>London Plane Tree</u>	<u><i>Platanus x hispanica</i></u>	<u>wet to dry soil</u>	<u>30'</u>	<u>Oval, rounded or umbrella</u>	<u>30-50'</u>	<u>40-70'</u>
<u>American Sycamore</u>	<u><i>Platanus occidentalis</i></u>	<u>wet to dry soil</u>	<u>30'</u>	<u>Oval, rounded or umbrella</u>	<u>30-50'</u>	<u>>70'</u>

<u>Common Name</u>	<u>Botanical Name</u>	<u>Water requirements</u>	<u>Distance Between Trees*</u>	<u>Mature Tree Shape</u>	<u>Av Mature Canopy Size (Diameter)</u>	<u>Mature Tree Height (max.)</u>
<u>California Sycamore</u>	<u><i>Platanus racemosa</i></u>	<u>moist to dry</u>	<u>30'</u>	<u>Oval, rounded or umbrella</u>	<u>30-50'</u>	<u>40-70'</u>
<u>California Black Oak</u>	<u><i>Quercus kelloggii</i></u>	<u>moist to dry</u>	<u>30'</u>	<u>Oval, rounded or umbrella</u>	<u>30-60'</u>	<u>40-70'</u>
<u>Valley Oak</u>	<u><i>Quercus lobata</i></u>	<u>moist to dry</u>	<u>30'</u>	<u>Broad-rounded</u>	<u>50-80'</u>	<u>>65'</u>
<u>Swamp White Oak</u>	<u><i>Quercus bicolor</i></u>	<u>wet to moist soil</u>	<u>30'</u>	<u>Oval, rounded or umbrella</u>	<u>30-60'</u>	<u>65'</u>
<u>Interior Live Oak</u>	<u><i>Quercus wislizenii</i></u>	<u>moist to dry</u>	<u>30'</u>	<u>Oval, rounded, umbrella or vase</u>	<u>30-60'</u>	<u>30-65'</u>
<u>Western Red Cedar</u>	<u><i>Thuja plicata</i></u>	<u>moist soil</u>	<u>25'</u>	<u>Conical to wide conical</u>	<u>50-80'</u>	<u>50-70'</u>
<u>Sawleaf Zelkova</u>	<u><i>Zelkova serrata</i></u>	<u>moist soil</u>	<u>30'</u>	<u>Rounded or umbrella</u>	<u>30-60'</u>	<u>40-70'</u>
<u>Village Green Zelkova</u>	<u><i>Zelkova serrata</i> 'Village Green'</u>	<u>moist soil</u>	<u>30'</u>	<u>vase - rounded</u>	<u>40'</u>	<u>40'</u>
<u>Wireless Zelkova</u>	<u><i>Zelkova serrata</i> 'Schmidtlow'</u>	<u>moist soil</u>	<u>30'</u>	<u>Broad-vase</u>	<u>15'</u>	<u>24'</u>
<u>Trees for 12'+ Parkway / Planter</u> <u>*To calculate the planting distance between 2 different tree spacings, add the distances of the 2 species and divide by 2</u>						
<u>American Chestnut</u>	<u><i>Castanea dentata</i></u>	<u>moist soil</u>	<u>30'</u>	<u>Oval to rounded or wide spreading</u>	<u>40-60'</u>	<u>>65'</u>
<u>Southern Magnolia</u>	<u><i>Magnolia grandiflora</i></u>	<u>moist soil</u>	<u>30'</u>	<u>Broad pyramidal, rounded pyramidal and rounded</u>	<u>30-50'</u>	<u>60-80'</u>

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<u>Common Name</u>	<u>Botanical Name</u>	<u>Water requirements</u>	<u>Distance Between Trees*</u>	<u>Mature Tree Shape</u>	<u>Av Mature Canopy Size (Diameter)</u>	<u>Mature Tree Height (max.)</u>
<u>Chestnut-Leafed Oak</u>	<u><i>Quercus castaneafolia</i></u>	<u>well drained soil</u>	<u>30'</u>	<u>Broad and rounded</u>	<u>50-60'</u>	<u>60-80'</u>
<u>Red Oak</u>	<u><i>Quercus rubra</i></u>	<u>moist soil</u>	<u>30'</u>	<u>Rounded</u>	<u>60-75'</u>	<u>60-75'</u>
<u>Willow Oak</u>	<u><i>Quercus phellos</i></u>	<u>moist to dry</u>	<u>30'</u>	<u>Rounded</u>	<u>30-50'</u>	<u>90'</u>
<u>Scarlet Oak</u>	<u><i>Quercus coccinea</i></u>	<u>moist to dry</u>	<u>30'</u>	<u>Broad oval</u>	<u>40'</u>	<u>50'-60'</u>
<u>Coast Redwood</u>	<u><i>Sequoia sempervirens</i></u>	<u>moist soil</u>	<u>25'</u>	<u>Narrow pyramidal to wide conical</u>	<u>50-60'</u>	<u>60-80'</u>
<u>Giant Sequoia</u>	<u><i>Sequoiadendron giganteum</i></u>	<u>moist to dry</u>	<u>30'</u>	<u>Narrow pyramidal</u>	<u>50-60'</u>	<u>60-80'</u>
<u>Bald Cypress</u>	<u><i>Taxodium distichum</i></u>	<u>wet to dry soil</u>	<u>25'</u>	<u>Oval at maturity, uniform</u>	<u>20-30'</u>	<u>50-70'</u>
<u>Drought Tolerant Species</u>						
<u>Red Push Pistache</u>	<u><i>Pistacia atlantica x Pistacia integerrima</i></u>	<u>Moist to dry soil</u>	<u>25'</u>	<u>Oval at maturity, uniform</u>	<u>20-30'</u>	<u>50-70'</u>
<u>Mulga</u>	<u><i>Acacia aneura</i></u>	<u>Moist to dry soil</u>	<u>10'</u>	<u>Rounded</u>	<u>10-18'</u>	<u>-</u>
<u>Palo Verde</u>	<u><i>Parkinsonia x desert museum</i></u>	<u>Moist to dry soil</u>	<u>24'</u>	<u>Broad-rounded</u>	<u>25-35'</u>	<u>30-35' (65')</u>
<u>California Buckeye</u>	<u><i>Aesculus californica</i></u>	<u>Moist to dry soil</u>	<u>24'</u>	<u>Broad-rounded</u>	<u>25'</u>	<u>25'</u>
<u>Loquat</u>	<u><i>Eriobotrya japonica</i></u>	<u>Moist to dry soil</u>	<u>24'</u>	<u>Broad-rounded</u>	<u>25-35'</u>	<u>30-35' (65')</u>
<u>Pineapple quava</u>	<u><i>Feijoa sellowiana</i></u>	<u>Moist to dry soil</u>	<u>10'</u>	<u>Rounded</u>	<u>15-25'</u>	<u>25'</u>
<u>Silk oak</u>	<u><i>Grevillea robusta</i></u>	<u>Moist to dry soil</u>	<u>35'</u>	<u>Oval or Rounded</u>	<u>30-60'</u>	<u>>65</u>
<u>Western Redbud</u>	<u><i>Cercis occidentalis</i></u>	<u>moist to dry drought tolerant</u>	<u>10'</u>	<u>Rounded</u>	<u>10-18'</u>	<u>10-18'</u>
<u>Crape Myrtle</u>	<u><i>Lagerstroemia hybrids</i></u>	<u>-</u>	<u>12'</u>	<u>Broad-rounded</u>	<u>15-20'</u>	<u>6-30'</u>
<u>Goldenrain Tree</u>	<u><i>Koelreuteria paniculata</i></u>	<u>moist to dry drought tolerant</u>	<u>18'</u>	<u>Rounded</u>	<u>30-40'+</u>	<u>30-40'</u>

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<u>Common Name</u>	<u>Botanical Name</u>	<u>Water requirements</u>	<u>Distance Between Trees*</u>	<u>Mature Tree Shape</u>	<u>Av Mature Canopy Size (Diameter)</u>	<u>Mature Tree Height (max.)</u>
<u>Chinese Pistache</u>	<u><i>Pistacia chinensis</i></u>	<u>moist to dry drought tolerant</u>	<u>24'</u>	<u>Broad-rounded</u>	<u>25-35'</u>	<u>30-35' (65')</u>
<u>Kentucky Coffee Tree</u>	<u><i>Gymnocladus dioica</i></u>	<u>moist to dry drought tolerant</u>	<u>25'</u>	<u>Oval</u>	<u>40-50'</u>	<u>60-75'</u>
<u>Cork Oak</u>	<u><i>Quercus suber</i></u>	<u>moist to dry drought tolerant</u>	<u>30'</u>	<u>Rounded or umbrella</u>	<u>35-45'</u>	<u>>65'</u>
<u>Honey Locust (thornless)</u>	<u><i>Gleditsia triacanthos</i></u>	<u>wet to dry soil, drought tolerant</u>	<u>25'</u>	<u>Oval or umbrella</u>	<u>30-70'</u>	<u>40-65'</u>
<u>Japanese Lilac</u>	<u><i>Syringa reticulata</i></u>	<u>moist to dry drought tolerant</u>	<u>25'</u>	<u>Oval or Rounded</u>	<u>25-40'</u>	<u>35'</u>
<u>Atlas (Blue) Cedar</u>	<u><i>Cedrus atlantica</i></u>	<u>moist to dry drought tolerant</u>	<u>30'</u>	<u>Conical, spreading</u>	<u>30-40'</u>	<u>>65'</u>
<u>Incense Cedar</u>	<u><i>Calocedrus decurrens</i></u>	<u>moist to dry drought tolerant</u>	<u>25'</u>	<u>Conical</u>	<u>25-30'</u>	<u>>65'</u>
<u>Deodar Cedar</u>	<u><i>Cedrus deodara</i></u>	<u>Moist to dry soil</u>	<u>35'</u>	<u>Conical</u>	<u>30-60'</u>	<u>>65'</u>
<u>Arizona Sycamore</u>	<u><i>Platanus wrightii</i></u>	<u>Moist</u>	<u>35'</u>	<u>Oval or Rounded</u>	<u>30-60'</u>	<u>>65'</u>
<u>Trees Tolerant of High-Salinity Irrigation</u>						
<u>Hedge Maple</u>	<u><i>Acer campestre</i></u>	<u>moist to dry but well drained soil</u>	<u>18'</u>	<u>Rounded</u>	<u>30-35'</u>	<u>35'</u>
<u>Golden Flame Tree</u>	<u><i>Koelreuteria bipinnata</i></u>	<u>moist soil</u>	<u>15'</u>	<u>Rounded</u>	<u>15-25'</u>	<u>35'</u>
<u>Deodar Cedar</u>	<u><i>Cedrus deodara</i></u>	<u>Moist to dry soil</u>	<u>35'</u>	<u>Conical</u>	<u>30-60'</u>	<u>>65'</u>
<u>Italian Cypress</u>	<u><i>Cupressus sempervirens</i></u>	<u>moist to dry</u>	<u>10'</u>	<u>Columnar</u>	<u>8-12'</u>	<u>50-60'</u>
<u>Leyland Cypress</u>	<u><i>Cupressocyparis × leylandii</i></u>	<u>Moist to dry soil</u>	<u>18'</u>	<u>Columnar</u>	<u>30'-50'</u>	<u>50-60'</u>
<u>Oleander</u>	<u><i>Nerium oleander</i></u>	<u>Moist to dry soil</u>	<u>18'</u>	<u>Rounded</u>	<u>15-25'</u>	<u>25'</u>
<u>Southern live oak</u>	<u><i>Quercus virginiana</i></u>	<u>wet to moist soil</u>	<u>30'</u>	<u>Rounded</u>	<u>35-45'</u>	<u>>65'</u>

<u>Common Name</u>	<u>Botanical Name</u>	<u>Water requirements</u>	<u>Distance Between Trees*</u>	<u>Mature Tree Shape</u>	<u>Av Mature Canopy Size (Diameter)</u>	<u>Mature Tree Height (max.)</u>
<u>Cork Oak</u>	<u><i>Quercus suber</i></u>	<u>moist to dry drought tolerant</u>	<u>30'</u>	<u>Rounded or umbrella</u>	<u>35-45'</u>	<u>>65'</u>
<u>Silk oak</u>	<u><i>Grevillea robusta</i></u>	<u>Moist to dry soil</u>	<u>35'</u>	<u>Columnar</u>	<u>40-60'</u>	<u>>65'</u>
<u>Strawberry Tree</u>	<u><i>Arbutus unedo</i></u>	<u>moist to dry</u>	<u>12'</u>	<u>Oval to rounded</u>	<u>8-35'</u>	<u>8-35'</u>
<u>Trident Maple</u>	<u><i>Acer buergerianum</i></u>	<u>moist soil</u>	<u>18'</u>	<u>Oval</u>	<u>20-25'</u>	<u>20-25'</u>
<u>Western Redbud</u>	<u><i>Cercis occidentalis</i></u>	<u>moist to dry drought tolerant</u>	<u>10'</u>	<u>Rounded</u>	<u>10-18'</u>	<u>10-18'</u>
<u>Toyon</u>	<u><i>Heteromeles arbutifolia</i></u>	<u>moist to dry</u>	<u>15'</u>	<u>Rounded</u>	<u>15-25'</u>	<u>35'</u>
<u>California Sycamore</u>	<u><i>Platanus racemosa</i></u>	<u>moist to dry</u>	<u>35'</u>	<u>Oval</u>	<u>34-60'</u>	<u>>65'</u>

Not To Be Planted Within 20' of Any Infrastructure and Not to be Planted on Roseville City Property - Species have invasive root systems and create major hardscape damages

<u>Silver Maple</u>	<u><i>Acer saccharinum</i></u>
<u>Tree-of-Heaven</u>	<u><i>Ailanthus altissima</i></u>
<u>Mimosa / Silk Tree</u>	<u><i>Albizia julibrissin</i></u>
<u>White Alder</u>	<u><i>Alnus rhombifolia</i></u>
<u>Modesto Ash</u>	<u><i>Fraxinus velutina 'Modesto'</i></u>
<u>Glossy Privet</u>	<u><i>Ligustrum lucidum</i></u>
<u>American Sweet Gum</u>	<u><i>Liquidambar styraciflua</i></u>
<u>Mulberry family</u>	<u><i>Morus species</i></u>
<u>Grey Pine/Foothill Pine</u>	<u><i>Pinus sabiniana</i></u>
<u>Locust family</u>	<u><i>Robinia species</i></u>
<u>Willow family</u>	<u><i>Salix species</i></u>
<u>Cottonwood family</u>	<u><i>Populus species</i></u>
<u>Chinese Hackberry</u>	<u><i>Celtis sinensis</i></u>
<u>Chinese Tallow Tree</u>	<u><i>Sapium sebiferum</i></u>

Suggested Water – Conserving Plantings

Trees			
Latin Name	Common Name	Native	Non-Native
Aesculus californica	California Buckeye	X	
Ceratonia siliqua	Carob		X
Cercis occidentalis	Western Redbud	X	
Cotinus coggygria	Smoke Tree		X
Juglans californica	California Black Walnut		
Quercus spp.	Oak- Valley, Interior Live, Blue	X	
Quercus spp.	Oak- Virginia, Cork		X
Platanus racemosa	California Sycamore	X	
Rhus lacea	African Sumac		X
Robinia spp	Locust		X
Schinus Molle	California Pepper Tree		X
Umbellularia californica	California Bay	X	
Shrubs			
Latin Name	Common Name	Native	Non-Native
Abelia spp	NCN		X
Arbutus unedo	Strawberry Tree		X
Artemesia californica	California Sagebush, Dusty Miller*	X	
Berberis thunbergia	Barberry	X	
Callistemon spp	Bottlebrush		X
Calluna vulgaris	Scotch Heather		X
Carex firma 'Variegata'	Carex		X
Carpenteria californica	Bush Anemone	X	
Ceanothus spp	Wild Lilac		X
Cistus spp	Rock Rose*	X	
Cistus mickie	Yellow Rock Rose	X	
Dietes vegata	Fortnight Lily		X
Dodonaea viscosa	Hop bush		X
Erica spp	Heath		X
Eriogonum	Wild Buckwheat	X	
Euryops spp	NCN		X
Grevillea 'Noelii'	Noel's Grevillea		X
Hermerocallis spp	Daylily*		X
Heteromeles arbutifolia	Toyon	X	
Kniphofia sp.	Red Hot Poker	X	
Lamium maculatum 'Aureum'	Spotted Dead Nettle		X

Deleted: Oak

Deleted: Oak

Deleted: spp

Deleted: thunbergiana

Deleted: NCN

Deleted: hirsuta 'Fire Dance'

Deleted: 2019

Shrubs continued

Latin Name	Common Name	Native	Non-Native
Lavatera maritima	Tree Mallow		X
Liriope spp	<u>Lilly Turf*</u>		X
Loropelatum chinense	<u>Chinese Fringe Flower</u>		X
Mahonia spp	Mahonia	X	X
Mimulus spp	Monkey Flower		
Nerium oleander	Oleander		X
Osmanthus fragrans	Sweet Olive		X
Penstemon spp	Beard Tongue, Penstemon*		X
Photinia x fraseri	Photinia		X
Physocarpus opulfolius	Donna May		X
Rhamnus californica	Coffeeberry	X	
Ribes spp	Gooseberry		X
Rosa banksiae	Lady Banks Rose		X
Rosmarinus officinalis	Rosemary		X
Salvia spp	Sage*		X
Santolina chamaecyparissus	Lavender Cotton		X
Spirea japonica 'Dakota Gold Charm' or 'Gould Mound'	Spirea		X
Viburnum davidii	Sweet Viburnum		X
Xylosma congestum	<u>Shiny Xylosma</u>		X
Zauschneria californica	California Fuschsia	X	

Deleted: Liriope

Deleted: NCN

Deleted: NCN

Groundcover, Grasses, Perennials

Latin Name	Common Name	Native	Non-Native
Actostaphylos spp	Manzanita	X	
Arctotis	African Daisy*		X
Aster	Aster*		X
Baccharis spp	Coyote Bush	X	
Carex firma 'Variegata'	Variegated Carex		
Chamaemulum nobile	Chamomile		X
Ceratostigma plumbagiodes	Cape Plumbago		X
Chrysanthemum maximum	Shasta Daisy*		X
Coprosma repens	Mirror Plant		X
<u>Coreopsis</u>	<u>Tick Seed*</u>		X
Festuca ovina var. 'Glaucia'	Blue Fescue		X
Gazania 'Fiesta Red'	Red-Orange Gazania		X
Helianthemum nummularium	Sunrose		
Iberis sempervirens	Candytuft*		X
Iris douglasiana	Iris*	X	
Kniphofia spp	Red Hot Poker*		X

Deleted: NCN

Deleted: Groundcover, Grasses, Perennials continued (...)

Deleted: 2019

Groundcover, Grasses, Perennials continued

<u>Latin Name</u>	<u>Common Name</u>	<u>Native</u>	<u>Non-Native</u>
Lavendula angustifolia	Lavendar*		X
Limonium	Statice*		X
Lobularia maritima	Sweet Allysum		X
Muhlenbergia rigens	Deer Grass	X	
Myoporum parvifolium	NCN*		X
Nierembergia spp	Cup Flower		
Pennisetum spp	Fountain Grass		X
Phlox stolonifera	Creeping Phlox*		X
Thymus pseudolinosus	WoolyThyme*		X
Thymus serpyllum 'Coccineus'	Red Thyme		X
Verbena spp	Verbena*		
Vines			
Clematis spp	Clematis*		X
Clytostoma callistegioides	Lavender Trumpet Vine		X
Lonicera japonica	Honeysuckle*		X
Macfadyena unguis-cati	Yellow Trumpet Vine, Cat's Claw		X
Rosa californica	California Rose	X	
Tecoma capensis	Cape Honeysuckle		X
Vitus californica	California Grape	X	

*denotes fire-resistant plants

Native denotes California native

Non-Native denotes ornamental plant species prone to utilize minimal water

While all plants listed require little water at maturity, all plants require initial watering over a three +/- year period in order to properly establish. California natives planted in urban surroundings will require periodic watering during the summer.

Deleted: Nassella tenuissima

Deleted: 2019

Standard Symbols for the Irrigation Legend

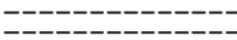


Pressure Mainline, Schedule 40 PVC, size as noted on the plans. *(Bold and distinctly different from other graphic lines).*



Non-pressurized Lateral Lines, Schedule 40 PVC, size as noted on the plans. *(Do not use pipe smaller than 3/4").*

Deleted: Class 200



Schedule 40 PVC Sleeve under pavement per Parks Standard detail PK-4.

POC

Point of Connection *(Label static water pressure and gallons per minute available at POC).*



Meter *(Note size, type and for which line type it applies).*



Backflow Prevention Device *(Note size, type and City standard detail).*



Flow Sensor per Parks Standard detail PK-2 *(Note size, and model #).*



Calsense (V.2) *(Note # of stations).* Install inside enclosure. See Specifications.



Gate/Ball Valves per Parks Standard detail PK-11 or PK-12. *(Note size, model #, manufacturer).*



Quick Coupler Valve, Rainbird 44RC per Parks Standard detail PK-14. *(Note size).*



Electric Remote Control Valve, size as noted on plans. *(Note type, model # and precipitation rate).*



Pop-Up Rotor *(Note nozzle size, radius, gpm and psi).*

Deleted: Hunter I-40



Other sprinkler heads *(Note type, model, radius, gpm and psi. Use triangular, circular and square shapes, in that order).*



STATION NUMBER
VALVE SIZE
GALLONS PER MINUTE

RCV Valve Labeling Symbol *(Include Station number, gpm and valve size).*

Deleted: 2019



Standard Irrigation Schedule – Sample

IRRIGATION SCHEDULE: PLANT ESTABLISHMENT												
HYDROZONE (CIRCUIT MINUTES PER DAY/WATERING DAYS PER WEEK)												
STREAM BUBBLER - 3 PLANT FACTOR - 1 GPM												
	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JULY	AUG.	SEP.	OCT.	NOV.	DEC.
A-1 250 SF	5/1	5/1	4/2	4/2	5/2	5/3	5/3	6/3	5/2	4/2	4/2	5/1
HYDROZONE												
SPRAY SHRUBS - 5 PLANT FACTOR - PERCIP. RATE + 45" PER HOUR												
	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JULY	AUG.	SEP.	OCT.	NOV.	DEC.
A-2 - 804 SF												
A-4 - 1302 SF	12/2	1/3	15/3	25/3	25/4	35/4	40/4	34/4	26/4	18/4	11/3	6/3
A-5 1548 SF	12/2	1/3	15/3	25/3	25/4	35/4	40/4	34/4	26/4	18/4	11/3	6/3
A-6 955 SF	12/2	1/3	15/3	25/3	25/4	35/4	40/4	34/4	26/4	18/4	11/3	6/3
A-11 181 SF	12/2	1/3	15/3	25/3	25/4	35/4	40/4	34/4	26/4	18/4	11/3	6/3
A-12 1209 SF	12/2	1/3	15/3	25/3	25/4	35/4	40/4	34/4	26/4	18/4	11/3	6/3
A-13 1209 SF	12/2	1/3	15/3	25/3	25/4	35/4	40/4	34/4	26/4	18/4	11/3	6/3
A-15 183 SF	12/2	1/3	15/3	25/3	25/4	35/4	40/4	34/4	26/4	18/4	11/3	6/3
A-16 1094 SF	12/2	1/3	15/3	25/3	25/4	35/4	40/4	34/4	26/4	18/4	11/3	6/3
A-18 2106 SF	12/2	1/3	15/3	25/3	25/4	35/4	40/4	34/4	26/4	18/4	11/3	6/3
HYDROZONE												
SPRAY SHRUBS - 3 PLANT FACTOR - PERCIP. RATE + 45" PER HOUR												
	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JULY	AUG.	SEP.	OCT.	NOV.	DEC.
A-1 121 SF	5/2	5/3	6/3	6/4	24/4	25/4	25/5	21/4	11/3	1/3	6/2	1/2
A-3 121 SF	5/2	5/3	6/3	6/4	24/4	25/4	25/5	21/4	11/3	1/3	6/2	1/2
A-5 1330 SF	5/2	5/3	6/3	6/4	24/4	25/4	25/5	21/4	11/3	1/3	6/2	1/2
A-8 1431 SF	5/2	5/3	6/3	6/4	24/4	25/4	25/5	21/4	11/3	1/3	6/2	1/2
A-10 1534 SF	5/2	5/3	6/3	6/4	24/4	25/4	25/5	21/4	11/3	1/3	6/2	1/2
A-14 1501 SF	5/2	5/3	6/3	6/4	24/4	25/4	25/5	21/4	11/3	1/3	6/2	1/2
A-11 1958 SF	5/2	5/3	6/3	6/4	24/4	25/4	25/5	21/4	11/3	1/3	6/2	1/2

IRRIGATION SCHEDULE: ESTABLISHED LANDSCAPE												
HYDROZONE (CIRCUIT MINUTES PER DAY/WATERING DAYS PER WEEK)												
STREAM BUBBLER - 5 MEDIUM WATER USE - 18 GPM												
	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JULY	AUG.	SEP.	OCT.	NOV.	DEC.
A-1 250 SF	2/1	3/1	3/1	3/2	3/2	5/3	5/3	5/3	5/3	4/2	3/1	2/1
HYDROZONE												
SPRAY SHRUBS - 5 PLANT FACTOR - PERCIP. RATE + 45" PER HOUR												
	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JULY	AUG.	SEP.	OCT.	NOV.	DEC.
A-2 - 804 SF	1/2	14/2	22/2	21/3	31/3	38/3	43/3	29/3	26/4	18/3	13/2	1/2
A-4 - 1302 SF	1/2	14/2	22/2	21/3	31/3	38/3	43/3	29/3	26/4	18/3	13/2	1/2
A-5 1548 SF	1/2	14/2	22/2	21/3	31/3	38/3	43/3	29/3	26/4	18/3	13/2	1/2
A-6 955 SF	1/2	14/2	22/2	21/3	31/3	38/3	43/3	29/3	26/4	18/3	13/2	1/2
A-11 181 SF	1/2	14/2	22/2	21/3	31/3	38/3	43/3	29/3	26/4	18/3	13/2	1/2
A-12 1209 SF	1/2	14/2	22/2	21/3	31/3	38/3	43/3	29/3	26/4	18/3	13/2	1/2
A-13 1209 SF	1/2	14/2	22/2	21/3	31/3	38/3	43/3	29/3	26/4	18/3	13/2	1/2
A-15 183 SF	1/2	14/2	22/2	21/3	31/3	38/3	43/3	29/3	26/4	18/3	13/2	1/2
A-16 1094 SF	1/2	14/2	22/2	21/3	31/3	38/3	43/3	29/3	26/4	18/3	13/2	1/2
A-18 2106 SF	1/2	14/2	22/2	21/3	31/3	38/3	43/3	29/3	26/4	18/3	13/2	1/2
HYDROZONE												
SPRAY SHRUBS - 3 PLANT FACTOR - PERCIP. RATE + 45" PER HOUR												
	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JULY	AUG.	SEP.	OCT.	NOV.	DEC.
A-1 121 SF	1/1	6/2	9/2	6/2	22/2	25/2	25/2	26/2	19/2	1/2	6/2	1/1
A-3 121 SF	1/1	6/2	9/2	6/2	22/2	25/2	25/2	26/2	19/2	1/2	6/2	1/1
A-5 1330 SF	1/1	6/2	9/2	6/2	22/2	25/2	25/2	26/2	19/2	1/2	6/2	1/1
A-8 1431 SF	1/1	6/2	9/2	6/2	22/2	25/2	25/2	26/2	19/2	1/2	6/2	1/1
A-10 1534 SF	1/1	6/2	9/2	6/2	22/2	25/2	25/2	26/2	19/2	1/2	6/2	1/1
A-14 1501 SF	1/1	6/2	9/2	6/2	22/2	25/2	25/2	26/2	19/2	1/2	6/2	1/1
A-11 1958 SF	1/1	6/2	9/2	6/2	22/2	25/2	25/2	26/2	19/2	1/2	6/2	1/1

IRRIGATION SCHEDULE - COMMERCIAL																																							
CONTROLLER								ESTABLISHMENT PERIOD																				MAINTENANCE PERIOD											
A								MONTHLY ETO																				MONTHLY ETO											
VALVE	GPM	Landscaped Area (S.F.)	PLANT TYPE	WATER USE	IRRIGATION METHOD	WATERING DATES/WK	MAX RUN TIME/CYCLE	1.1	1.2	3.1	4.7	6.2	7.7	8.5	7.3	5.6	3.7	1.7	1.1	1.7	3.1	4.7	6.2	7.7	8.5	7.3	5.6	3.7	1.7	1.1	PER VALVE								
RUN TIME IN MINUTES/DAY																																							
A1	14.0	140	Tree	Med	Butters/Crp	3	0.62	0	1	1	2	2	3	3	3	2	1	1	0	0	0	1	1	2	2	2	2	1	0	0	28.56	453	4531						
A2	18.8	4,230	Shrub/Gr	Low	Butters/Crp	3	14.03	0	9	18	28	32	38	43	37	28	19	9	5	4	7	12	18	24	30	33	29	22	14	7	4	17.14	13680	136805					
A4	7.0	70	Tree	Med	Butters/Crp	3	0.62	0	1	1	2	2	3	3	3	2	1	1	0	0	1	1	2	2	2	2	2	1	0	0	28.56	285	2855						
A5	12.9	3,716	WS Turf	High	Stream Spray/Reel	5	17.88	12	19	35	53	70	87	96	82	61	42	19	11	10	18	27	41	54	67	74	63	48	30	15	9	30.31	10520	105215					
A7	6.1	2,309	WS Turf	High	Stream Spray/Reel	5	17.70	12	19	34	52	69	85	94	81	62	41	19	11	9	14	26	40	53	66	72	62	48	32	14	9	30.31	14637	146377					
A7	13.4	3,015	Shrub/Gr	Low	Butters/Crp	3	14.03	0	9	18	28	32	38	43	37	28	19	9	5	4	7	12	18	24	30	33	29	22	14	7	4	17.14	97577	975777					
A8	15.7	3,845	Shrub/Gr	Low	Butters/Crp	3	14.03	0	9	18	28	32	38	43	37	28	19	9	5	4	7	12	18	24	30	33	29	22	14	7	4	17.14	114750	1147507					
A8	6.0	60	Tree	Med	Butters/Crp	3	0.62	0	1	1	2	2	3	3	3	2	1	1	0	0	1	1	2	2	2	2	2	1	0	0	28.56	258	2589						
A10	17.9	4,880	WS Turf	High	Stream Spray/Reel	5	17.82	12	19	35	52	69	85	95	81	62	41	19	11	9	15	27	40	53	66	73	63	48	32	15	9	30.31	157289	1572897					
A11	14.0	5,325	WS Turf	High	Stream Spray/Reel	5	23.71	16	25	46	70	92	114	126	108	83	55	25	15	13	19	35	54	71	88	97	83	64	42	19	11	30.31	172336	1723367					
A12	14.0	5,325	WS Turf	High	Stream Spray/Reel	5	23.71	16	25	46	70	92	114	126	108	83	55	25	15	13	19	35	54	71	88	97	83	64	42	19	11	30.31	172336	1723367					
A13	18.0	4,880	WS Turf	High	Stream Spray/Reel	5	16.83	12	18	33	50	66	81	90	77	59	39	19	11	9	14	25	38	50	62	69	59	45	30	14	8	30.31	157289	1572897					
A14	6.0	60	Tree	Med	Butters/Crp	3	0.62	0	1	1	2	2	3	3	3	2	1	1	0	0	1	1	2	2	2	2	2	1	0	0	28.56	1942	19427						
A15	12.0	2,270	Shrub/Gr	Low	Butters/Crp	3	11.90	0	7	13	20	28	32	35	30	23	15	7	4	4	5	10	15	20	23	27	23	18	13	6	3	17.14	1948	19487					
ESTIMATED PLANTED AREA AVERAGE PRECIPITATION IN INCHES (S.F.)																																							
TOTAL R.O.P. VALUES																																							
10																																							
SPECIAL LA								OTHER								WATER DEMAND								TOTAL R.O.P. VALUES															
LANDSCAPE AREA	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.							
SHRUB	0	S.F.	SHRUB	16,530	S.F.	BARK MULCH	S.F.	Maximum Flow	25	Open/Cy	MAINTENANCE	1,398.95	>	MAINTENANCE	1,398.95	MAINTENANCE	1,398.95	MAINTENANCE	1,398.95	MAINTENANCE	1,398.95	MAINTENANCE	1,398.95	MAINTENANCE	1,398.95	MAINTENANCE	1,398.95	MAINTENANCE	1,398.95	MAINTENANCE	1,398.95	MAINTENANCE	1,398.95						
ANNUALS	0	S.F.	TURF	26,385	S.F.	D.G.	S.F.	Watering of	8	Hours	ETWO	1,398.95	>	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95						
TREE	0	S.F.	TREE	350	S.F.	ETWO	S.F.	Days	5	Days	ETWO	1,398.95	>	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95						
TREE	0	S.F.	ETWO	0	S.F.	ETWO	S.F.	Days	5	Days	ETWO	1,398.95	>	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95						
TEMP	0	S.F.	ACTIVE	0	S.F.	TOTAL AREA	S.F.	ETWO	1,398.95	>	ETWO	1,398.95	>	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95						
IN	0	S.F.	ETWO	0	S.F.	ETWO	S.F.	ETWO	1,398.95	>	ETWO	1,398.95	>	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95	ETWO	1,398.95						
SPECIAL LA								OTHER								WATER DEMAND								TOTAL R.O.P. VALUES															
SPECIAL LA								OTHER								WATER DEMAND								TOTAL R.O.P. VALUES															
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Design Development

Upon Approval of Master Plan, Prepare Design Development Documents

- Use 22" x 34" size sheets is preferred. Plan information shall be contained within a 21" x 33" framework for eventual reduction to 11" x 17" size.
- The first sheet shall be the Title Sheet and shall include only the following items:
 - Vicinity Map
 - Sheet Index
 - Project Title
 - Consultant/Sub-consultant Names, Addresses and Phone Numbers
 - Professional Stamp with Name, License Number and Expiration Date clearly marked.
 - Signature Block for the Development Services Department, City Engineer, Date.
 - 2" x 2" box for Development Services (Engineering and Building) stamp plans upon approval.
 - ***Do not place general plan notes on this sheet. If space is available, these general notes shall be placed on the appropriate sheet to which the notes apply.***
- The second plan sheet shall be a Scope of Work Sheet. This sheet shall be an overall base plan identifying all types of construction including in project using textures and labels all add alternates and any deferred submittals and, if the project is to be phased, a sheet which clearly delineates the various park elements to be constructed under this contract by use of textures and labels.
- Provide the following individual plan sheets, as required for a complete set of working drawings:
 - Demolition (Use topographic survey, existing trees, wetlands, water courses, other natural features, existing utilities and stubs and other pertinent information as a part of the base map).
 - Grading & Drainage (These two sheets can be combined or separated depending on the amount of information which needs to be conveyed. Also include existing topographic information overlaid in a 35% halftone or CAD equivalent).
 - Erosion Control sheet is for reference only and to facilitate preparation of the Storm Water Pollution Prevention Plan (SWPPP). Include the following note "The SWPPP shall be implemented and monitored by the contractor and shall be a "living document" reflecting the status of construction work as it progresses."

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- Staking & Reference (Include roadway stationing, if applicable; and existing street improvements, including street lights, transformers, fire hydrants, and water storm drain and sewer stubs.)
- Irrigation
- Planting (show proposed trees and shrubs/groundcover on one plan sheet. Include tree permit conditions and notes, if applicable.)
- Landscape Details
- Other trades' sheets
- The plan scale shall be no smaller than 1" = 30', preferably 1" = 20', unless otherwise approved. All plan sheets shall be drawn at the same scale and the north arrows shall be oriented in the same direction from sheet to sheet.

Specifications

- Revise Table of Contents as needed.
- Cover sheet shall be provided by the City, unless it is a turn-key project.
- Review basic sections provided, edit to reflect project needs.
- (First draft submittal shall show strikeouts and redlines. Do not delete shaded paragraphs until final version.) Non shaded paragraphs can not be modified only paragraphs that are shaded should contain revisions.
- Insert additional sections to reflect project needs consistent with format provided. (Modifications shall be Microsoft Word 2010 compatible, Arial font, 12 pt. Indicate all new sections.)
- Specifications shall be prepared and provided in 8-1/2" x 11" booklet form.
- ***The provision of these specifications does not relieve the Consultant of his/her responsibility to provide detailed and complete contract documents.***

Design Development 75% Completion

The purpose of this submittal is to refine design, select materials and address site issues.

(Note: Design Refinement and Materials Selection can occur before 75% submittal. A submittal is required for Parks internal review and comment. Provide electronic pdf plans which includes, at minimum):

- 100% complete Grading Plan with cut and fill calculations and drainage calculations (per City of Roseville Public Works Construction Standards, latest edition). Indicating number import, export or a balanced project.
- 100% complete Drainage Plan. (See #1 comment above and confirm underground stubs/utilities.)
- Partial Construction/Staking and Reference Plan indicating materials and detail references.
- Electrical Plan showing light location, POC and size of transformer.
- Irrigation Plan showing complete mainline layout with gate valves shown, head layout, controller type and location, sprinkler head type (e.g. model

number, manufacturer name, gpm, psi and radius in feet), point of connection location and the static water pressure at the point of connection. For projects where the subdivision has not yet been built, indicate the projected static water pressure at build-out.

- Planting Plan, including a plant list, soils analysis report (report to be consistent with test recommendations per Section 32 90 00- Planting, 1.06), a delineation of turf and groundcover areas, and tree locations.
- 75% of the construction details, including references to the City Standards by detail number.
- Determination of any deferred items have been identified and discussed with Building Department and noted on the plans.
- Updated estimate of probable costs.
- Checklist requirements



Design Development Completion Checklist

Project Name _____ Reviewed By: _____ Date: __/__/__

Grading

- ☐ Cut and fill calculations provided and addressed on plans.
- ☐ Playfield and courts sloped per Design Guidelines.
- ☐ Adequate level space provided at play fields for spectators.
- ☐ Walkways comply with ADA.
- ☐ Berms do not exceed 30" in height.

Drainage

- ☐ Design complies with Design Guidelines, including drainage calculations.

Site Improvements

- ☐ Layout of all site improvements are clearly shown on base map, including:
 - Fencing
 - Drinking Fountains
 - Site Furniture (benches, picnic tables, etc.)
 - Pavement by type
 - Poured-in-place items, i.e. seat wall, retaining walls, concrete curbs, mowstrips, etc.
 - Hard Court Surfaces
 - Overhead Structures
 - buildings
- ☐ Layout of improvements does not create unsafe conditions or conflict with adjacent uses.
- ☐ Layout complies with Design Guidelines.
- ☐ Proposal of unique construction materials and deferred submittal items are clearly shown. (Further discussion may be necessary).

Play Area

- ☐ Drainage and layout complies with Design Guidelines.
- ☐ Use zones are clearly marked and do not overlap, except between spring toys.
- ☐ A clear path of travel from the play area entrance to the transfer deck is shown in the most direct route.
- ☐ The swing area is visually and/or physically separated.
- ☐ At least one belt swing has an accessible non-friable play surface beneath connected to an accessible pathway.

Irrigation

- ☐ Sprinkler head layout is shown.
- ☐ Controller type and location is shown.
- ☐ Sprinkler types and models are listed.
- ☐ Point of connection and static water pressure (current and projected) is listed.

Planting

- ☐ A preliminary plant list is provided.
- ☐ Species shown on the list comply with Design Guidelines.
- ☐ Trees are shown and turf/groundcover areas are delineated.



Parks, Recreation & Libraries Department

Section 2:
CONSTRUCTION DOCUMENTS

Standard Construction Document Preparation Checklist for Parks

Construction Documents Review and Approval Process 99% Completion

(City – wide plan review)

- City-wide plan review of 99% complete Plans occurs through the Online Permitting Services (OPS) Portal and Electronic Plan Review system. Plans and other technical documents must comply with the document submittal requirements outlined by the City of Roseville Development Services Department.
- Upon completion of the documents for submittal, provide the Project Manager with the electronic files for upload to the OPS Portal.
- An Appendix should include the, soils fertility, chemistry, and structure testing lab report, permits (other than City permits), geotechnical report (if necessary), and the environmental document (if necessary) shall be incorporated within the appendix. City shall provide permits, geotechnical report, and environmental documents, as needed for the specific project.
- Include an Estimate of Probable Costs with the 99% submittal.

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Construction Documents 100% Completion

- Upon receipt of City comments, revise the plans and specifications and provide written responses to each Department's comments indicating where the changes have been made within the contract documents.
- Resubmit plans and specifications (100%) (quantity of resubmittal shall be as necessary to respond to City comments) to the Project Manager for redistribution. Include written responses to the plan check comments.
- Utility Composite (CAD) drawing required by Environmental Utilities at this stage.

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Bid Package¶

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<#>One set of plans and specifications, stamped and signed, unbound, ¶

<#>24" x 36".Eight (8) copies of the plans, bound, and stapled¶

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<#>Development Services (2 sets)¶

<#>Electric (1 set)¶

<#>Parks (1 set)¶

<#>A revised Estimate of Probable Costs based on the approved construction documents.¶

<#>One 11"x17" set of plans.¶

One CD containing

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Approved Plans and Specifications

- After all departments have approved the construction documents, submit to the project manager, the complete set of plans in AutoCAD 2014 or higher format.



Park Plan Requirement *Checklist (For Use by Consultant prior to submitting plans to the City)*

Date: _____
To: _____
CC: _____
Project: _____
CWJ#: _____ **EN#** _____ **BD#** _____

Plans submitted to the City for review and approval must contain the following components. Provide checklist with plan submittals:

COVER SHEET

- ☐ Project Name and Address
- ☐ CWJ# is noted on the top right-hand corner of the plan sheet
- ☐ Landscape Architect Seal
- ☐ Vicinity Map
- ☐ Signature Block
- ☐ Sheet Index
- ☐ Codes Reference
- ☐ Reference to date specific Parks Construction Standards
- ☐ Cut and fill calculations are provided
- ☐ Deferred submittals and add alternates are listed
- ☐ Each sheet is clearly labeled

SCOPE OF WORK PLAN

- ☐ Street lights and roadways are shown.
- ☐ Limit of work line is shown
- ☐ Match lines are shown
- ☐ ADA routes are indicated
- ☐ City of Roseville Public Improvement and Tree Preservation Notes are clearly labeled.
- ☐ Proposed driveways, sidewalks, access points/ramps and right-of-way improvements shown

EROSION CONTROL PLAN

- ☐ Plan is provided

GRADING & DRAINAGE PLAN

- ☐ Storm drain tie-ins are shown
- ☐ Drainage systems are shown.
- ☐ Contour lines are shown, both existing and future
- ☐ Percentage of slope is shown on all sidewalks, concrete, planter areas, etc.
- ☐ Height of walls, curbs and finish grade elevations are shown.
- ☐ Legend is shown.

LAYOUT & REFERENCE (CONSTRUCTION) PLAN

- ☐ Plan is provided.



CONSTRUCTION DETAILS

- ☐ Play structure components are labeled and safety zones are shown.
- ☐ Construction details are provided.
- ☐ Standards Construction details are shown with Department Head signature or referenced.

IRRIGATION PLAN & DETAILS

- ☐ Potable water connection, irrigation point of connection (POC), meters, backflows and types of waterlines are clearly labeled.
- ☐ Sewer and water tie-ins are shown
- ☐ Irrigation main line layout and the size are clearly labeled
- ☐ Sprinkler head and valve layout is shown.
- ☐ Gallons per minute (GPM) is _____ and is shown.
- ☐ Pounds per square inch (PSI) is _____ and is shown.
- ☐ Irrigation legend is provided.
- ☐ Watering schedule is provided.
- ☐ Controller type is _____ and the location is shown.
- ☐ Standard Irrigation details are shown with Department Head signature or referenced.
- ☐ Backflow/connection details comply with Public Works Standards.

LANDSCAPE PLAN & DETAILS

- ☐ Plant list is provided.
- ☐ Tree and shrub locations are shown and turf/groundcover areas are delineated.
- ☐ Standard Planting details are shown with Department Head signature or referenced.

ELECTRICAL PLAN

- ☐ Electrical point of connection is shown.
- ☐ Available amperage is _____ and is shown.
- ☐ Light locations and types are located and labeled.
- ☐ One-line diagram is provided.
- ☐ Load calculations, voltage, phase, size of main service and location of metered pedestal are shown.

STRUCTURAL COMPONENTS (Building, lights, fences over 6' high, walls over 4' high)

- ☐ Construction details are shown.

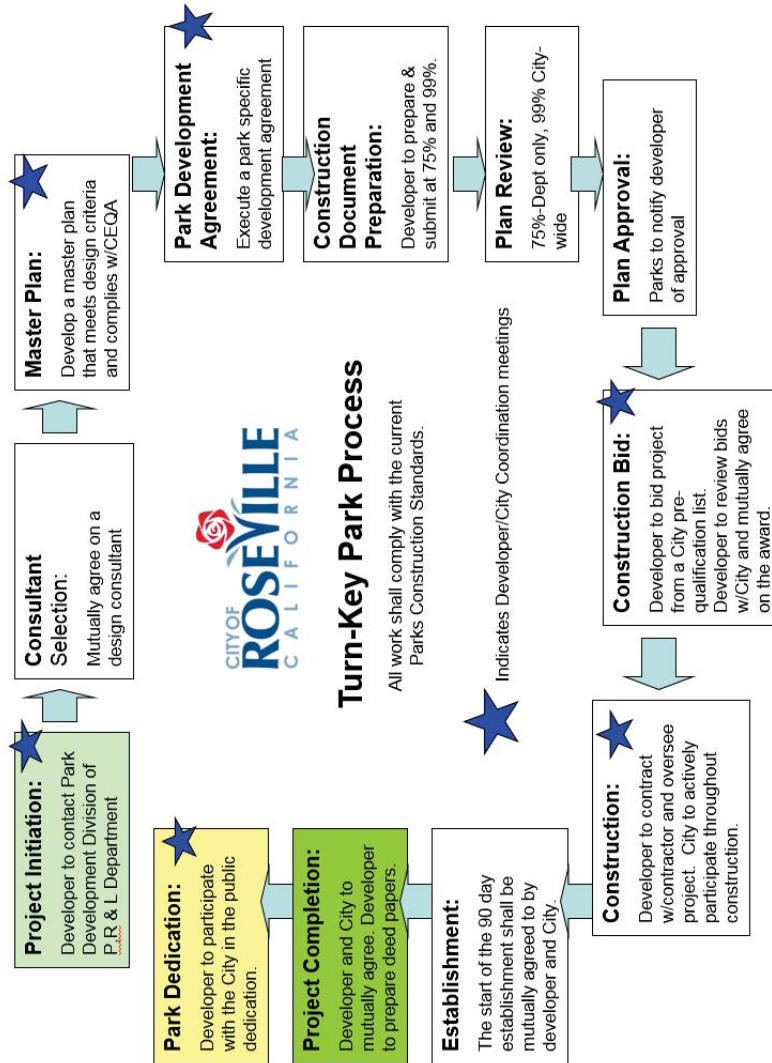
As an authorized representative of _____ (firm/company), I have reviewed and verified that the submitted plans contain all of the required items listed above.

Signature

Date

Print Name

Print Firm/Company



Process for Developer Generated "Turn-Key" Park Projects

Step	The Developer shall.....	The City shall....
1	Contact Parks, Recreation & Libraries, Park Development Division (774-5505) to set up a meeting to review project and process. Include the proposed construction budget and schedule for design, construction document preparation, and construction.	Meet with the Developer to review the project including: process, design criteria, construction budget and schedule.
2	Execute Park Development Agreement between the City and the Developer(s). (Template available upon request.)	Provide input and assistance toward the creation of the Park Development Agreement. Staff to take agreement to City Council for approval.
3	Provide a list of Landscape Architects under consideration to design the park and to provide construction documents for the project on CAD. Landscape Architect must have had previous park design experience, a valid Calif. Landscape Architect license, and have local experience. Submit a statement of qualifications, and an example of full-scale construction drawings to the City for review and approval.	Review submitted materials and provide input. Make recommendations towards the selection of the Landscape Architects and related Consultants based on their qualifications, references and experience.
4	Notify the City of who the recommended Landscape Architect is, prior to award of their contract and start of their work.	Approve selection of Landscape Architect and related Consultants.
5	Download a copy or provide a link of the Parks Construction Standards, which include park design guidelines for use by the Consultant and City Improvement Construction Standards through Development Services.	Provide a link to the Park Construction Standards.
6	Submit to the City a Conceptual Park Plan and an estimate of probable costs, based on the approved specific plan concept, for review and input.	Review and provide input on the <u>submitted</u> plan.
7	Revise the submitted plan, based on City input, for completion of the Final Master Plan. Submit a colored, laminated rendering and an 8-1/2"x 11" black and	Upon receipt of the final master plan, take proposed plan to Parks and Recreation Commission.

Step	The Developer shall.....	The City shall....
7 (Cont'd)	white reduction of the master plan, a digital file of the color rendering and a revised estimate of probable costs.	
8	Developer is responsible for any required permits, and environmental clearances for project. Based on the completed master plan design, contact the City's Environmental Coordinator for environmental review and determination of requirements and/or clearances. (Generally an initial study is required and possibly a negative declaration.)	
9	Submit final master plan with approved environmental documentation and final cost estimate to City for final approval by City Council.	Take the final master plan with environmental determination to the City Council for approval.
10	Provide construction documents based on the Parks Construction Standards, and applicable City Improvement Standards, at Design Development (75%) and 99% completion. At Design Development completion, provide <u>electronic plan files</u> as outlined in the Design Development Section of these Standards. At 99% completion and prior to citywide review, submit complete sets of plans, permit applications, draft specifications consistent with the Construction Document Section of these Standards <u>to the Project Manager for submittal to the Online Portal Services system. An estimate of fees will be calculated by Development Services and will need to be paid by the Developer</u> in order to cover City plan review, GIS/mapping and inspection costs. Unspent balances of the deposit will be returned to the Developer upon completion of the warrantee period.	Review the construction documents at Design Development and 99% completion. At 99% completion, coordinate plan review with other City departments through the city-wide review process.
11	Revise and resubmit to the Parks, Recreation & Libraries Department contact the construction documents to	Assist in obtaining City approvals of the bid package.

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Step	The Developer shall.....	The City shall....
11 (cont.)	<u>reflect City comments. At 100% provide</u> written responses to each City comment indicating where in the documents the response to the comment is located. After all Departments have approved the construction documents, submit the bid package (see next page)	
12	Upon receipt of approved plans, <u>obtain</u> list of <u>pre-qualified</u> contractors <u>from City.</u> <u>Certain subcontractor trades</u> are included in pre-qualifications.	Provide pre-qualified contractors/subcontractors' list.
13	<u>Solicit</u> bids for the construction of the project <u>utilizing the pre-qualified contractors</u> list.	
14	Upon receipt of bids, provide the City with the results of the bid. Make recommendations for selection of the contractor and value engineering items, if necessary.	Review and approve bid recommendation. (Value engineering may be necessary if bids are over budget.)
15	If required, hire a park construction inspector, as approved by the City.	Approve or provide a park construction inspector.
16	Upon City approval, register selected contractor with the Department of Industrial Relations, outlining scope of work included in the contract, and proceed with the construction of the project. Notify the City's liaison of the Pre-construction meeting and submit a construction schedule at that time.	All applicable City Dept's to participate in the Pre-construction meeting and ongoing inspections as required.
17	Obtain all applicable City permits, including, but not limited to, grading, drainage, encroachment, building and tree permits. Maintain all inspection cards including Parks inspection card on site to be signed off by inspectors at the time of each inspection.	Provide Parks inspection card.
18	Submit electronic versions of project submittals for review and approval by the City.	Review and stamp submittals. Distribute to applicable City staff and return electronic copy to developer.

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Step	The Developer shall....	The City shall....
19	Developer to provide a professional liaison (i.e. landscape architect or construction manager) to monitor and communicate with the City during the progress of construction and any changes which may need to be considered due to site conditions or other. This shall include the review of any submittals and other shop drawings.	Participate in the on-site review, submittal reviews, and inspections of construction progress. Attend routine construction meetings as needed.
20	Conduct on-site reviews on a weekly basis. Complete establishment period. Conduct a Pre-final and Final site review. Submit certification by landscape architect that park is built according to plans and specifications.	Participate in the Pre-final and Final site review.
21	If a reimbursement is due, submit a detailed cost summary with receipts or approval forms to the City for review, including approved change orders.	Meet with Developer to review final cost summary. Based on agreed cost, process reimbursement to the Developer.
22	Coordinate a meeting with the City to provide turn-over documents as outlined in the Parks Standards.	Facilitate a meeting and collect all turn-in items, including meter numbers for transfer to City.
22	Submit the appropriate documentation for the deeding of the improved park property to the City for recordation. Coordinate with the City Manager's Office. Also switch utility bills from developer to City of Roseville.	Accept the project upon completion of all of the following: formal dedication by the developer, upon satisfactory completion of the project including the maintenance period, and upon receipt of asbuilts.
23	Celebrate with a dedication - Work with City to plan.	Work with Developer to plan dedication of park.
24	Respond on a timely basis to any repairs under the one-year warrantee.	Monitor <u>warranty</u> period and request any repairs.
25		At end of <u>warranty</u> period, provide balance remaining of <u>deposit</u> to Developer.

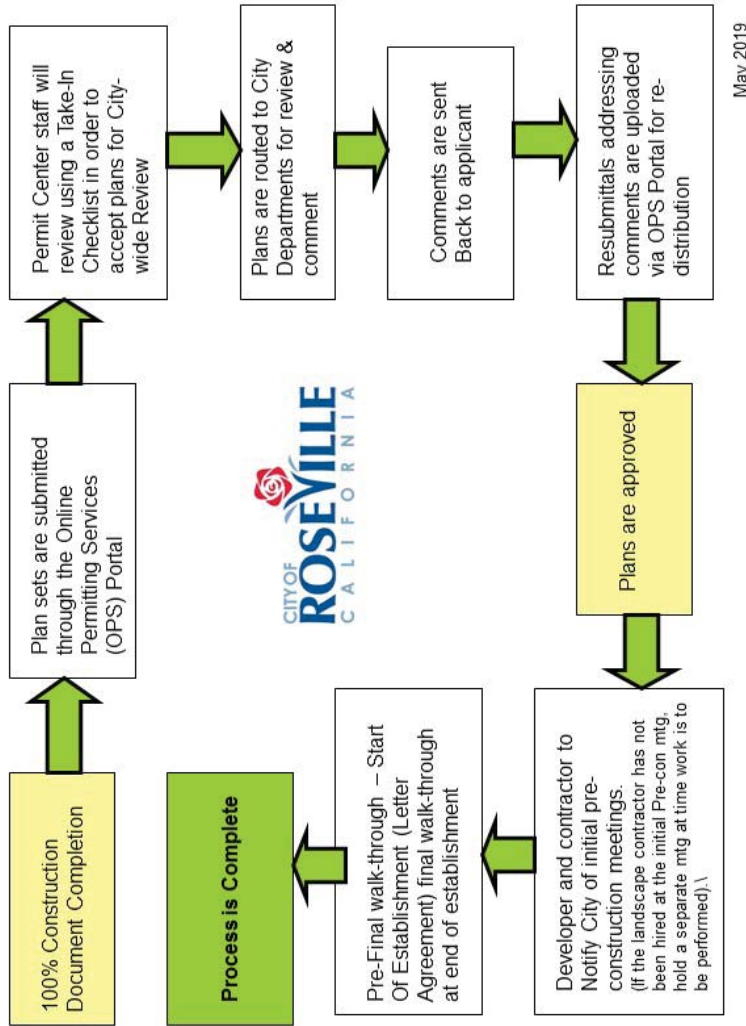
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Streetscape Plan Review Process



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Streetscape Construction Documents and Plan Processing

Streetscape Construction Document

Streetscapes General

- ❑ List the square footages of turf areas and landscape areas individually (by valve number) within the irrigation sheets.
- ❑ Redwood header boards are not permitted. Utilize the 12" wide concrete mow bands per Parks Construction Standards.
- ❑ Include required notes on all plan sets:
 - "All improvements shall comply with City of Roseville Parks Construction Standards, latest edition".
 - "Contact USA Alert (800) 642-2444 at least 48 hours prior to start of work."
 - "A preconstruction meeting must be scheduled prior to construction commencement of any irrigation and/or landscaping."
- ❑ Show accent lighting including model # and type on the plans. In-ground fixtures are not permitted. Lighting located within a turf area is not permitted. Use LED fixtures where possible.
- ❑ Subdivision names on entry monuments shall be cast in place or monolithic and bolted. Epoxy placed lettering or logos are not permitted.
- ❑ Seat/Planter walls and handrails shall be designed with skate deterrents as an integral part of the design. Third party add-on products such as "Skate Block" are prohibited.

Grading

- ❑ All plans shall include grading contours and drainage systems to show how site water is being surface and subsurface drained.
- ❑ All berms shall not exceed 30 inches in height; this shall include the height of plant material on the berm at maturity.
- ❑ Slopes of any landscaped areas greater than 2% shall locate the toe of slope two feet away from back of walk. The remaining two feet shall be a bench sloped at 2% away from the back of walk.

Irrigation

- ❑ Provide water/irrigation schedule on each irrigation plan consistent with requirements outlined in the City's Water Efficient Landscape Ordinance.
- ❑ The gallons per minute shall be included for all irrigation nozzles on the irrigation legend.
- ❑ Location and size of back flow preventer shall be shown. Provide a detail enlargement of the point of connection.
- ❑ Size of the meter, backflow and all valves shall be consistent with the size of the irrigation main line.
- ❑ #12 copper tracing wire is required along entire length of irrigation main line.

- ❑ Reclaimed water notes shall state compliance with City of Roseville Department of Public Works Design and Construction Standards. If utilizing an existing controller, specify its location and how many stations are available for use. Landscape architect shall verify existing controller conditions.
- ❑ All irrigation designs must comply with the City of Roseville Water Efficient Landscape Ordinance.
- ❑ Sub-surface irrigation shall be minimally used and only as approved by the Parks, Recreation & Libraries Department. Areas for consideration in allowed used of sub-surface irrigation are corners around monuments and narrow areas less than 3 feet wide. Additional review of drip will be required for changing legislation.
- ❑ Do not design streetscapes using booster pumps.

Planting

- ❑ Planting and irrigation must be integrated so that like-water use plants are placed together in the same irrigation zone.
- ❑ Do not use "No Mow" fescue.
- ❑ Large trees shall not be used where planter or median strip widths are less than ten feet wide. Either remove the tree or replace with smaller variety. See Design Guidelines Section for trees specific to planter widths.
- ❑ All plans shall include vehicle site distance triangles at all intersections and turn pockets. Site distance triangles shall be verified by the project engineer. No plantings which will grow taller than 12" in height at maturity shall be planted within the site distance triangles.
- ❑ All plan sets shall show fire hydrants, streets signs, street lights and underground utility easements. Planting shall avoid conflicts with these improvements.
- ❑ Do not plant trees or shrubs in front of irrigation heads.

Streetscapes Plant Species Concern

Botanical Name	Common Name	Concerns	Alternate Suggestion
Agapanthus	African Lily	Limit use, heat and frost sensitive	dwarf variety
Aquilegia formosa	Western Columbine	Short lived species, sun and heat sensitive	Phygelius x rectus 'Winchester Fanfare' or 'Pink Elf' or 'African Queen' or 'Trewidden Pink'
Artemisia californica 'Canyon Gray'	Trailing Sagebrush	Prohibited in the specific plan	Artemisia stellerana 'Silver Brocade' or Lessingia filaginifolia 'Silver Carpet'
Crataegus laevigata	English Hawthorn	Disease prone, do not use	Acer buergeranum 'Streetwise'
Hypericum calycinum	Creeping St. Johnswort	Do not use, this species is invasive	Teucrium chamaedrys 'Prostratum' or Gazania or Erigeron 'Wayne Roderick'
Imperata cylindrical 'Rubra'	Japanese Blood Grass	Winter dormancy, with high water requirements	Pennisetum setaceum 'rubrum'
Lupinus albifrons	Silver Bush Lupine	Short lived	Teucrium fruticans 'Compactum'
Mimulus aurantiacus	Sticky Monkey Flower	Brittle stems and summer dormant	Agastache 'Apricot Sunrise' or 'Tangerine Dreams' or 'Tutti-frutti' (These require good drainage)
Platanus x acerifolia	London Plane Tree	Limit use, do not use in planters less than 10' wide	
Pinus spp	Pines	Structurally unsound	
Rosmarinus officinalis	Rosemary	Collects trash too rangy	

Plan Approvals and Construction

- ❑ Plans approved more than two years prior to the start of construction shall comply with the current Parks Construction Standards and may require a new review at the time of construction.
- ❑ Contractor shall include Parks, Recreation & Libraries Department in the initial pre-construction meeting.
- ❑ Due to the delay in time between the initial pre-construction meeting and landscape work, the Contractor shall call for a second pre-construction meeting with Parks, Recreation & Libraries prior to start of irrigation work. This includes any proposed impacts to existing irrigation systems already under City operations. The landscape subcontractor shall be in attendance.
- ❑ All streetscapes are required to be inspected by the City of Roseville Park Inspector at key milestones of the project. A construction inspection card specific to streetscapes will be presented at the preconstruction meeting and must be kept at the construction site at all times. The Inspector must approve and sign each construction milestone listed on the inspection card at the time of inspection. Signing off of all phases/milestones at the end of the project is not permitted.



Street Landscape Plan Requirement Checklist *(For use by the Consultant prior to submitting plans)*

Date: _____
To: _____
CC: _____
Project: _____
CWJ#: _____ **EN#** _____ **BD#** _____

Plans submitted to the City for review and approval must contain the following components:

COVER SHEET

- ☐ Project Name and Address
- ☐ CWJ# is noted on the top right-hand corner of the plan sheet
- ☐ Architect or Engineer Seal
- ☐ Vicinity Map (Context of the property is shown with adjacent land uses labeled.)
- ☐ Signature Block
- ☐ Sheet Index
- ☐ Reference to date specific Parks Construction Standards
- ☐ Individual square footage of turf areas and landscape areas are listed.
- ☐ Each sheet is clearly labeled

GRADING & DRAINAGE PLAN

- ☐ Storm drain tie-ins are shown
- ☐ Drainage systems are shown.
- ☐ Contour lines are shown, both existing and future
- ☐ Percentage of slope is shown on all sidewalks, concrete, planter areas, etc.
- ☐ Height of walls, curbs and finish grade elevations are shown.
- ☐ Legend is shown.

LAYOUT & REFERENCE (CONSTRUCTION) PLAN

- ☐ Plan is provided.
- ☐ Street lights and roadways are shown.
- ☐ Limit of work line is shown
- ☐ Match lines are shown
- ☐ Proposed driveways, sidewalks, access points/ramps and right-of-way improvements are shown
- ☐ Major sewer, water and storm drain lines are shown.
- ☐ Fire hydrants are shown

IRRIGATION PLAN & DETAILS

- ☐ A master irrigation plan showing points of connections/sizes, sleeves/sizes, valves/sizes, mainline/sizes and controller locations shall be included in all phased plans sets.
- ☐ Areas that are to be City maintained and privately maintained are clearly labeled.
- ☐ Irrigation water point of connection (POC), meters, backflows and types of waterlines are clearly labeled.
- ☐ Irrigation main line layout and the size are clearly labeled
- ☐ Sprinkler head and valve layout is shown.
- ☐ Gallons per minute (GPM) is _____ and is shown.



- ☐ Pounds per square inch (PSI) is _____ and is shown.
- ☐ Irrigation legend is provided.
- ☐ Watering schedule is provided.
- ☐ Controller type is _____ and the location is shown.
- ☐ Standard Irrigation details are shown with Department Head signature or referenced.
- ☐ Backflow/connection details comply with Public Works Standards.

LANDSCAPE PLAN & DETAILS

- ☐ Areas that are to be City maintained and privately maintained are clearly labeled.
- ☐ Plant list/legend is provided and is consistent with the specific plan design guidelines and Parks Construction Standards.
- ☐ Tree and shrub locations are shown and turf/groundcover areas are delineated.
- ☐ Site distance triangles are shown.
- ☐ Standard Planting details are shown with Department Head signature or referenced.

ELECTRICAL PLAN

- ☐ Electrical point of connection is shown.
- ☐ Available amperage is _____ and is shown.
- ☐ Light locations and types are located and labeled.
- ☐ Load calculations, voltage, phase, size of main service and location of metered pedestal are shown.

STRUCTURAL COMPONENTS (Building, lights, fences over 6' high, walls over 4' high)

- ☐ Construction details are shown.

As an authorized representative of _____ (firm/company), I have reviewed and verified that the submitted plans contain all of the required items listed above.

Signature

Date

Print Name

Print Firm/Company



Parks, Recreation & Libraries Department

In order to ensure the most up-to-date version, hard copies of the Buildings & Grounds Section is provided as a supplemental. In all cases, the Buildings & Grounds Section is considered a part of these Parks Construction Standards.

Section 3: CITY OF ROSEVILLE GENERAL CONDITIONS FOR BUILDING AND GROUNDS



Parks, Recreation & Libraries Department

Section 4:
TECHNICAL SPECIFICATIONS

TABLE OF CONTENTS

SECTION 00 31 46: PERMITS
SECTION 01 10 00: SUMMARY OF WORK
SECTION 01 57 23: STORM WATER POLLUTION CONTROL
SECTION 03 30 00: SITE CONCRETE
SECTION 04 20 00: UNIT MASONRY (GENERAL)
SECTION 05 12 00: STRUCTURAL AND MISCELLANEOUS STEEL (GENERAL)
SECTION 09 91 00: PAINTING AND FINISHES (GENERAL)
SECTION 12 93 00: SITE FURNISHINGS
SECTION 26 00 00: SITE ELECTRICAL
SECTION 31 20 00: EARTHWORK
SECTION 32 12 16: ASPHALT CONCRETE PAVING
SECTION 32 15 40: DECOMPOSED GRANITE PAVING
SECTION 32 31 13: CHAIN LINK FENCING
SECTION 32 32 19: MODULAR CONCRETE RETAINING WALLS
SECTION 32 84 00: IRRIGATION SYSTEM
SECTION 32 90 00: PLANTING
SECTION 33 00 00: UTILITIES

Consultants to add new sections and/or edit existing sections as needed to reflect specific project needs. New sections shall be formatted to match those included in these standards.

APPENDICES

A: Irrigation Schedules	# pages
B: Soils Fertility Report	# pages
C: Permits (provided by the City/Project Owner)	# pages
D: Environmental Document (provided by the City/Project Owner)	# pages
E: Geotechnical Report (provided by the City/Project Owner)	# pages

Consultant to add or delete sections/appendices as they apply to specific project needs. Items noted to be provided by the City shall be identified on a project by project basis.

SECTION 00 31 46 PERMITS

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.
- C. The intent of this Section is to furnish bidders with the known list of required permits for the Work under the Contract Documents. Bidders should note that the list is not necessarily complete and that additional requirements may exist or arise.

1.02 Permits

- A. The Contractor shall obtain copies of the following permits from the Project Manager. Copies of these shall be obtained prior to start of work and shall be kept on the jobsite.
 - 1. State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity:

The City has prepared and submitted the SWPPP and Notice of Intent (NOI) to the State Water Resources Control Board. Prior to starting construction, Contractor shall obtain coverage under and comply with the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). The City will prepare and submit the NOT when permanent BMP's have been installed.

- 2. City of Roseville Department of Development Services, Encroachment Permit for all Work related to this project.
- 3. City of Roseville Department of Development Services, Grading Permit for all Work related to this project.
- 4. City of Roseville Department of Development Services, Building Permit for all structural items associated with this project, including, but not limited to, lighting, backstops, restrooms, shade structures, drinking fountain (plumbing code), and miscellaneous electrical.
- 5. California Department of Fish & Game, Section 1601 Streambed Alteration Agreement: Owner has applied for and obtained the Section 1601

Deleted: Public Works

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Project
Date

Agreements to allow work within streambeds and banks. A copy of the permit is included in the Appendix of the Project Manual.

6. City of Roseville Planning Department, Tree Permit: Owner has applied for and obtained a tree permit to allow removal or encroachment under Heritage Oaks.

- B. Contractor shall comply with the conditions of these permits, and will be solely responsible for all costs associated with meeting permit conditions unless specifically specified otherwise in these Contract Documents.
- C. A copy of the permit is included in the Appendix of the Project Manual. A trench/excavation permit must be on file with the City. Submit a copy of the notification letter to CAL OSHA, which outlines the project, and contracted scope of work.

PART 2 - PRODUCTS

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PART 3 - EXECUTION

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END OF SECTION

SECTION 01 10 00 SUMMARY OF WORK

PART 1 - GENERAL

1.01 General

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Special Conditions shall be in addition to the standards provided herein.

1.02 Project Description

- A. Project Name and address:
Sample Project Name
123 Main Street Roseville
- B. Project description/scope of work:
The scope of this project includes ...
- C. The Contractor, prior to submission of his bid, shall visit the site and become familiar with the physical site conditions, the plans and specifications. All existing site conditions, apparent in a detailed, on-site inspection, shall be a part of the project. Submission of a bid shall represent the Contractor's acknowledgment of the existing site conditions and its effect on the implementation of the contract documents.

1.03 Engineering

- A. Field Engineering, as a part of this contract, shall include:
 - 1. Layout of the work and establishment of lines and grades.
 - 2. Said work to be performed by a California Registered Civil Engineer or a California licensed Land Surveyor.
 - 3. When discrepancies between the drawings and actual site conditions are discovered, notify the Inspector for instruction on how to proceed.
 - 4. All work shall:
 - a) Establish indicated layout in relation to the property survey and existing reference points.
 - b) Establish and preserve permanent reference points during the course of construction.
 - c) Set locations and elevations of all site elements as required for proper completion of the work.

1.04 Permits, Fees and Notices

- A. The Contractor and/or his assigned Subcontractors shall obtain any and all required permits (beyond those provided in the Appendix) from all governing authorities, including other City Departments, prior to start of construction.

1.05 Construction Plans

- A. Any discrepancies or omissions found in the Contract Documents shall be reported to the City's project manager immediately. The City's project manager will clarify discrepancies or omissions, in writing, within a reasonable time.
- B. In resolving inconsistencies among two or more sections of the Contract Documents, precedence shall be given in the following order:
 - 1. Notice to Contractors
 - 2. Special Provisions
 - 3. City of Roseville Parks Construction Standards
 - 4. City of Roseville Design and Construction Standards
 - 5. Drawings

Addenda shall take precedence over all sections referenced therein. Figure dimensions on Drawings shall take precedence over scale dimensions. Detailed Drawings shall take precedence over general Drawings.

1.06 Definitions

- A. The term "accepted" where used within, shall mean accepted in writing by the City of Roseville's Project Manager.
- B. The term "Inspector", where noted, shall mean the project representative, appointed by the City of Roseville, who will oversee the project on a day-to-day basis.
- C. The term "Project Manager", where noted, shall mean the project representative appointed by the Parks Department.
- D. The term "Consultant", where noted, shall mean the prime Consultant listed on the cover sheet of these Specifications.
- E. The term "accepted equal", where used herein, shall mean the equal in the opinion of the Project Manager, in consultation with the Consultant, when necessary, and as accepted in writing by the Project Manager.
- F. The term "Project Owner", where used herein, shall mean the landowner or developer.
- G. The term "provide", where used herein, shall mean furnish and install complete.
- H. The term "as selected", where used herein, shall mean as selected by the Consultant and as accepted by the Project Manager.
- I. The term "substantially complete", where used herein, shall mean the state of which the project can be used in the manner of which it is intended with the exception of minor items as determined by the Project Manager.

J. See Section 1 of the General Conditions for additional definitions and terms.

1.07 Standards

- A. Numerous standards are referenced in these contract documents. The referenced standards shall be the current edition as of the date of these contract documents. Also, see Section 4 - 1.02 of the General Conditions.
- B. The codes adopted by the City, County, State and federal agencies shall govern minimum requirements for this project. Where codes conflict with these Specifications, the more stringent shall apply, and such conflicts shall be brought to the attention of the Project Manager. Caltrans Standards shall be applied where specifically referenced. In the absence of specific reference requirements in the contract documents, the applicable codes shall govern.
- C. In addition to the standards noted in individual sections of these Specifications, standards of the following organizations shall be noted by initials only.
 - 1. ANSI: American National Standards Institute.
 - 2. ASTM: American Society for Testing and Materials.

1.08 Submittals

- A. All submittals shall be submitted at one time within ten (10) working days from issuance of Notice to Proceed. The review time for submittals shall be as noted in Section 2 - 1.04 of the Special Conditions. Items returned for re- submittal shall be returned to the City within two weeks
- B. The Contractor shall include a cover sheet indicating the following (A sample is provided in Section 5: Forms):
 - 1. Drawing sheet or specification section reference (by section, paragraph and sub-paragraph numbers);
 - 2. Item description;
 - 3. Indication whether this item is "as specified" or "proposed substitution" and
 - 4. A space for itemized response summary, e.g. "reviewed" or "resubmit".
- C. Contractor shall submit a minimum of two copies/samples of each submittal. It shall be the Contractor's responsibility to ensure that the summary sheet and the appropriate number of copies are included in the submittal package. Incomplete submittal packages (i.e., the lack of a summary sheet or lack of the appropriate number of copies) will not be reviewed.
- D. Proposed substitution requests must include a comparison between the originally specified item and the proposed substitute. The burden of proof of compliance for proposed substitutions with project requirements rests with the Contractor. Coordination of the installation of accepted substitutions, including incidental changes/modifications to accommodate proposed products shall be at no additional cost to the Owner.

- E. Where required in specified Section of these Specifications, submittals shall include proof of order of site furnishings, play equipment or other materials within two weeks (ten working days) from issuance of Notice to Proceed. Submittals of orders shall be made at one time. Exceptions will be considered, with justification.

1.09 Tests

- A. In addition to Section 4 - 1.03 of the General Conditions, testing and inspections may be performed by a private testing laboratory. The testing laboratory, provided by the City, shall be under the direction of a California registered civil engineer. All work shall conform to requirements set forth by ASTM B329, and shall be acceptable to the City.
- B. Copies of the laboratory reports/results of each test or inspection shall be provided to the Project Manager, Inspector and Contractor.

1.10 Temporary Facilities

- A. Sanitary provisions shall be the responsibility of the Contractor. Existing restroom facilities shall be not utilized by the Contractor, his Sub-contractors, or employees thereof, unless specifically accepted by the Project Manager. Provide chemical toilets or water closets and urinals connected to the sewer in a location accepted by the Project Manager.
- B. Barricades shall be the responsibility of the Contractor and shall be erected as necessary to protect the property, the construction and the public from hazards due to construction.
- C. Signs, other than those identified in these Specifications, shall be prohibited. Notices, required by law, shall be posted and maintained.

1.11 Utilities

- A. All utility connection fees, meters, and cost of utilities used during the course of construction and establishment are considered a direct cost and are the responsibility of the Contractor until project acceptance.

1.12 Dust/Noise Control Requirements

- A. Dust and other air pollution nuisances on or adjacent to the site shall be abated, per Section 2 - 1.07 of the General Conditions. Dirt shall not be allowed to accumulate on streets or sidewalks nor be washed into sewer. The Contractor shall install silt basin, silt fences or other physical means to prevent winter run-off or dry season flow passing through the site.
- B. Noise from construction operations shall be kept to a minimum. Allowable hours of operations shall be from 7 a.m. to 7 p.m. Monday through Friday. Work on weekends and holidays must be approved by the project manager. Work on

weekends and holidays shall not begin before 8 a.m. and must be completed by 8 p.m.

1.13 Tree Replacement Schedule

- A. Trees damaged or removed without prior approval shall be replaced at an inch per inch basis on-site, except otherwise accepted. New stock shall follow the table provided:

Plant Size	Inch Value
3 Five Gallon Stock	One Inch
1 Fifteen Gallon Stock	One Inch
1 24" Box Stock	Two Inches
1 36" Box Stock	Three Inches

1.14 Inspection of Construction

- A. In addition to the routine inspections performed by the Parks Inspector, portions of work may be inspected by the other city departments. Notify the Parks Inspector and Project Manager a minimum of 48 hours prior to date of inspection.
- B. The Parks Inspector shall be the main line of communication between the site superintendent, the project manager and other City department inspectors. Changes in scope of work or standards shall be approved by the project manager.
- C. Refer to the parks inspection record. This shall be issued at the Pre-Construction meeting and shall be utilized by the Contractor throughout the course of construction. A completed "hard card" shall be submitted to the Project Manager along with required turn in items (See 1.15 this Section) upon final acceptance of the project. The Notice of Completion shall not be filed until all record documents have been received and accepted.

1.15 Adverse Impacts to Site Conditions Due to Construction

- A. Impacts that affect the site conditions to the detriment of the park or streetscape
- Impacts that affect the site conditions to the detriment of the park or streetscape construction or long term viability of the site shall be mitigated by the contractor prior to acceptance of the project. Such impacts shall include, but are not limited to:
1. Soil compaction in non-structural areas;
 2. Diesel or gas fuel leaks/spillage;
 3. Buried concrete or other construction debris;
 4. Hazardous material contamination;
 5. Lime treatment in planting areas;
 6. and more.

1.16 Pre-final (Punch List) Review

- A. Notify, in writing, to the Parks Construction Inspector, that the work is substantially complete. Substantially complete is defined as "the state of work where it may be used in a suitable and intended manner with exception of minor corrections". Partial acceptances will not be granted. Items to be reviewed as a part of substantial completion include:
1. All construction items
 2. Installation of all site furnishings, including lights and signs
 3. Seeding or sodding of all turf areas
 4. All planting, including weeding of planted areas
 5. The irrigation system is fully functioning as designed and as confirmed by the landscape irrigation audit.
- B. Upon field confirmation by the Parks Construction Inspector regarding substantial completion, a pre-final (punch list) walk-through will be conducted within seven (7) calendar days of receipt of notification. A formal punch list will be developed at that time. Performance of the pre-final (punch list) review shall not automatically trigger the start of establishment.
1. If at any point during this review that it becomes apparent that the Contractor has not properly prepared for the site review, the inspection shall immediately be terminated and re-scheduled at such a time as the site has been readied for a review. Any costs for the re-scheduling of the review shall be the responsibility of the Contractor. Lack of site preparation could delay start of the establishment period.
- C. The pre-final (punch list) review shall occur within one (1) business week after the project has been determined as "substantially complete". Concurrently, the City will make a formal request for all required turn-in items to be submitted to the City. All turn-in items shall be submitted to the City (single point of contact), at one time and only by appointment. Do not drop off the turn-in items at the front counter and without an appointment.
- D. Once all turn-in items have been confirmed to be complete and accurate, the establishment period may be considered to begin. The City shall have sole discretion in determining the appropriateness of the commencement of the establishment period and shall notify the developer/contractor in writing of the start and end dates. Portions of the project will not be accepted for establishment prior to the substantial completion of the entire project.

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1.17 Establishment Period

- A. The duration of the establishment period shall be:
1. For seeded turf in parks: Ninety (90) calendar days, minimum, and until the Notice of Completion (NOC) for City-built parks has been approved by the

Moved (insertion) [1]

Deleted: after the second mowing, unless otherwise noted.

City Council, or the deed transferring property ownership, has been recorded at the County for Developer-built parks.

2. For sodded turf in parks: Forty-five (45) calendar days commencing between March 1st and October 31st and sixty (60) calendar days commencing between November 1st and February 28th, and until the Notice of Completion (NOC) for City-built parks has been approved by the City Council, or the deed transferring property ownership, has been recorded at the County for Developer-built parks.

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3. For streetscapes: Thirty (30) calendar days, minimum, and until final acceptance of all related street improvements subject to approval of a Certificate of Completion by the City Council.

Deleted: .¶
See Sections 32 84 00 4.02

Deleted: 32 90 00 3.11 for work

Deleted: be performed during

- B. Active maintenance is required throughout the entire establishment period. Active maintenance is defined as:

1. All areas within the project site shall be protected against damage including vandalism, erosion, trespass, rodents and other acts. Immediately repair all damaged areas.

Moved (insertion) [2]

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2. All walkways and paved areas shall be kept clean and all debris within planting and turf areas shall be immediately removed.

3. Automatic irrigation controller shall be fully utilized and irrigation system monitored and adjusted as described in Section 32 84 00 4.03.

4. All plant and turf maintenance as described in Section 32 90 00 3.11

- C. Prior to the start of the final thirty (30) days of establishment:

1. All punch list items shall be completed.

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2. All certifications and testing shall be completed.

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3. All plantings and turf shall be thriving and in a healthy condition.

4. The lack of active maintenance prior to the final thirty (30) days may constitute a delay in the start of the final thirty (30) days of the establishment period.

1.18 Final Review

- A. One (1) week prior to the end of the establishment period, a final on-site review shall be conducted to review project readiness for final turn-over. All punch list items must be satisfactorily addressed prior to the final review.
- B. The project shall be prepared and cleaned per Section 2 - 1.12 of the General Conditions; the turf shall be mowed; and the irrigation heads shall be adjusted appropriately one day prior to the scheduled final review.
- C. Acceptance of the project shall be considered "field accepted" and a recommendation will be forwarded to the City Council for "final acceptance" per Section 7 - 1.01 of the General Conditions.

- D. An unaccepted project shall extend the establishment period until such time as the unaccepted portions of the project have been reviewed and field accepted by the Inspector and Project Manager.
- E. Turn over for City maintenance shall occur only after:
 - 1. The specified duration of the establishment period has been successfully completed.
 - 2. If required, the deed transferring property ownership, has been recorded at the County.
 - 3. A Certificate of Compliance (COC) for streetscapes or Notice of Completion (NOC) for city built parks has been approved by the City Council.
- F. Contractor shall provide a written guarantee covering all improvements associated with this project. See 1.19 – Warranties and Guarantees.

1.19 Record Documents

- A. Record documents or as-built plans shall be maintained on-site and updated routinely as specified in Section 2 - 1.13 of the General Conditions. Record documents shall include **all items under the contracted scope of work.**
- B. Record documents shall be submitted:
 - 1. one full size set of final as-built drawings (verified/initialed by the Parks Inspector during the establishment period)
 - 2. one set of 11 x 17 reductions of the complete as-built package; and
 - 3. two sets 11 x 17 laminated reductions of the irrigation plan illustrating with colors the individual controller stations; and
 - 4. one USB containing PDF scanned images (in color) of the verified as-built drawings.
 - 5. For City of Roseville CIP projects, SWPP binder.

1.20 Warranties and Guarantees

- A. Warranties are required under various Sections of these Specifications. Prior to final acceptance, the Contractor shall assemble all warranties into a single, bound or stapled package. All warranties shall be clearly labeled and the number of years highlighted. Also, see Sections 7 - 1.10 and 7 - 1.11 of the General Conditions.
 - 1. Warranties for equipment shall be submitted in the manufacturer's standard form and shall be countersigned by the subcontractor or supplier and the Contractor.
 - 2. All other warranties shall be provided in the following format, written on subcontractor's or supplier's letterhead, signed by the subcontractor or supplier and countersigned by the Contractor:

WARRANTY FOR _____ YEARS

"We hereby warrant that the product which we have installed at project name has been done in accordance with the contract documents, and that the work, as installed will fulfill the warranty requirements included in the Specifications.

We agree to repair or replace any or all of our work, together with any other adjacent work which may be displaced by so doing, that may prove to be defective in its workmanship or material within the warranty period stated above commencing from the date of final acceptance of the above named project by the City of Roseville's City Council, without additional expense to the City, ordinary wear and tear and unusual abuse or neglect excepted.

In the event of failure to comply with the above conditions within thirty (30) days of notification by the City, we collectively or separately do hereby authorize the City to proceed with the repairs or replacement of such defects at our expense. Payment of said costs and charges will be forwarded to the City upon demand.

Signed: _____
Subcontractor or Supplier Date

Countersigned: _____
Contractor Date

- B. Guarantees shall be a minimum of one (1) year for all plant material, including trees and shrubs. The guarantee shall state that plant materials (trees & shrubs) to be free of all defects or disease and all plants are in a healthy and thriving condition at the completion of the contract. Deciduous plant material shall be warranted beyond the time of contract completion until such time as growth becomes evident.

PART 2 - PRODUCTS

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PART 3 - EXECUTION

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END OF SECTION

SECTION 01 57 23 STORM WATER POLLUTION CONTROL

PART 1 - GENERAL

1.01 General

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Special Conditions shall be in addition to the standards provided herein.

1.02 References

- A. State Water Resources Control Board Order No. 2009-0009-DWQ National Pollutant Discharge Elimination System General Permit No. CAS0000002, for Storm Water Discharges Associated with Construction and Land Disturbance Activities.
- B. CASQA California Stormwater BMP Handbook – Construction, November 2009

1.03 Definitions

- A. NOI: Notice of Intent
- B. NOT: Notice of Termination
- C. QSP: Qualified SWPPP Practitioner
- D. QSD: Qualified SWPPP Developer
- E. SWPPP: Storm Water Pollution Prevention Plan
- F. SWRCB: State Water Resources Control Board
- G. NPDES: National Pollutant Discharge Elimination System General
- H. WDID: Waste Discharger Identification number
- I. BMP: Best Management Practices

PART 2 - PRODUCTS

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PART 3 - EXECUTION

3.01 SWPPP

- A. Comply with State Water Resources Control Board Order No. 2009-0009-DWQ National Pollutant Discharge Elimination System General Permit No.

CAS0000002, for Storm Water Discharges Associated with Construction and Land Disturbance Activities.

- B. A SWPPP has been developed for this project. The SWPPP is a dynamic document and will change as conditions (weather or construction phases) warrant.
- C. Implementation of the SWPPP is the responsibility of the Contractor and a part of this project. Costs associated with implementation and maintenance of the BMPs per the SWPPP shall be included in the lump sum base bid.
- D. Major changes to the SWPPP shall be reviewed by the City's QSD prior to implementation. Cost associated with the major changes will be paid for using the unit cost listed in the Additions or Deletions Sheet of the Proposal
- E. The City's QSP will perform weekly inspections of the jobsite. Implementation of and minor changes to the SWPPP as directed by the City's QSP shall be incidental to the Work. Contractor shall start all inspection corrective actions within 72 hours of observation, and complete as soon as possible.
- F. All BMPs installed will be inspected by the City's QSD/QSP for compliance with the SWPPP and BMP Fact Sheets. BMPs that are not in compliance shall be brought into compliance by the Contractor at no cost to the City.
- G. Keep one copy of the SWPPP and amendments at the project site.
- H. The SWPPP shall be readily available throughout the course of construction and until the NOT has been accepted by SWRCB. The SWPPP shall be made available upon request by a representative of the Regional Water Quality Control Board, State Water Resources Control Board, United States Environmental Protection Agency, or City' storm water staff.
- I. At the end of the establishment period, the Contractor shall submit the project site copy of the SWPPP including copies of all inspections, Rain Event Action Plans (REAPs), reports, and sampling and analysis results to the City's Project Manager.

3.02 Schedule

- A. Contractor shall develop a Water Pollution Control Schedule that describes the timing of grading or other work activities that could affect water pollution. The schedule shall be updated by the Contractor to reflect changes in the Contractor's operations that would affect the necessary implementation of water pollution control practices. The typical sequence of work shall be adjusted by the Contractor based on weather conditions and forecasted rain events. The schedule is considered an appropriate and applicable BMP.

3.03 Penalties and fines

- A. Contractor is responsible for all penalties and fines assessed to or levied on the project related to the implementation of the SWPPP.

- B. In an effort to maintain compliance with the General Permit, the Contractor may be asked to make changes to the BMPs. If the Contractor is unable to perform these services in a timely manner the City reserves the right to address any areas of concern and deduct the cost from the contract.

3.04 Inlet Filters

- A. Drain inlet filters may be employed in lieu of straw bales. Horizontal mesh filters attached to the top of or below the drain inlet grate shall not be allowed. Only high flow volume, bag type filters or others as accepted by the Public Works Inspector shall be used.

3.05 Silt Fence and Straw Wattles

- A. Silt fences and straw wattles may be employed in lieu of, and are preferred to straw bales.

3.06 Slope Protection/Erosion Control

- A. All slopes greater than 10:1 shall be covered with broadcast straw at a rate of 50 bales or 4,000 pounds per acre. Slopes exceeding 4:1 shall have straw pressed in place or a tackifier shall be applied.
- B. All slopes along building frontages (from the building setback line to the City right-of-way) exceeding 4:1 shall have erosion netting installed (jute or as accepted by the Public Works Inspector).
- C. Slopes steeper than 4:1 and adjacent to City of Roseville right-of-way, flood plains, natural drainages, park land or designated open space shall require broadcast seeding and shall be covered with straw matting.
- D. Hydroseed shall not be used on slopes where broadcast straw, erosion netting or straw matting are specified above, except as an additional measure to them. Within a site, protection of bare and/or disturbed slopes which are isolated from areas requiring erosion protection shall be addressed on the plans. Hydroseeding may be an acceptable alternative in isolated expanses, regardless of slope.
- E. From the back of City sidewalk to 25 feet back, all disturbed, bare slopes of less than 10:1 shall be hydroseeded. Broadcast straw as specified above for 10:1 or steeper slopes is an acceptable option.

3.07 Straw Bales

- A. Straw bales shall be stockpiled on the site at a rate of 1.5 bales per acre by October 1. Measures shall be provided to keep straw dry.

3.08 Silt Controlling Devices

- A. Use of alternative silt controlling devices will be review and accepted at the discretion of the City's QSD.

3.09 Cleaning

- A. Thoroughly clean all areas where work has occurred. Remove from the site excess material, debris and rubbish.
- B. Take all precautions to protect completed work. Immediately repair or replace all damaged areas due to tire ruts, erosion, compaction failure, etc. Keep all erosion control measures intact.

Delete this article if winter suspension is not required

3.10 Winter Construction Suspension

- A. Contractor shall include a winter construction suspension as part of the construction schedule. The counting of working days will be suspended during the winter suspension period. It is at the City's sole and complete discretion to determine the start and end dates of the winter construction suspension. The City will notify the Contractor 10 working days before the start of the winter construction suspension. The City will notify the Contractor 10 working days before the end of the winter construction suspension. The Contractor shall begin work within 15 calendar days after receiving the notice of the end of the winter construction suspension.
- B. Contractor shall include an allowance of (\$15,000) for the winter construction suspension. Costs associated with preparing the site for the winter construction suspension and costs associated with corrective actions required during the winter construction suspension will be paid for using the allowance. Costs to implement and maintain the BMPs per the Erosion and Sediment Control Plan are excluded from the winter suspension allowance and shall be included in the lump sum base bid.
- C. Prior to the winter construction suspension, stabilize all exposed soils with hydroseed and straw. Hydroseed shall consist of annual rye grass seed at 20 lbs/acre and mulch at 1 ton/acre. Straw shall be placed at 2 tons/acre and tackifier shall be placed over the straw to prevent dislocation by wind. In addition, all adjacent drainage inlets shall be protected and perimeter control shall be installed and in good repair.
- D. Traffic on the construction site shall be kept to minimum. All traffic entering or exiting the site must use the stabilized construction entrance.
- E. Where there are areas of concentrated runoff flows, Contractor shall protect the soil from erosion.
- F. Per the Construction General Permit Requirements, inspections by the City's QSD/QSP will continue into and through the winter suspension period. Inspections will occur before, during, and after each qualifying storm event (0.5" or more precipitation) and at least once per week. Contractor shall start all inspection corrective actions within 72 hours of observation, and complete as soon as possible.

Deleted: SWPPP

- G. Should rain be forecast at 50% or better by NOAA, the City's QSD/QSP will prepare a Rain Event Action Plan (REAP) and email such document to the Contractor. Contractor shall complete all corrective actions within the REAP prior to the start of precipitation.
- H. The City's QSD/QSP will be sampling all discharge to ensure compliance with runoff standards for pH and turbidity. If the water sampling indicates compliance issues, Contractor shall make repairs or adjustments to BMPs immediately, and respond to any such requests within 24 hours.

END OF SECTION

SECTION 03 30 00 SITE CONCRETE

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.
- C. The standards set forth in the City of Roseville Design and Construction Standards and the City of Roseville Parks Construction Standards, latest editions, shall be in addition to the standards provided herein.

1.02 Description

- A. Furnish all labor, materials and equipment for the complete installation of all concrete work, flatwork and poured-in-place as shown in the Plans and as specified herein.

1.03 References

- A. Caltrans Standard Specifications, latest edition.
- B. California Building Code (CBC) and California Administrative Code (Title 24), latest editions.

1.04 Quality Assurance

- A. For all flatwork, the Contractor shall pour a six-foot by six-foot (6" x 6") sample of each type of finish specified for review and acceptance by the Project Manager prior to pouring any concrete. The accepted samples shall remain on-site and intact until all concrete work has been completed. The quality of the concrete work shall be measured by the accepted samples.
- B. During the course of construction, a qualified testing laboratory shall obtain samples as determined by the Inspector and conforming to federal and state codes and standards. Such costs shall be paid for by the City. Re-tests and removal of below acceptable strength concrete shall be borne by the Contractor. The Contractor shall cooperate with the testing during the course of obtaining such samples.
- C. Variances in surface grades of more than 1/8", as measured by a straight edge ten feet (10") long, shall be corrected to the satisfaction of the Inspector. Remove all areas where standing water occurs, including any surface irregularities.

1.05 Handling and Storage

- A. Comply with ATSM C-94, "Specifications for Ready Mix Concrete" for the batch, mix and transport of concrete.
- B. Mix and deliver only the amount that will be poured immediately.

1.06 Record Drawings

- A. The Contractor shall keep an accurate record of the as-built conditions of the site concrete. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the "as-builts" to ensure compliance of the above.

PART 2 - PRODUCTS

2.01 Concrete

- A. Concrete for play area curbs, sidewalks, and accessible ramps shall conform to the provisions of Section 90-2 "Minor Concrete" of the Caltrans Standard Specifications. Cementitious material shall be „Type II Modified" and shall contain no less than 505 pounds of cementitious material per cubic yard. Aggregate shall be not greater than one-inch or smaller than 3/8-inch. Submit concrete analysis for review and acceptance prior to placement of concrete.

2.02 Fiberglass Reinforcement

- A. ~~Fibers for concrete shall be~~ Fibermesh 150, as manufactured by Propex Operating Company; or accepted equal. ~~Fibers shall contain 100 percent virgin polypropylene multifilament fibers, e3 patented technology, containing no reprocessed olefin materials. The fibers shall conform to ASTM C1116 Type III and manufactured specifically for the secondary reinforcement of~~ concrete.

Deleted: Polypropylene collated fibrillated fibers,

Deleted: Include fiberglass

Deleted: in all

Deleted: , except where noted

2.03 Expansion Joint Material

- A. Fiber expansion joint shall conform to ASTM-1751 and shall be a non-extruding resilient filler. Filler shall have preserve attributes and high quality bituminous materials.
- B. Apply Sikaflex elastomeric sealant, or accepted equal, over all expansion joints.

2.04 Concrete Forms

- A. All forms shall be new at the start of the project and shall be construction grade Douglas Fir. Minimum size lumber shall be 2 x 6.
- B. Radius bends shall be formed by spring steel forms or laminated boards, as required.
- C. Plywood shall be 5/8", Class I, exterior grade as outlined in APA "Guide to Plywood Grades". Omit mill oiling treatment.

2.05 Coloring Agents

- A. (Insert amount and color)
- B. All colored concrete admixtures shall be integral.

2.06 Seeded Aggregate

- A. Aggregate shall be clean, washed aggregate as selected. Provide samples of rock mixture.

PART 3 - EXECUTION

3.01 Poured-In-Place Concrete Forms

- A. Concrete for hardscape or flatwork shall be placed on subgrade compacted to 95% relative compaction. Prior to placement of concrete, a soils compaction test must be performed by an accepted soils testing professional on a representative number of locations along the flatwork area. The City or project owner shall provide the initial test. The results of these tests must be available and meet acceptable levels prior to pouring. Re-tests and re-work of any area, as directed by the soils professional, shall be the responsibility of the Contractor.
- B. Construct forms to conform to the shapes, dimensions and details shown on the Plans. All forms shall be true to lines, plumb, level and square.
- C. Forms shall not leak, spread, shift or settle when concrete is placed.
- D. All forms shall carry dead and live loads and shall not deflect more than 1/8" between supports after placement of concrete.
- E. All forms shall be thoroughly soaked a minimum of twelve (12) hours prior to pouring of concrete. Forms shall be treated per manufacturer's recommendations.
- F. Reuse of forms may be allowed at the discretion of the Inspector. Reused forms shall be cleaned and free of defects that would affect the final concrete finish.
- G. Concrete footings shall be formed only when excavations slump or cave in. Over-excavate the trench or footing diameter to accommodate the forms' installation and removal. Apply water to moisten soil. Do not allow water to create mud or ponding.

3.02 Fiberglass Reinforcement

- A. Install per manufacturer's instructions. Apply at the batch plant prior to delivery. Thoroughly mix fiber material to avoid "clumping".

3.03 Expansion Joints

- A. Expansion joints shall be placed where vertical elements meet horizontal paving unless otherwise noted on the Plans. This shall include vertical expansion joints on play area curb walls, buildings, shade structures, walls and/or planters. The corners of the paving shall be tooled at the expansion

joints. Trim exposed fibers which protrude above or beyond the finish surface of paving or the finish surface of the wall.

3.04 Control Joints for Concrete Sidewalks

- A. Control joints shall be per detail PK-32 with deep, straight and finished with rounded edges. Control joints shall be placed (on-center) a distance equal to the width of the concrete walkway, unless otherwise shown on the Plans. For example a ten-foot wide walkway shall have control joint placed ten feet on center.

3.05 Admixtures

- A. (Insert, if used)

3.06 Coloring Agent

- A. (Insert, if used)

3.07 Placement of Concrete

- A. Do not pour concrete in weather below 40 degrees F. or when temperatures are predicted to fall below freezing within 24 hours, except with prior authorization.
- B. Concrete shall be transit mixed according to ASTM C-94. Limit the quantity of water to the required strength. Concrete shall be of a consistency that it flows slowly into the forms.
- C. Mixing of concrete shall be continuous commencing from the time water is added to the mix until such time that the concrete is poured. All concrete shall be placed within an hour of the time when water is first added.
- D. Concrete shall be deposited up to the finished height of the forms and up to the adjacent joint. No partial pours will be allowed. Excess material shall be dumped on-site and later removed by the Contractor.
- E. Thoroughly compact the concrete manually spading and tamping concrete into all corners of the forms and by utilizing a high-speed mechanical vibrator. Retain a standby vibrator on-site during the course of concrete work. When utilizing the vibrator, take precautions to avoid impact on the forms.
- F. After obtaining uniform compaction, screen tamper all flatwork surfaces, screed and bull float to ensure that large aggregates are pushed below the surface. When it is practical to work on the surface, wood float, steel trowel paving to a uniform surface.
- G. Concrete elements shall not exceed the following tolerances:
 - 1. Linear: 1/8"
 - 2. Slab deviation: 1/8" in 10"

3.08 Finishes

- A. Finishes shall be as shown on the Plans and shall be consistent in quality throughout the project. Medium broom finished concrete shall have clean, deep control joints spaced appropriately. No visible cracks or discoloration will be accepted. Finishes on vertical surfaces shall be consistent throughout. Vertical expansion joints are spaced as identified on the plans and are smooth with the finish surfaces. All edges for flatwork and vertical surfaces shall be eased at a consistent radius.
- B. Upon completion of float finishing, provide the final finish as follows:
 - 1. Medium Broom Finish: shall be accomplished by pulling a stiff bristle broom across a floated surface. The direction of the broom shall be perpendicular to the path of travel, unless otherwise shown on the Plans.
 - 2. Seeded Aggregate Finish: shall be accomplished by evenly distributing selected aggregate over the floated surface. Surface voids shall be minimum. Thoroughly embed aggregates just beneath the finished surface using a hand float. When the concrete has firmly set, brush and hose the surface with water to expose the aggregate to a uniform surface. Aggregate shall not be exposed more than 1/16", shall not be dislodged and shall not be unevenly exposed. Use of a pressurized nozzle for this work shall be prohibited.
 - 3. Acid Washed Finish: shall be accomplished after the slab has cured and no sooner than two (2) weeks after the concrete had been placed. Remove the cement film from the surface of the aggregate by an acid wash. Delaying the acid wash additional time is permissible. The slab shall be saturated with water, brushed free of standing water and washed with 5% to 10% solution muriatic acid. Several flushings with clear water should follow until the surface matches the accepted sample panel.
 - 4. Rock Salt Finish: shall be accomplished by (Insert, if used).
 - 5. Medium Sandblast Finish: shall be accomplished by (Insert, if used)
 - 6. Other (Insert, if used)

3.09 Removal of Forms

- A. Forms shall remain in place as follows:
 - 1. For mass concrete work: 5 days.
 - 2. For other flatwork and other concrete work: 3 days.
- B. Remove all bolts, nails, ties, wires, etc. a minimum of one inch (1") below the surface of the concrete. Remove imprints, irregularities or other such defects and patch as directed by the Inspector.

3.10 Curing and Protection

- A. Allow adequate time for the concrete to cure. In temperatures above 75 degrees F., ensure that the concrete surface remains wet for a period of seven (7) days minimum.
- B. Protect all concrete from damage during the curing period. This shall include damage from sun, rain, flowing water, frost, mechanical injury, tire tracks, footprints, oil stains, etc. Should such damage occur, Contractor shall take immediate action to repair damage to the satisfaction of the City.

3.11 Clean-Up

- A. During the course of this work, the area shall be kept clear and free of debris as realistically possible. Upon completion of concrete work, completely remove from the site all used forms, hardware, spillage, rejected work and other materials.
- B. Remove from site furnishing posts all concrete "slobber". Re-touch posts as necessary for a clean finish.

END OF SECTION

**SECTION 04 20 00
UNIT MASONRY (GENERAL)**

PART 1 - GENERAL

1.01 Conditions

- A. The general provisions of the Contract, including General and Supplementary Conditions and General Requirements apply to the work specified in this section.

1.02 Scope of Work

- A. Provide all labor, materials, and equipment required to complete the unit masonry work as indicated on the Drawings and/or specified herein.
- B. Work includes, but not limited to the following:
 - 1. Concrete masonry units.
 - 2. Face brick units.
 - 3. Pre-cast Elements.
 - 4. Installation of all required reinforcements, fasteners, anchors and accessories.
 - 5. Cleaning of unit masonry.
- C. Related work specified in other sections:
 - 1. Section 03 30 00: Concrete

1.03 Quality Assurance

- A. Material and installation standards: Comply with recommendations of the Brick Institute of America (BIA) standards; National Concrete Masonry Association standards; and ASTM standards.
- B. Verify all measurements indicated on Drawings by taking field measurements; proper fit and attachment of all units is required.
- C. Accurately fit, cut, and securely mortar together all units to produce a plumb, level and rigid installation.
- D. All work and materials shall comply with Uniform National Building Codes (latest edition), and all other applicable codes and ordinances that govern the work of this Section.

1.04 Qualification of Installers

- A. Installers shall be trained and experienced in the skills required and shall be completely familiar with the materials and their installation. Qualified installers shall be present at all time during the progress of work.

1.05 Coordination

- A. Coordinate with all other trades whose work relates to unit masonry installation for placing all required reinforcements, fasteners, anchor, accessories, etc.

1.06 Submittals

- A. Submit for Landscape Architect's written approval two (2) representative samples of each unit specified.
- B. Submit manufacturer's certificate that units meet or exceed material specifications.

PART 2 - PRODUCTS

2.01 Concrete Masonry Units

- A. ASTM C-652, concrete masonry hollow units, wire cut. Standard and bond beam units. Size and color as indicated on the Drawings. Color shall be standard grey.

2.02 Stone Veneer

- A. As shown on Drawings.

2.03 Precast Concrete Molding and Baseboard

- A. As shown on Drawings.

2.04 Masonry Mortar

- A. ASTM C-270, Type M, consisting of one (1) part cement and three (3) parts sand with quarter (1/4) part lime.
- B. LATICRETE 3701 grout and Mortar Admix
- C. Mortar compressive strength at 28 days shall be 3000 PSI

2.05 Grout

- A. Grout mix ratio by volumes: one part Portland Cement (ASTM C-150, Type 1); two parts minimum to three parts maximum damp loose sand, two (2) parts coarse aggregate (ASTM C-404).
- B. LATICRETE 3701 Grout and Mortar Admix.
- C. Grout compressive strength at 28 days shall be 3000 PSI.

2.06 Unit Masonry Reinforcement

- A. Horizontal Joint Reinforcement: Truss type, hot-dipped galvanized zinc coated steel construction; 3/16 inch side rods with No. 9 cross ties.
- B. Horizontal and vertical rebar reinforcements: ASTM A-615, Grade 40, size as indicated on the Drawings.

2.07 Concrete

- A. As per Section 03 30 00: Concrete

PART 3 - EXECUTION

3.01 General

- A. Supply anchor devices as indicated on the Drawings and as required to install materials as specified in other sections of work.
- B. Cut units where required with a power saw or order units pre-cut from manufacturer.
- C. Construct walls and other masonry construction to the full thickness indicated on the Drawings, using unit sizes as indicated.
- D. Establish lines, levels, and coursing. Protect from disturbances.

3.02 Coursing

- A. Install units straight and plumb with all courses true to line and level.
- B. Install units in pattern as indicated on the Drawings.
- C. Maintain unit courses to uniform width. Make vertical and horizontal joints equal and of uniform thickness.

3.03 Placing and Bonding

- A. Lay units in full bed of mortar properly jointed with other work.
- B. Install full mortar coverage of vertical and horizontal face of joints. Maintain uniform joint width of $3/8'' - 1/2''$, depending on nominal unit sizes. Cut joints flush and tool slightly concave.
- C. Fully bond intersections and external and internal corners.
- D. Do not shift or tap units after mortar has taken initial set. Where adjustment must be made remove mortar and replace.
- E. Remove excess mortar.
- F. Fill hollows at concrete masonry units solid with grout or as indicated on the Drawings. Fill hollows of structural brick block units where reinforcement occurs solid with grout or as indicated on the Drawings.
- G. Wall caps shall be epoxied and anchored in place.

3.04 Reinforcement

- A. Horizontal joint reinforcement: Place masonry joint reinforcement sixteen (16) inches on center or as indicated on the Drawings.
- B. Place joint reinforcement continuous and lap reinforcement according to the recommendations of the Manual of Standard Practice of the Concrete Reinforcing Steel Institute.
- C. Horizontal and vertical rebar reinforcement: Install with bond and beam spacing and rebar spacing as indicated on Drawings.

- D. Place and consolidate grout fill without disturbing reinforcing. Cells containing reinforcement shall be grouted solid.

3.05 Curing and Protection

- A. Provide thorough curing of joints and grout pours.
- B. Protect newly laid masonry from exposure to precipitation, excessive drying, freezing, soiling, backfill and other harmful elements.

3.06 Waterproofing & Graffiti Seal

- A. All walls below grade shall be waterproofed on the backside extending from the foundation to the brick cap.
- B. Install in conformance with manufacturer's specifications.
- C. Apply 2 clear coats of graffiti sealant on exposed exterior and interior surfaces. Submit proposed sealant type and conform to manufacturer specifications.

3.07 Cleaning

- A. Brush off excess mortar as work progresses. Dry-brush masonry at end of each day's work.
- B. Clean masonry with cleaners and methods as recommended by the manufacturer of the masonry units.
- C. Rinse walls by washing off cleaning solution, dirt and mortar using clean, pressurized water.
- D. Repair damage to adjacent materials that occurs during cleaning operation at no additional cost to the Owner.

END OF SECTION

SECTION 05 12 00
STRUCTURAL AND MISCELLANEOUS STEEL (GENERAL)

PART 1 - GENERAL

1.01 Conditions

- A. The general provisions of the Contract, including General and Special Provisions apply to the work specified in this Section.

1.02 Scope of Work

- A. Furnish all labor, materials, and equipment as required to fabricate and install all structural and miscellaneous steel work as indicated on Drawings and specified herein.
- B. Although such work or materials are not specifically indicated, furnish and install all supplementary or miscellaneous items, appurtenances and devices incidental to or necessary for a secure and complete installation.
- C. Provide shop drawings for all work.
- D. Completely coordinate with work of all other trades.

1.03 References (Latest Edition)

- A. AISC: Standard Specifications for the Design, Fabrication and Erection of Structural Steel for Buildings by the American Institute of Steel Construction (AISC).
- B. AISC – Code of Standard Practice – Manual of Steel Construction – Allowable Stress Design (ASD).
- C. AISC – Code of Standard Practice of Steel Buildings and Bridges.
- D. ASTM A36 – Structural Steel.
- E. ASTM A-53: Black and Hot Dipped Zinc – Coated Welded and Seamless Steel Pipe.
- F. ASTM A-120: Black and Hot Dipped Zinc – Coated Welded and Seamless Steel Pipe.
- G. ASTM A307 – Carbon Steel Externally Threaded Standard Fasteners.
- H. ASTM A500 – Cold Formed Welded and Seamless Carbon Steel Structural Tubing in Round and Shapes.
- I. ASTM A501 – Hot Formed Welded and Seamless Carbon Steel Structural Tubing.
- J. AWS A2.4 – Symbols of Welding, Brazing, and Nondestructive Examination.
- K. AWS D1.1 – Structural Welding Code.
- L. SSPC (Steel Structures Painting Council) – Painting Manual.

M. California Building Code (CBC), latest edition.

1.04 Regulatory Requirements

- A. Safety Requirements: Work shall comply with all Federal, State and municipal regulations regarding safety, including the requirements of the following:
 - 1. William-Steiger Occupational Safety & Health Act of 1970
 - 2. State of California, California Administrative Code, Title 8 Industrial Relations, Chapter 4, Subchapter 4, "Construction Safety Orders" and other State and local agencies having jurisdiction.
- B. California Building Code (CBC), latest edition.

1.05 Submittals

- A. Shop Drawings: General
 - 1. Before any structural steel is fabricated or delivered to jobsite, submit Shop Drawings in accordance with the General Conditions of these specifications.
 - 2. Shop Drawings shall clearly show all pieces with all pertinent dimensions, data, layout, sizes and weights, connections, and all controlled dimensions and elevations. Drawings shall clearly distinguish between shop and field bolts and welds. Errors in dimensions shown on shop drawings shall be responsibility of Contractor.
 - 3. Show details, including cuts, copes, connections, holes, threaded fasteners, and welds in accordance with AWS.
 - 4. Indicate which structural units, members or brackets require field cuts or welds due to construction techniques.
 - 5. Indicated metal fabricator's method for radius form bents of pipe or tubing.
 - 6. All shop and field welds shall be indicated by AWS Welding Symbols.
 - a) Indicate size, length and type of each weld.
 - b) Special Inspection required by CBC and Building Department.
- B. Welding:
 - 1. Certification of Welder's Qualifications.
 - 2. Welding Procedure: Submit descriptive data to illustrate welding procedures to be performed.

1.06 Quality Assurance

- A. Fabricated structural steel members in accordance with AISC Code of Standard Practice.
- B. Perform Work in accordance with AISC Section 10.
- C. Perform Work in accordance California Building Code (CBC), latest edition.
- D. All welding procedures, welders, welding operation, and tackers shall be qualified in accordance with AWS Standard Code D1.1.
- E. Maintain one copy of each document on site.

- F. Fabricator: Company specializing in performing the work of this section.
- G. Erector: Company specializing in performing the work of this section.
- H. All construction shall conform to applicable building codes, project specifications and applicable regulations. Where the provisions of applicable codes, material manufacturer's requirements, and project specifications conflict, the more stringent provision shall govern.
- I. Certification: Furnish, before fabrication, a mill certified report (in duplicate) of the tests for each heat of steel or iron from which the material is to be fabricated, containing the results of chemical and physical tests required by the ASTM specifications for the materials.
- J. Qualify welding processes and welding operators in accordance with AWS "Standard Qualifications Procedure". Provide certification that welders to be employed in work have satisfactorily passed AWS qualification test within the previous twelve (12) months. If recertification of welders is required, retesting will be Contractor's responsibility.
- K. Work shall comply with the Drawings, Specifications and accepted Shop Drawings in every aspect. All errors of fabrication and connections, defective materials, fasteners, and workmanship shall be replaced at the expense of the Contractor.

1.07 Delivery, Storage and Handling

- A. Deliver anchor bolts and anchorage devices which are to be embedded in cast-in-place concrete or masonry in ample time so as not to delay that Work.
- B. Store materials to permit easy access for inspection and identifications. Keep steel members off the ground using pallets, platforms, or other supports. Protect steel members and packaged materials from corrosion and deterioration. Remove any damaged items from the site and replace at no cost to the Owner.
- C. Use all means necessary to protect structural steel before, during and after installation.

1.08 Coordination

- A. Coordinate and furnish all required anchorages, templates, and patterns, setting drawings, and installation directions for all built-in items. Supervise the proper location and the installation of all built-in items. Deliver all items required to be embedded in concrete, masonry or built into other material to their respective Contractor. Provide holes and connections for Work of others Contractors.

1.09 Field Measurements

- A. Take field measurements prior to preparation of Shop Drawings and metal fabrication. Proper fit and attachments of all items is required; allow for trimming and fitting when taking field measurements before metal fabrication.

1.10 Shop Assembly

- A. Preassemble items in shop to greatest extent possible to minimize field splicing and assembly. Disassemble units only as necessary for shipping and handling limitations. Clearly mark units for reassembly and coordinated installation.

PART 2 - PRODUCTS

2.01 General

- A. Use materials of size and thickness indicated or, if not indicated, as required to produce strength and durability in finished product for use intended.
- B. Metal surfaces used for fabrications of miscellaneous metal items which will be exposed to view shall be smooth and free of surface blemishes including pitting, seam marks, roller marks, rolled trade names and roughness.
- C. All other materials not specifically described, but required for a complete and proper installation, shall be new, free from rust, best quality of their respective kind, and subject to the approval of the Project Inspector.

2.02 Steel Plates, Shapes and Bars

- A. All miscellaneous steel shall be standard cold-rolled sections, new, free from rust, and conforming to ASTM A-36.

2.03 Steel Pipe

- A. All steel pipe shall be black steel pipe, except where indicated to be galvanized, complying with provisions of:
 - 1. ASTM A-120, Schedule 40 for pipe less than four (4) inch diameter.
 - 2. ASTM A-53 ERW for pipe greater than four (4) inch diameter.

2.04 Steel Tubing

- A. All steel tubing shall be cold-formed steel tubing conforming to ASTM A-500, Grade B.

2.05 Fasteners

- A. General: Provide electro-zinc plated fasteners for exterior use or where built into exterior walls or slabs. Select fasteners for the type, grade and class specified.
- B. Bolts and Nuts: Regular hexagon-head carbon steel type conforming to ASTM A-307, Grade A with electro-zinc plating.

- C. Flat Washers: U.S.S. standard round carbon steel type conforming to FS FF-W-92 with electro-zinc plating.
- D. Lock Washers: Helical spring carbon steel type conforming to FS FF-W-84 with electro-zinc plating.
- E. Anchor Bolts: Nonheaded "J" bolt type, unless otherwise indicated on Drawings, conforming to ASTM A-307, Grade A with electro-zinc plating.

2.06 Shop Paint

- A. Primer shall be Red Oxide Primer, conforming to Federal Specification TT-P-31 for steel surfaces and Federal Specifications TT-P-64b for galvanized surfaces.

2.07 Grout

- A. Pre-mixed, factory packaged, non-shrinking, non-metallic, non-staining, non-corrosive and non-gaseous group complying with CE CRD-C588. Provide grout specifically manufactured for exterior applications.

PART 3 - EXECUTION

3.01 General

- A. Comply with AISC Code and Specifications and maintain Work in safe and stable conditions during erection. Provide temporary bracing and shoring as required; remove when final connections are in-place.
- B. Execute all Work using skilled metal workers only. Do all welding as per AWS Specifications with certified welders.
- C. When possible, fit and shop assemble all metal Work, ready for installation, with shop and field connections welded or attached with fasteners as indicated on Drawings.
- D. Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where fabrication and installation of the work of this section may properly commence.
- E. Make all required measurements in the field to ensure proper and adequate fit of miscellaneous metal items.
- F. It is the intent of the Drawings to indicate detail connections. Where connection detail is not shown, detail shall be patterned after a connection similar condition, or an AISC standard type.

3.02 Fabrication

- A. General
 - 1. Use materials of size and thickness indicated on Drawings or on accepted Shop Drawings to produce strength and durability in finished product for use

intended. Work to dimensions are indicated on drawings or on accepted Shop Drawings, using proven details of fabrication and support.

2. All fabrication shall be in accordance with AISC Specifications for fabrication of structural steel, California Building Codes, and requirements of regulatory agencies.
3. Do not field cut or alter structural metal units, members or brackets without accepted Shop Drawings.
4. Fabricate and pre-assemble work in shop to greatest extent possible.
5. Fabricate exposed work true to line, shape and level with accurate angles and radiuses. Ease exposed metal edges to a radius of approximately 1/32 inch.
6. Make cuts, bends, punching and drilling accurate, neat and properly located. Grind and file smooth all parts exposed to view; leave exposed surfaces free of fabrication marks. Mark and match-mark units requiring field assembly.
7. All welds shall be continuous, unless otherwise indicated, complying with AWS Specifications. Form exposed connections with tight, flush and smooth hairline joints. Grind exposed welds smooth and flush to match and blend with adjoining surfaces.
8. Cut, reinforce, drill and tap fabricated metal work as indicated on Drawings to receive finish hardware, fasteners and similar items.

B. Bolted Connections:

1. Punch or drill holes 1/16 inch larger than bolt size and spear-ream before inserting bolts.
2. Ream unfair holes, but only up to next larger bolt size. Where unfairness exceeds maximum, weld hole in base material solid and drill hole of proper size.
3. As erection progresses, bolt up work to take care of dead load, lateral forces, and erection stresses. Provide any additional bracing necessary to resist all possible forces during erection. Contractor is entirely responsible for the stability of the structural steel work until the job is complete.

C. Assembly with Standard Threaded Fasteners:

1. Beveled Washers: Provide under bolt heads or nuts resting on surfaces exceeding 5 percent slope with respect to head or nut.
2. Draw up tight, check threads with chisel, or provide approved lock washers or self-tightening nuts.

D. Welded Connections:

1. Perform welding using shielded metal arc, submerged arc, gas metal arc, or flux cored arc methods in accordance with appropriate sections of AWS D1.1 and CBC Chapter 27.

2. In addition to specific requirements of Drawings, details of welded joints shall comply with all requirements for joints which are accepted without qualification tests under the AWS Code. If sizes of fillet welds are not shown on Drawings, use AWS minimum weld size, but not less than thinnest part thickness minus 1/16 inch.
3. Plan welding operations to eliminate stress build-up.
4. Field Welding:
 - a) Perform field welding in accordance AWS D1.1.
 - b) Where field welding is applied to existing flexural members involving application of significant amounts of heat to member, provide temporary shoring to prevent deflections.
 - c) Provide Special Inspection per the CBC, latest edition.
- E. Column Bases:
 1. Finish in accordance with AISC. Lack of contact bearing with column shall not exceed 1/16 inch.
- F. Bearing Plates:
 1. Finish in accordance with AISC. Provide for attachment as shown on Drawings.
 2. Cut, drill (tap where indicated or required), or punch holes perpendicular to metal surfaces. Do not flame cut holes or enlarge holes by burning. Drill holes in bearing plates.

3.03 Shop Painting

- A. Shop paint all metal Work, except members or portions of members to be embedded in concrete or masonry, surfaces and edges to be field welded, stainless steel, and galvanized surfaces, unless otherwise indicated.
- B. Clean all metal work to be primed and painted in accordance with Section 09 91 00 – Painting and Finishes.
- C. Immediately after surface preparation brush or spray on primer in accordance with manufacturer's instruction at a rate to provide uniform dry film thickness of 20 mils for each coat. Use painting methods which will result in full coverage of joints, corners, edges and exposed surfaces.
- D. Apply one (1) shop coat to fabricated metal items, except apply two (2) coats of primer to surfaces inaccessible after assembly or installation.
- E. Give any painted built-in portions one (1) field coat of primer on all abraded areas after installation.

3.04 Galvanizing

- A. All metal fabrications intended for exterior use or for use in high moisture areas are to be hot-dip galvanized, unless otherwise noted.

- B. Hot dip galvanizing or zinc coatings, applied on products fabricated from rolled, pressed and forged steel shapes, plates, bars and strips shall comply with ASTM Specification A123-73.
- C. Hot dip galvanizing or zinc coatings on assembled steel products shall comply with ASTM Specifications A386.
- D. The weight of coatings shall be as designated in Table 1 for the class and thickness of material to be coated. Galvanized surfaces for which a shop coat of paint is specified shall be chemically treated to provide a bond for the paint.
- E. Except for bolts and nuts, all galvanizing shall be done after fabrication.

3.05 Installation

A. General:

1. Compliance: Erect and install all miscellaneous metal in strict accordance with the Drawings, the reviewed shop drawings, and the referenced standards, aligning straight, plumb, and level within a tolerance of one in 200. Accurately assemble structural steel to lines and elevations indicated, within specified AISC tolerances.
2. Splice metal work only where indicated and approved on shop Drawings.
3. Install anchorage devices and fasteners where required for securing miscellaneous metal fabrications to in-place construction; including anchorage devices and fasteners that require to be cast into concrete or masonry. Provide temporary bracing or anchors in formwork for items cast into concrete or similar construction.
4. Perform cutting, drilling, and fitting required for installation of miscellaneous metal fabrications. Set Work accurately in location, alignment and elevation. Install items plumb, level, true and free of rack; measured from established lines and levels.
5. Fit exposed connections accurately together to form tight hairline joints. Weld connections which are not to be left as exposed joints, but cannot be shop welded due to shipping size limitations. Grind exposed joints smooth and touch-up shop paint coat.
6. Do not weld, cut or abrade the surfaces of exterior units which have been hot-dip galvanized after fabrication, and are intended for bolted or screwed field connections.
7. All field welds shall conform to AWS Specifications. Grind all exposed welds smooth and flush to match and blend with adjoining surfaces.
8. Clean and touch-up all field welds and scratches with shop paint as specified.

3.06 Finishes

A. Finish all fabricated metal Work as per Section 09 91 00: Painting and Finishes

END OF SECTION

**SECTION 09 91 00
PAINTING AND FINISHES (GENERAL)**

PART 1 - GENERAL

1.01 Conditions

- A. The general provisions of the Contract, including General Conditions and Special Provisions apply to the work specified in this Section.

1.02 Description

- A. Work includes, but is not limited to the following:
1. Provide all materials, tools, equipment, appliances, labor and supervision required to paint and finish all surfaces and/or components as specified herein and as indicated on the Drawings, including all miscellaneous items and labor required to complete the Work of this Section.
 2. Surface preparation, priming and painting of all metal surfaces as indicated on Drawings or as follows:
 - a) Miscellaneous surfaces.
 3. All surfaces that are left unfinished by the requirements of other sections shall be painted or finished as part of this contract.
- B. Related Work described elsewhere.
1. Section 05 12 00: Structural and Miscellaneous Steel
- C. Definition: The term "paint", as used herein, shall mean all coating systems materials, including primers, emulsions, enamels, stains, sealers and fillers, and other applied materials whether used as prime intermediate or finish coats.

1.03 Work Not Included

- A. Pre-Finished Items: Unless otherwise specified or indicated on the Drawings, do not include the painting of items that are specified to receive manufacturer's factory finish, i.e. such items as site furnishings, irrigation equipment, electrical equipment, etc. See applicable Sections.
- B. Finished Metal Surfaces: Unless otherwise specified, all metal surfaces or anodized aluminum, stainless steel, chromium plate, copper, bronze or similar finished materials do not require painting.

1.04 Submittals

- A. Provide in accordance with the General Conditions prior to ordering material, a complete, detailed list of materials proposed for use on work. Include affidavit from manufacturer stating that proposed materials are the best of their

respective kinds and suitable for intended purpose. Submit in ample time to avoid delays in work if the list, or portions thereof, are rejected.

- B. Painter shall prepare and submit color samples to match color chips in 12- inch square size and must receive approval from Project Inspector before applying final paint coats to finish surfaces. Approved samples shall be retained at the Project Inspector's office for record.

1.05 Paint Coordination

- A. Provide prime coats which are compatible with finish paints used. Review other Sections of these specifications in which prime paints are to be provided to ensure compatibility of total painting system for various surfaces. Upon request from other trades, furnish information and specifications for finish materials proposed for use, to ensure compatible prime coats are used. Provide barrier coats over incompatible primers or remove and reprime as required. Notify Project Inspector in writing of any anticipated problems using specified painting systems with surfaces primed by others.

1.06 Job Conditions

- A. Applicator shall examine areas, surfaces and conditions under which painting Work is to be applied and notify the Project Inspector in writing of conditions detrimental to proper and timely completion of Work. Do not proceed with Work until unsatisfactory conditions have been corrected in a manner acceptable to Project Inspector and Applicator, or Applicator shall assume responsibility for and rectify any unsatisfactory finish resulting.
- B. Starting of painting Work shall be construed as Applicator's acceptance of surfaces and conditions.

1.07 Weather Conditions

- A. Apply water base paints only when temperature of surfaces to be painted and surrounding air temperature are between fifty (50) degrees F (10 degrees C) and ninety (90) degrees F (32 degrees C), unless otherwise permitted by paint manufacturer's printed specifications.
- B. Apply solvent-thinned paints only when temperature of surfaces to be painted and surrounding air temperatures are between forty-five (45) degrees F (7 degrees C) and ninety-five (95) degrees F (35 degrees C), unless otherwise permitted by paint manufacturer's printed specifications.
- C. Do not apply paint in rain, fog or mist; or when relative humidity exceeds eighty-five (85) percent; or to damp or wet surfaces.

1.08 Delivery and Storage

- A. Deliver materials to job site in original, new and unopened packages or containers bearing manufacturer's name and label, and the following information:
 - 1. Manufacturer's Name
 - 2. Manufacturer's stock number and date of manufacture
 - 3. Special color mix: name and number
 - 4. Contents by volume for major pigment and vehicle constituents
 - 5. Thinning instructions
 - 6. Application instructions
- B. Store materials and equipment as approved by applicable codes and enforce good housekeeping practices. Any soiled or used rags waste, etc., shall be removed from the site every night and every precaution shall be taken to avoid the danger of fire. No paint materials shall be washed or emptied on the site or into any sewer drains, storm drains or street gutters.

1.09 Protections

- A. Protection Work of other trades, whether to be painted or not, against damage by painting and finishing Work. Provide suitable covering or other methods of protection during progress of this Work. Correct any damage by cleaning, repairing or replacing, and repainting, as acceptable to the Project Inspector.
- B. Provide "Wet Paint" signs as required to protect newly painted surfaces. Remove all protective materials upon completion of the Work and touch-up and restore all damaged or defaced surfaces, including the removal of paint spots from other surfaces.

1.10 Guarantee

- A. Adhesion: All materials applied shall be guaranteed for a period of two (2) years against failure due to surface conditions, materials, or application. There shall be no evidence of fingerprints blisters, running, peeling, scaling, chalking, streaks or stains.

PART 2 - PRODUCTS

2.01 Color Schedule

- A. Project Inspector shall furnish to the Contractor a color schedule of paints to be used based on one of the approved manufacturer's color charts or requirements for specially mixed colors. Use of one of the other approved manufacturer's requires the Contractor to match the color schedule provided by the Project Inspector.

- B. Manufacturers names used to designate colors of color schedule is not intended to imply that products names are required to the exclusion of equivalent products of other manufacturers.
- C. All colors and manufacturers shall be approved and authorized by the Project Inspector before commencing work.

2.02 Materials Quality

- A. Provide best quality grade of various types of paints as regularly manufactured by acceptable paint materials manufacturer. Materials not displaying manufacturer's identification as a standard, best-grade product will not be acceptable. Acceptable paint manufacturers include:
 - 1. Kelley-Moore
 - 2. Benjamin Moore Company
 - 3. The Glidden Company
 - 4. Pratt and Lambert, Inc.
 - 5. Dunn and Edwards
 - 6. Sherwin-Williams
 - 7. W.P. Fuller Company
 - 8. Tiger Drylac
- B. Provide primer and undercoat paint produced by the same manufacturer as finish paint. Use only thinners approved by paint manufacturer, and use only within recommended limits.

2.03 Metal Primer

- A. Primer for metal surfaces shall be Red Oxide Primer, conforming to Federal Specification TT-P-31 for metal surfaces and Federal Specification TT-P-64b for galvanized surfaces.

PART 3 - EXECUTION

3.01 Surface Preparation

- A. General: Perform preparation and cleaning procedures in accordance with paint manufacturer's instructions, and as herein specified, for each particular surface condition.
- B. Paint no items fitted with finish hardware or other similar items until hardware has been removed or provided with surface-applied protection prior to surface preparation and painting operations. Install hardware or remove surface-applied protection after paint has dried.
- C. Metal Surfaces: Clean all metal surfaces, which are not galvanized or shop-painted, of scale, dirt, rust and other deleterious materials before priming.

Clean metal in accordance with Steel Structures Painting Council (SSPC) Specifications.

1. SP-2: Hand Tool Cleaning
2. SP-3: Power Tool Cleaning
3. SP-7: Brush-off Blasting Cleaning

Remove oil, grease, and similar contaminants in accordance with:

1. SP-1: Solvent Cleaning

- D. Galvanized Surface: Clean all galvanized surfaces of oil and other surface contaminants with a crystalline zinc phosphate pretreatment (phosphoric acid etch). Remove pretreatment solution by thoroughly washing with clean water and wipe dry.

3.02 Materials Preparation

- A. Mix and prepare painting materials in accordance with manufacturer's specifications.
- B. Stir materials before application to produce a mixture of uniform density, and stir as required during application. Do not stir surface film into materials. Remove film and if necessary, strain materials before using.

3.03 Application of Primer Coat

- A. Apply primer coat to all surfaces which are required to be painted or finished, and which have not been prime coated or shop-painted by others. For metal surfaces, touch up shop-painted coats as required.
- B. Immediately after surface preparation brush or spray on primer in accordance with manufacturer's instructions at a rate to provide uniform dry film thickness of two (2.0) mils for each coat. Use painting methods which shall result in full coverage of joints, corners, edges and exposed surfaces.
- C. All primer coats shall be free from runs, sags, and other defects. All coats shall be thoroughly dry before applying succeeding coats.
- D. Apply one (1) coat of metal primer for metal surfaces, as specified and/or as recommended by manufacturer's instructions.

3.04 Application of Paint

- A. Apply paint in accordance with manufacturer's instructions. Use applicators and techniques best suited for each surface and type of materials being painted.
- B. All painting Work shall be done by skilled workman in a professional manner. All coats shall be evenly spread and shall be free from run, sags and other defects. All coats shall be thoroughly dry before applying succeeding coats.
- C. All individual coats of paint shall be inspected and approved by the Project Inspector before application of the succeeding specified coat; otherwise no credit for the coat applied shall be given, and the Applicator shall automatically

assume responsibility to recoat the Work. The applicator shall provide the Project Inspector a report of each coat applied when completed for inspection and approval to comply with the above.

- D. Where coverage is incomplete, not uniform, or not to the required dry film thickness, provide an additional coat at no extra cost to the Developer.
- E. Apply finish coats of paint to all exposed surfaces as follows:
 - 1. For primed metal surfaces, apply two (2) coats of 100% acrylic latex base paint, per manufacturer's recommendations. Apply first coat of paint within 72 hours of primer application. If first coat of finish paint cannot be applied within the specified application time, the contractor shall re-clean and re-primer all exposed metal surfaces prior to start of metal painting operations.
- F. Give special attention to ensure that surfaces, including edges, corners, crevices, welds, and exposed fasteners, receive a dry film thickness equivalent to that of flat surfaces.
- G. Apply first-coat material to surfaces that have been cleaned, pretreated or otherwise prepared for painting as soon as practical after preparation and before subsequent surface deterioration's.
- H. Allow sufficient time between successive coatings to permit proper drying. Do not recoat until paint has dried to where it feels firm, does not deform or feel sticky under moderate thumb pressure and application of another coat of paint does not cause lifting or loss of adhesion of the undercoat.
- I. Apply all coating without reduction, except as specifically required by label directions, or required by this Section.
- J. Sand carefully between all coats on smooth surfaces for good adhesion of subsequent coats.
- K. Paint all exposed surfaces and anything inaccessible after installation prior to installation, if required to be painted.

3.05 Application of Epoxy Paint

- A. Use epoxy paint for floor and wall in restrooms up to ADA height.

END OF SECTION

SECTION 12 93 00 SITE FURNISHINGS

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

- A. Furnish all labor, materials and equipment for the complete installation of all site furniture, including play equipment and play surfacing, as shown on the Plans and as specified herein.

1.03 References

- A. All play equipment shall meet or exceed the standards set forth by the Consumer Product Safety Commission (CPSC), comply with the Americans with Disabilities Act (ADA), meet all current ASTM standards and be consistent with State and local codes.
- B. The play area surfacing shall meet or exceed the fall absorption/impact rates set forth by the CPSC guidelines and ASTM standards. The surfacing shall be an accessible surface and manufactured specifically for play areas.
- C. Nothing in the Plans or Specifications is to be construed to permit work not conforming to regulating codes and standards. The Contractor shall furnish without extra charge any material and labor, when required, by the compliance with these rules and regulations, even though the work was not mentioned in these particular Specifications or shown on the Plans.
- D. The product manufacturer shall supply complete Specifications for the installation of all site furnishings, including play equipment and play surfacing.

1.04 Submittals

- A. Submittals for specified items are required. The Contractor shall submit a materials summary sheet indicating which items will be installed as specified and which items are proposed for substitutions. The Contractor shall submit proof of order within ten (10) working days of the Notice to Proceed, indicating all specified materials have been ordered, noting "as specified" or "substitution proposed". For the following items, also provide:

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1. Resilient Play Surfacing (i.e. rubber surfacing material) Submittal shall include IPEMA certification of materials and the most recent impact absorption test results.
2. Play Equipment and Swings submittals shall include color samples, manufacturer's materials and parts list, and installation instructions.
3. All items with "color as selected by City" shall include color samples.
- 4.

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Play equipment

- B. On the date of the Notice to Proceed, the Contractor shall immediately place the order to purchase all site furnishings, including the play equipment and play surfacing as specified on the Plans and as outlined herein. **Proof of all orders shall be submitted to the Project Manager within ten (10) working days of the Notice to Proceed.**
- C. The Contractor shall submit a Certificate of Compliance from a third party certified playground inspector which verifies that the entire playground, including individual components, and surfacing meets or exceeds regulated requirements as described in Section 1.03 above.

1.05 Record Drawings

- A. The Contractor shall keep an accurate record of the as-built conditions of the miscellaneous site amenities. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the "as-builts" to ensure compliance of the above.

PART 2 - PRODUCTS

2.01 Materials

- A. Play Equipment shall be custom configuration as shown on the Plans and as specified herein. The equipment shall be as distributed by (contact name and phone number), and as manufactured by (contact name and phone number) or accepted equal. Color as selected by the City.
- B. Swings shall be the custom configuration as shown on the Plans as distributed by (contact name and phone number), and as manufactured by (contact name and phone number), or accepted equal. Color as selected by the City.
- C. Poured-in-place resilient surfacing shall be as shown on the Plans and as specified herein. The play surfacing shall be Tot Turf TPV Poured Surfacing as manufactured by Robertson Industries, contact Frank Horwath, (510) 433-0655 or accepted equal. Color as selected by the City.
1. Thickness of surfacing shall meet or exceed ASTM F 1292-93 Thickness vs. Fall Height requirements. The topcoat shall be ½ inch thick.
 2. Color shall be 50/50 black and brown mix, unless custom colors are shown on plans. For yellow, gold, red, and green colors use an aromatic binder.

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For blue, gray, purple, teal and tan colors use an aliphatic binder to preserve the color.

3. Poured-in place resilient surfacing shall have a five (5) year warranty.
- D. Engineered wood fiber shall be clean, engineered wood fiber, manufactured specifically for play areas.
 1. Engineered wood fiber manufacturer shall provide testing certification by an independent testing agency that the results comply with CPSC guidelines and ASTM standards.
 2. Engineered wood fiber shall meet the following requirements: ASTM F1951-99 (ADA Compliance Test) and ASTM F 1292-96 (Shock Absorbency).
 3. Manufacturer shall provide a Certificate of Insurance that shall provide coverage for products liability with the limit of liability not less than \$1,000,000.
 4. The manufacturer shall also provide written guarantee for three (3) years from the date of installation against decay and biochemical degradation calling for replacement of defective materials during the guarantee period.
 5. Manufacturer certifies that the engineered wood fiber has been installed in not less than three (3) sites for periods of not less than three (3) years demonstrating the claims made with regard to these Specifications.
- E. Picnic Tables shall be as shown on the Plans and as specified herein. The tables shall be as distributed by (contact name and phone number), and as manufactured by (contact name and phone number) or accepted equal. Color as selected by the City.
- F. Benches shall be as shown on the Plans and as specified herein. The benches shall be as distributed by (contact name and phone number), and as manufactured by (contact name and phone number) or accepted equal. Color as selected by the City.
- G. Drinking Fountain shall be MDF #440 SM (dual bowl and accessible) and stainless steel surface carrier as distributed by Husbands and Associates (800) 821-9838 and as manufactured by Most Dependable Fountains or accepted equal. Color to be stainless powder coated black or as approved. Include recessed hose bib with locking cover. Install with a sand strainer when sand amenities are included in the park design. For drain inlet at drinking fountain, see Section 33 00 00: Utilities.
- H. Infield Mix shall be 60/40 red lava/ screened clay mix as distributed by Valley Rock, 916-652-7209 or accepted equal.
- I. Park Identification Sign shall be fabricated by Quick Crete Products Corp., Norco, CA, (916) 447-8644, or by Outdoor Creations, Inc., Anderson, CA, (530) 365-6106, or accepted equal.
- J. Age-Appropriate Signage shall contain the following language:

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"This play area has been designed for the use of children aged (fill in the appropriate age range) years of age."

- K. Park Namesake Plaque shall be a 24" by 18" digital high pressure laminate graphic panel fabricated or accepted equal. Plaque shall be mounted on a SlimLine single pedestal sign system or accepted equal. Manufacturer for the plaque and sign system (model # 2418 SL-SLP-AL) is KVO Industries (Chris Howell, (707) 573-6868). Installation location shall be verified in the field with the Project Manager.
- L. Playground rules sign shall be as fabricated by Gopher Sign Company, (651) 698- 5095, or accepted equal.
- M. BBQ Grill shall be Iron Mountain Forge or accepted equal. Installation location shall be verified in the field with the Project Manager.
- N. Line Paint (for basketball courts): Hawker - Laykold; Koch Materials - Decocolor; Extol - Color; L&M - Nova acrylic; California Products Corp - Plexicolor Laykold; or accepted equal.
- O. Trash Receptacle shall be 32 gallon receptacle with liner, dome top (model # TG3D33S) as fabricated by Wabash Valley, (260) 352-2102, or accepted equal.
- P. Other (See Design Guidelines for additional information) shall be as shown on the Plans and as specified herein. The (site amenity) shall be as distributed by (contact name and phone number), and as manufactured by (contact name and phone number) or accepted equal. Color as selected by the City.

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PART 3 - EXECUTION

3.01 Installation

- A. Contractor to provide experienced workers or subcontractors to install all site furnishings, including the play equipment and play surfacing described in these Specifications. The workers or subcontractor must demonstrate that at least five (5) similar play structures and five (5) play surface applications similar to that specified for this project have been installed in the last three (3) years.
- B. All site furnishing, including play equipment shall be installed per manufacturer's instructions.
- C. Engineered wood fiber shall be blown in place to avoid damage to adjacent improvements unless specifically approved by City.
- D. Poured-in-place rubber play surfacing and access ramps shall be installed as shown on the plans. Install poured-in-place rubber over a 4" thick concrete base. The rubber base coat shall be " " and the rubber topcoat shall be 1/2", unless otherwise noted on the plans. Apply the appropriate binder with all finished poured-in-place rubber surfaces based on color as outlined in Section 2.01 J and per manufacturer's instructions. Installation of poured-in-place rubber surfacing shall be performed by an International Playground Equipment

Manufacturer Association (IPEMA) certified and experienced installer. Submit a copy of the installer's certification prior to installation. "Experience" is as defined in 3.01 A above.

For Aggregate sub base: Grading to be +/- .375 (3/8") inside the play area 4" minimum thickness. Applied as follows:

- Step 1 Install 2", compact
- Step 2 Apply by hand Portland cement to entire surface
- Step 3 Apply 1/4" water to entire surface
- Step 4 Repeat Steps 1, 2, & 3 to attain required thickness

Sub base to be installed before play equipment in order to utilize large compaction equipment. Jumper compactor equipment to be utilized along outside perimeter of play area curb. Compaction test shall be performed to verify that the aggregate is compacted to 95%. Sub base (aggregate) must be sloped per ADA requirements.

- E. Heights of tables and benches shall be as follows, unless otherwise required by ADA; California Title 24 or other code requirements:

Description	Height Above Finish Grade
Table Surface Height	34" Maximum
Knee Space Height	27" Minimum Clear Space
Knee Space Depth	17" Minimum from edge of table to nearest obstruction under table top
Width of Knee Space	30" Minimum clear width beneath table
Bench Surface Height	16" Minimum, 18" Maximum

- F. Heights for play equipment, including ramps and transfer decks shall comply with the approved recommendations by the U.S. Architectural and Transportation Barriers Compliance Board: Play Facilities Regulatory Negotiation Committee.
- G. For play equipment, locate all footings prior to installation of drain lines. Adjust drain lines to accommodate play structure footings. Provide appropriate fall zones as shown on the Plans and per applicable codes and guidelines.
- H. All footings shall be Class A concrete with 3/4" maximum size aggregate, unless otherwise noted. Footings shall be in accordance with Caltrans Standard Specifications, Section 90. Install all footings below finish surface. In paved areas, install paved surface over footing for a clean finished surface as shown on the Plans.
- I. Carefully install all furnishings and equipment without disturbance to adjacent finishes. Contractor shall be responsible for the damage and subsequent repairs of damaged finished product.
- J. Install park namesake plaque. Installation location shall be verified in the field with the Project Manager.
- K. Install age-appropriate stickers on all play structures.

- L. Install playground rules sign. Installation location shall be verified in the field with the Project Manager.

3.02 Cleaning

- A. Thoroughly clean all areas where work has occurred. Remove from the site excess material, debris and rubbish.
- B. Take all precautions to protect completed work. Immediately repair or replace all damaged areas due to tire ruts, erosion, compaction failure, etc. Keep all erosion control measures intact.

PART 4 - WARRANTY

4.01 General

- A. Contractor shall warranty all site amenities included under this Section.
- B. Contractor shall also provide a written warranty covering all materials, equipment and workmanship furnished by him to be free of all defects after installation is accepted, including all defective parts that may have been found.
- C. Submit written warranty on company letterhead addressed to the City when providing As-built drawings.
- D. Contractor shall submit to the City, upon completion of work, a Certificate of Compliance by a third party certified playground inspector for the installation of the play structure and safety surfacing. Certification shall include testing for compliance of ASTM 1292 (Impact Attenuation of Surfacing Systems under and around Play Equipment). All tests, including re-tests, shall be the responsibility of the Contractor. Submit all test results to the City.
- E. Submit maintenance manual for poured-in-place resilient surfacing.
- F. Contractor shall submit to the City, upon completion of work, a Certificate of Compliance from the manufacturer of the play structure for the installation of the play structure.
- G. Contractor shall submit to the City, upon completion of work, critical fall criterion used to certify all play surfacing material.
- H. Attach cut sheets of installed items to the warranty.

END OF SECTION

SECTION 26 00 00
SITE ELECTRICAL

(This Section is only partially complete. Consultant shall provide all applicable 260000 series Sections specific to the project scope.)

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Special Conditions shall be in addition to the standards provided herein.
- C. The standards set forth in the City of Roseville Design and Construction Standards, latest edition and requirements outlined by the City of Roseville Electric Department shall be in addition to the standards provided herein.
- D. The standards set forth in the latest edition of the California Electrical Code (CEC), incorporating the latest edition of the NEC with City of Roseville amendments shall be in addition to the standards provided herein.

1.02 Description

- A. Furnish all labor, materials and equipment for the complete installation of site electrical as shown in the Plans and as specified herein.
- B. Submittals shall be required for requested substitutions or plan deviations ONLY. The Contractor shall install all specified electrical fixtures, poles and equipment, unless otherwise accepted and determined as an equivalent.

1.03 References

- A. Conform to requirements outlined in the latest editions of the ~~California~~ Electrical Code (~~CEC~~), California Administrative Code (Title 24), ~~California~~ Building Code (~~CBC~~), California Administrative Code (Title 22) and other applicable codes.
- B. Conform to requirements outlined in the latest edition of the Roseville Electric Specifications for Commercial Construction.

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1.04 Record Drawings

- A. Record drawings are required as a part of this work. At all times, the Contractor shall maintain accurate information of the work in progress. Deviation in layout of conduit or other materials shall be recorded to the satisfaction of the Inspector. Upon completion of the project, as-builts shall be submitted to the

City on reproducible plan sheets and shall depict all changes in a neat and legible manner.

PART 2 - PRODUCTS

2.01 Service Panels

A. Service panels shall meet the Roseville Electric approved sections of the EUSERC requirements. The list of acceptable panels can be found at <https://the.euserc.org/s/Roseville-City-of-Acceptability-Pages.pdf>

B. Service panel shall be:

1. Built to UL508A standards
2. Metered
3. Single phase or three phase application
4. Rated for 120 to 480 volts
5. Color: Hunter Green

Deleted: Panel Enclosure

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2.02 Electronic Astronomic Time Switch

A. Electronic Astronomic Time Switch shall be model ET-2815C, as manufactured by Intermatic, or accepted equal.

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2.03 Conduit and Fittings

A. For primaries (12,000 volts), conform to Roseville Electric's Specifications for Commercial Construction, latest edition.

B. All other conduit and fittings shall conform to the California Electric Code, latest edition.

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2.04 Wires and Cables

A. Conform to the California Electric Code, latest edition.

B. All wires shall be copper only, 90-degree-C THHN/THWN insulation.

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2.05 Wire Connections and Devices

A. Conform to the California Electric Code, latest edition.

B. Splices and joints for #10 AWG or smaller wiring shall be twisted together electrically and mechanically strong and insulated with approved type insulated electrical spring connectors, Scotchlok or Ideal. Joints and connections for #8 AWG or larger shall be made with Burndy, T & B, or approved equal, solderless tool applied pressure lugs and connectors. Uninsulated lugs and wire ends shall be insulated with layers of plastic tape equal to insulation of wire and with all irregular surfaces properly padded with "Scotchfil" putty prior to application of tape. Tape shall be equal to Scotch #33, General Electric #AW-1, or approved equal. Feeder splicing is not permitted.

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C. Receptacles: 15 & 20 Amp 125 Volt receptacles shall be "Specification" grade, duplex, UL Listed, rated Weatherproof where installed outdoors or in damp or wet locations. Where only one receptacle is connected to a 20 ampere circuit, a 20 ampere receptacle shall be used. Receptacles to be Hubbell 5262 series, 5362 series, or equal. Provide an equipment grounding jumper (pigtail) connecting the grounding terminal of the receptacle to the grounded box.

2.06 Outlet Boxes

- A. Cast Metal boxes shall be cadmium plated, cast iron alloy by Crouse-Hinds Form 8 condulets, Appleton Form 35 Unilets or accepted equal.
- B. Cast Metal Outlet boxes shall be four inch (4") round, galvanized cast iron alloy with threaded hubs and mounting lugs as required. Boxes shall be furnished with cast cover plates of the same material as the box and neoprene gaskets by Crouse-Hinds VXF series, Appleton JBX series or accepted equal.

2.07 Pull and Junction Boxes

- A. Per City of Roseville Electric Department's Specifications for Commercial Construction, latest edition.

2.08 Parts Identification

- A. Consistent with the City of Roseville Electric Department's Specifications for Commercial Construction, latest edition.

2.09 Electrical Support Equipment

- A. Concrete Fasteners shall be Philips "Red-Head" or accepted equal. Powder driven concrete pin fasteners, low velocity type shall be Remington, Ramset or accepted equal.
- B. Conduit Straps shall be hot dipped galvanized, cast malleable iron, one hole type strap with cast clamp-backs and spacers (as required) by O-Z/Gedney No. 15-50G strap and #14G spacer, Efcor No. 231 strap and No.131 spacer or accepted equal.
- C. Concrete Inserts shall be pressed galvanized steel, spot insert with oval slot capable of accepting support nuts of ¼ inch to ½ inch diameter thread by Unistrut No. M2506 series, Globestrut CSI series or accepted equal.
- D. Construction Channel shall be 1-1/2 inch by 1-1/2 inch 12 gauge galvanized steel channel with 17/32 inch diameter bolt holes, 1-1/2 inch on center, in the base of the channel by Kindorf 905 series, Unistrut P-1000-HS or accepted equal.
- E. Cable Ties and Clamps shall be one piece, nylon, reusable type lashing ties by Thomas and Betts Co "Ty-Raps", Panduit "Pan-Ty" or accepted equal.

- F. General Fasteners shall be wood screws for fastening to work; machine screws for fastening to steel; toggle bolts for fastening to gypsum board or plaster walls; expansion anchors for attachments to pre-poured concrete.
- G. GFI Outlet Cover shall be metal, lockable, and flush with the surface it is installed in. Cover must conform to the California Electric Code, latest edition.

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2.10 Fixtures and Poles

A. Parking Lot lights shall be:

B. Pathway/Security lights shall be:

1. LED: Hadco: RL54 B B N N 1 A N N 80 A N
2. Pod: die-cast aluminum housing with tool-less access
3. Globe: clear prismatic injection molded U.V. stabilized acrylic
4. Symmetric photometric distribution
5. Rated 120 volts

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C. Poles shall be:

1. Whatley: TR34 20 DE BLK SMS 30-30 or accepted equal
2. Fiberglass, direct burial
3. Smooth round, tapered
4. 20' mounting height

Deleted: RT34-16

Deleted: DE TXT

Deleted: <#>Aluminum with polyurethane factory black finish;¶
16'

2.11 Tracer Wire

- A. Insulated solid copper wire, minimum #12 gauge.

Deleted: ;

Deleted: <#>Integral base.¶

PART 3 - EXECUTION

3.01 Installation

- A. Install (luminaire and poles) in accordance to manufacturer's instructions.
- B. Ensure proper handling and installation of fixtures including hardware necessary for a complete installation. Fixtures (luminaire and poles) shall be clean, plumb and level.
- C. All lamps shall be new and in operating condition. New lamps shall have less than 100 hours of operation on-site.
- D. All splices in exterior fixtures or fixture outlet boxes shall be made watertight, using specified epoxy resin splicing kits.
- E. Operate the entire system, once complete, in the presence of the Inspector. Immediately correct any improper connections or other items.
- F. Install concrete collars around light poles. Concrete collars shall be per the Parks Construction Standards, latest edition.
- G. Install tracer wire on top of conduit for all up-lighting and sports field lighting.

3.02 Clean Up

- A. At all times, maintain a safe and clean work site, free of debris and rubbish.

- B. All electrical parts shall be clean of conductive and deleterious materials.
- C. All enclosures shall be free of dirt and debris.
- D. Clean all finishes and touch up damaged areas prior to pre-final inspection.

3.03 Excavation & Backfill

- A. Refer to Section 33 00 00 Utilities.

3.04 Equipment Pads

- A. Concrete reinforced pads for mounting of equipment (i.e. switchboard, transformers, freestanding panels, etc.) shall be minimum 3000psi, 6" thick with #4 rebars at 12" on center each way. Rebars shall be centered in pad. Pad shall extend 2" beyond equipment and 1.5" above surrounding area. Backfill and compact to 95% maximum dry density at optimum moisture content in layers not to exceed 6" when compacted.

3.05 Grounding

- A. Grounding and ground bonding of the electrical installation shall be in accordance with CEC Article 250, and any applicable codes. Ground fittings shall be approved manufactured type, installed and connected to conform with Code requirements.
- B. Neutral conductors and noncurrent-carrying parts of equipment at each installation shall be grounded in accordance with applicable code. Ground conductor shall be copper having a current capacity sized in accordance with CEC.
- C. All equipment cases, motor frames, etc., shall be completely grounded to satisfy requirements of CEC. Install bond wire in flexible conduit. Install copper bond wire, sized in accordance with CEC, in all nonmetallic raceways and bond to all metallic parts using approved fittings.
- D. Service ground conductor shall be connected to a "Ufer" encased ground and bonded to the metallic cold water pipe system and to the metallic natural gas line. 5/8" x 10 ft copper clad ground rods may be used in lieu of the Ufer ground where no footing is available.
- E. All connections shall be made with solderless connectors or molded fusion-welding process.
- F. Equipment grounding conductors shall be insulated with a continuous green outer finish along its entire length. Conductors size #4 AWG and larger may be identified (with green electrical tape applied half-lapped) at each end and at every point where the conductor is accessible. Tape shall be applied from its point of entry to point of exit or termination.
- G. Insulated grounded (neutral) conductors shall be identified with a continuous white outer finish along its entire length. Neutral conductors #4 AWG or larger

Project
Date

can be identified by a distinctive white marking (applied half-lapped with white electrical tape) for the last 12 inches at each end.

3.06 Field Testing

- A. Perform Insulation Resistance (IR) "Megger" Testing per NETA Standards. Submit test results. Provide testing for:
 - 1. All feeders 100 Amps and higher.
 - 2. Branch circuits 100 Amps and higher.
- B. Each ground rod shall be tested. A ground rod which does not have a resistance to ground of 25 ohms or less shall be augmented by one additional ground rod at no less than 8 feet from each other.

3.07 Consultant to complete.

END OF SECTION

SECTION 31 10 00 CLEARING AND GRUBBING

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

- A. Preserve and protect existing site amenities to remain, including, but not limited to, trees, shrubs, underground utilities and other improvements as shown on the Plans. Protection of work shall include affected improvements on adjoining properties.
- B. Scope of work includes: site preparation, removal of debris, staging of equipment and materials and securing the site for construction.

1.03 Related Work

- A. Section 31 20 00: Earthwork
- B. [Section 01 57 23: Storm Water Pollution Control](#)

1.04 Protection/Replacement

- A. Prior to demolition, erect protective fencing a minimum of one foot (1') beyond the canopy of all trees to remain. The radius of the canopy shall be measured from the longest branch furthest from the trunk. Refer to the environmental document for additional requirements for protective fencing on other existing natural features. For work within or near protected trees, a tree permit may be required.
- B. If public use is to be maintained on unaffected portions of the project site, the Contractor shall be responsible for directing pedestrian and vehicular traffic safely around the construction zone. Utilization of temporary fencing, barricades, signage, etc. shall be the responsibility of the Contractor. Safe detours shall be available to the general public at all times during the course of construction.
- C. Protection of existing site improvements shown to remain, including, but not limited to, fencing, signs, benches, picnic tables, play structures, shade structures, drinking fountains, concrete paving, concrete wall and curbs,

decomposed granite paving, asphalt concrete paving, recreational site improvements, etc. are to be protected and preserved.

- D. The Contractor shall be responsible for any damage to and maintenance of all existing street improvements, drainage facilities and irrigation systems and to re-establish these improvements to their original condition as soon as possible after completion of the work in the area, to the complete satisfaction of the Project Manager and Inspector. Realignments or modifications to the existing facilities as shown on the plans are accepted.
- E. Survey monuments and markers either shown on the Plans or encountered during the course of construction shall be protected and preserved. The Contractor shall notify the Inspector upon discovery of an unmarked monument, at which time, arrangements for the relocation or adjustment of the monument will be determined. All costs associated with the relocation or adjustment of these monuments shall be the Contractor's responsibility.
- F. Burning or burying removed material on-site is prohibited.
- G. Where the removal of specific material creates an open hole, pit, trench or other depression, the Contractor shall immediately backfill and compact the areas consistent with requirements outlined in Section 31 20 00 of these Specifications.
- H. All items identified in the Plans to remain or identified in the field to remain, removed in error by the Contractor, shall be repaired or replaced to match in equal or better construction, at no cost to the City. The quality of the repair or replacement shall be measured as that existing at contract award.

PART 2 - PRODUCTS

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PART 3 - EXECUTION

3.01 Pre-Construction Site Review

- A. Contractor shall review existing site conditions with the Inspector prior to start of construction and document any conditions which adversely affect the satisfactory execution of the work and final acceptance of the project.
- B. Commencement of work constitutes acceptance of existing conditions. The Contractor shall, at his expense, be responsible for correcting all unsatisfactory and defective work.

3.02 Clearing

- A. Completely remove trees, shrubs, stumps, vines, rubbish/debris, undergrowth, deadwood, structures, and other elements identified to be removed and/or which interfere with the construction as shown on the Plans and as specified.

- B. Obtain verification from the Project Manager for non-identified items scheduled to be removed prior to actual removal.

3.03 Grubbing

- A. Remove all stumps, roots, grasses and weeds in its entirety. Apply systemic weed killer. Confirm weed kill prior to removal.
- B. Once surface material is removed, the Contractor shall stockpile the top twelve inches (12") of topsoil for use during the final grading phase of work. This soil shall be free of rocks, debris, roots and other undesirable material.

3.04 Utilities

- A. Contact USA Alert (800) 642-2444 prior to commencement of any demolition or excavation work. Provide a minimum of 48 hours' notice. Verify all utilities entering into and their locations within the project site.
- B. Where utilities lie within the project site, but are not a part of the project, the Contractor shall cooperate with the agency or utility company having jurisdiction to maintain its use and the integrity of the structure.
- C. Where utilities enter into the project site and taps, connections to or extensions of the utility are identified in the Plans, the Contractor shall coordinate all work with the agency or utility company having jurisdiction to minimize or eliminate disruption of use by the adjacent properties.
- D. Verify that all utilities, shown to be removed on the Plans, are inactive and turned off prior to disconnection and/or re-routing, prior to demolition.

3.05 Debris Removal

- A. All materials removed as a part of this contract shall become the property of the Contractor and shall be legally disposed of off-site, unless otherwise noted on the Plans.
- B. Where a portion of a concrete slab, curb or wall and asphalt concrete paving or curb is to be removed, the concrete shall be cut with a concrete saw at a 90 degree angle so that the edge of the remaining concrete shall form a neat, straight line. Conform to the City of Roseville Design and Construction Standards, latest edition.

END OF SECTION

SECTION 31 20 00 EARTHWORK

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.
- C. The standards set forth in the Caltrans Standard Specifications, latest edition, shall be in addition to the standards provided herein.
- D. The requirements set forth by CAL OSHA shall be in addition to the standards provided herein.

1.02 Description

- A. Provide all labor, operations and materials necessary for earthwork, including, but not limited to, staking and surveying, grading; excavating; installation of facilities necessary to perform excavation and subsequent removal of such facilities upon completion of work; subgrade preparation; backfilling; and other incidental items necessary for a complete project.
- B. This project ~~(is a balanced cut and fill project) (requires export of material) or (requires import of material) – select one.~~ The ~~(import) or (export)~~ of material shall be a part of the Contractor's bid price.
- C. The intent of the grading plan is to provide positive drainage and to maintain slopes on walkways as required by the Americans with Disabilities Act and California Title 24 throughout the project site. The Project Manager shall be notified immediately of any discrepancies between the Plans and actual field conditions and/or conflicts between the design and code requirements.

1.03 Related Work

- A. Section 31 10 00: Clearing and Grubbing
- B. Section 33 00 00: Utilities
- C. Section 32 84 00: Irrigation System
- D. Section 32 90 00: Planting
- E. Section 26 00 00: Site Electrical
- F. Section 01 57 23 Storm Water Pollution Control

1.04 Quality Assurance

- A. All work shall conform to local codes and regulations, including standards set forth in the Standard Specifications of the State of California, Business and Transportation Agency, Department of Transportation (Caltrans), Chapter 70 of the Uniform Building Code and ASTM.
- B. Relative compaction shall be the in-place dry density of soil denoted as a percentage of the maximum dry density of the same material. This shall be as determined by ASTM 1557. The optimum moisture is measured by the water content which corresponds to the maximum dry density.
- C. Upon discovery of unforeseen subsurface site conditions, the Contractor shall notify the Inspector immediately.
- D. Upon discovery of hazardous materials, cease all activity and immediately contact the Fire Department.

1.05 Protection

- A. Provide and install all supports, shoring, bracing, underpinning, sheet piling and other methods for the sides of excavations necessary for ensuring safe working conditions for the workmen and to protect adjacent improvements to remain.
- B. Provide any and all protection measures necessary to ensure the protection of the workmen, the general public, including children and the project site. These protection requirements remain the Contractor's sole responsibility throughout the duration of the project, including non-working hours.
- C. Do not obstruct vehicular, bicycle or pedestrian thoroughfares, unless previously accepted by the City. Provide safe and adequate detours around the construction as required by City and State regulations.
- D. Trenches shall be covered at all times when work directly associated with the trenches is not occurring, including non-work hours.
- E. During the course of construction, the Contractor shall ensure that surface drainage does not create a nuisance onto adjacent properties.

1.06 Erosion Control Measures

- A. Construction sites shall have required erosion and sediment control measures in place as required by the SWPPP. If construction is in progress, the Contractor shall ensure that the construction site is prepared prior to the onset of any storm. At a minimum, erosion control measures shall include:
 - 1. Broadcast seed
 - 2. Drainage area protection
 - 3. Dust/mud control
 - 4. Drain inlet filters
 - 5. Silt fence and straw wattles
 - 6. Slope protection

7. Straw bales
8. Silt controlling devices

PART 2 - PRODUCTS

2.01 Base Rock

- A. Class 2 aggregate base per Caltrans Standard Specifications, latest edition.

2.02 Drain Rock

- A. Drain rock shall be Class 2 permeable, washed, unbroken stone or gravel. Material gradation shall conform to the following:

Sieve Size	Percent Passing
1 inch	100
No. 4	20-50
No. 50	0-10
No. 200	0-5

2.03 Pea Gravel

- A. Pea gravel shall be natural stone, free of clay, shale or organic matter, and shall conform to the following:

Sieve Size	Percent Passing
3/8 inch	100
No. 4	47
No. 8	2
No. 16	1

2.04 Fill

- A. Structural Fill shall conform to Caltrans Standard Specifications or the accepted site-specific geotechnical report generated for the project.
- B. Fill for non-structural areas shall conform to the following standards:
 1. Plasticity: ASTM D4318-84
 2. Expansion Index: No greater than twenty (20)
 3. Testing: UBC 29-9 and ASTM D422-72
 4. Particle Size: No greater than one inch (1")

2.05 Topsoil

- A. The top eight to ten inches (8" – 10") of native soil containing more than three percent (3%) organic material. Topsoil shall be free of rocks no larger than one inch (1") in diameter, free from subsoil, roots, heavy or stiff clay, coarse sand, destructive seeds, noxious chemicals, brush, debris, litter and other undesirable materials.
- B. For any import soil to be used in turf/planting areas, submit a soils analysis with soil amendment recommendations (for plant growth) for review and acceptance

prior to placement on-site. Soils test information shall be as outlined in Section 32 90 00: Planting – 1.06.

2.06 Soil Sterilant

- A. Sterilizer shall be standard, quick-acting, short-lived and non-selective weed and grass killer, commonly used under roadway/transportation projects. Application of the sterilant shall pose no short or long term health threats to the installer or the general public. Submit analysis for approval prior to applying.

2.07 Sand

- A. Granular, fine, free of organic matter, mica, loam or clay material.

PART 3 - EXECUTION

3.01 Construction Staking

- A. The layout of all work shall be performed by a California State licensed land surveyor provided by the Contractor.
- B. Notify the Inspector immediately of any discrepancies between actual field conditions and the Plans. Minor field adjustments may be necessary in order to fulfill the intent of the Plans.
- C. Non-notification of discrepancies between actual field conditions and the Plans by the Contractor, in writing, shall indicate his acceptance of such field conditions. Adjustments/modifications to the construction to accommodate the inconsistencies (without notification) shall be at no additional cost to the City.

3.02 Excavation

- A. All excavations shall be as noted on the Plans. Excavations shall include accommodation of base material.
- B. Do not over-excavate. Excavations shall provide appropriate space to install shoring, bracing, formwork, etc, as needed to ensure the safe and proper construction of the work.
- C. Take every precaution to prevent water from entering, softening, and undercutting excavated areas, including, pits, footings, trenches, etc.
- D. Notify the Inspector immediately upon discovery of unsatisfactory soils materials or unforeseen site conditions. Excavation shall include the complete removal of the unsatisfactory material and its legal disposal thereof.

3.03 Site Grading

- A. A grading permit is required to be obtained by the Contractor prior to commencing any earthwork.
- B. Grading shall include adjacent transition areas, new elevations/contours as shown on the Plans. All subgrade areas shall be graded parallel to the finish

grades and contours and shall be uniform in slope. Transition areas shall provide a smooth connection between new and existing grades and shall not create additional drainage or ponding onto adjoining properties.

- C. Surface grades shall provide for positive drainage away from structures and footings, and shall be uniformly smooth throughout.
- D. Rough grading shall:
 - 1. Be graded to a tolerance of 0.10 feet, plus or minus for planted and turf areas.
 - 2. Be graded with a tolerance less than .04' from specified grade and cross section for subgrade in which pavement, curbs and other structural elements are to be placed immediately above.
 - 3. Provide a subgrade surface free of exposed rocks, stones and boulders.
 - 4. Provide a subgrade surface free of depressions, pits, etc., with proper backfill and compaction. See paragraph 3.04 below.

3.04 Placement of Fill Material

- A. Prior to placement of fill material, the Contractor shall:
 - 1. Obtain approval of the subgrade surface from the Inspector.
 - 2. Scarify, dry and compact soft and/or wet areas.
 - 3. Remove and replace unsuitable subgrade material to the satisfaction of the Inspector.
 - 4. Take all necessary corrective action.
- B. Do not use topsoil as fill or backfill material, unless otherwise accepted in writing.
- C. Fill shall be placed in the following manner:
 - 1. Accepted engineered fill material for structural slabs and areas to be paved shall be placed in six-inch (6") loose thickness, uniform layers over the entire area.
 - 2. Fill material in planted areas shall be placed in twenty-four inch (24") maximum loose thickness throughout the areas to receive fill.
- D. Aerate or water each lift to obtain the required compaction rate indicated on the Plans. Thoroughly mix material to ensure proper moisture content for compaction. Repeat the operations until grades, as shown on the Plans, are obtained. Jetting of trenches shall be reviewed and accepted by the Inspector prior to performance of work.
- E. Do not place fill when the subgrade is frozen, muddy or wet. Allow conditions to thaw and dry out before resuming operations.
- F. Use hand tampers or vibrating compactors around foundations walls, retaining walls and other structural elements. Do not use large equipment in these areas and do not begin compaction operations until the bearing surfaces have reached its design strength.

- G. Fill around existing trees to remain shall not exceed twelve inches (12").
 - 1. Minor fill (6" or less) shall utilize topsoil and shall be placed by hand. Do not cover crown of trunk. Feather grades to the extent possible.
 - 2. Fills between 6" and 12" shall utilize 3/4" pea gravel on grade, placed up to three inches (3") below finish grade. Apply topsoil, by hand, to meet finish grade elevations. Feather grades to the extent possible.
- H. Construct mounds from on-site material. The core of the mound (1' below finish elevations) shall be compacted to 90%. The top twelve inches (12") shall be compacted to 85%. Place topsoil in the top twelve inches (12").
- I. Place topsoil in all turf and planting areas a minimum of twelve (12) inches deep. See Section 31 10 00, 3.03-B: Clearing and Grubbing.

3.05 Trenching, Backfilling and Compacting

- A. For trenches greater than five feet (5') in depth, submit an OSHA permit related to the work.
- B. All trenches shall be straight, true and cut vertical at 90 degrees to the surface plane.
- C. For trenches through existing paved surfaces, use a concrete saw or other tool to achieve straight, clean lines. Replace paved surface to the same or better condition as existing prior to cut.
- D. Do not over-excavate. Maintain bearing surfaces true, level and undisturbed to the extent possible.
- E. Trenches shall be kept dry and frost-free. Do not allow standing water to collect.
- F. Do not allow trenches to remain exposed at any time when work directly related is not occurring. Cover all trenches during non-work hours.
- G. Bedding for all trenches to receive pipes shall be as follows:
 - 1. Bedding material shall be consistent with the City of Roseville Design and Construction Standards, latest edition.
 - 2. Pipe shall lie completely on bedding. Pipe fittings or joints shall not bear weight.
 - 3. Bedding shall be uniform throughout the length of pipe.
- H. Initial backfill for storm drains, sewer lines and electrical conduit shall conform the applicable City standard set forth by the Department having jurisdiction.
- I. Backfill beyond the initial operations shall be native soil, placed in twelve-inch (12") lifts. Compaction for trenched areas shall be 95% for parking lot, driveway and roadway areas; 90% for hardscape (i.e. walkways, picnic pads basketball and tennis courts); and 85% in areas to be planted. Place topsoil over trenches in planted areas. Upon completion, all trenches shall be filled flush with adjacent finish grades.
- J. Compaction tests shall be required for trenched areas, hardscape areas and areas where fill over two feet in depth will be placed. The Inspector shall

determine the number of tests and the locations. Re-tests shall be the Contractor's responsibility.

- K. Potholing shall be required in areas where existing utilities are indicated. Hand digging may be required.

3.06 Soil Sterilant

- A. Soil sterilant shall be applied to areas where paving is to be installed. The worker applying the sterilant shall take every precaution to avoid overspray of sterilant onto areas to be planted. The sterilant shall be placed no further than six inches (6") beyond the edge of pavement.
- B. Soil sterilant shall not be applied in inclement weather and windy days.

3.07 Drainage Areas

- A. All bare areas, regardless of slope, within 50 feet of natural drainages shall be covered with straw and pressed in place.
- B. No grading or trenching, except as required for erosion or sediment control, shall occur within 35 feet from the centerline of perennial and intermittent drainage swales between October 5 and April 1 unless approved by the Engineering Division, as well as any other governmental agency which may have additional jurisdiction and/or requirements.

3.08 Dust/Mud Control

- A. Adjacent Streets: Adjacent street frontages shall be swept at least once a day to remove silt and other dirt which is evident from construction activities.
- B. Construction Vehicles: The Contractor is responsible for cleaning construction vehicles leaving the site on a daily basis to prevent dust, silt, mud and dirt from being released or tracked offsite. Adjacent streets shall be swept clean daily.
- C. Grading Spoils: Dry stockpiles of soil shall be watered to prevent the generation of airborne dust. Trucks transporting dry soil shall be covered with tarpaulins.
- D. Water: Water shall be sprayed on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities. The exposed earth shall be watered throughout the day to minimize dust. The Contractor shall obtain a hydrant permit from the Environmental Utilities Department.
- E. Wind Allowances: Grading activities shall be restricted or halted when winds exceed 15 miles per hour as deemed necessary by the Public Works Inspector.

END OF SECTION

SECTION 32 12 16 ASPHALT CONCRETE PAVING

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.
- C. The standards set forth in the City of Roseville Design and Construction Standards and the City of Roseville Parks Construction Standards, latest editions, shall be in addition to the standards provided herein.
- D. The standards set forth in the State of California, Title 24, Americans with Disabilities Act, latest edition, shall be in addition to the standards provided herein.

1.02 Description

- A. Furnish all labor, materials and equipment for the complete installation of asphalt concrete paving, including international disabled signs as shown in the City Standard, as shown on the Plans and as specified herein.

1.03 References

- A. Caltrans Standard Specifications for asphaltic concrete, latest edition.

1.04 Tolerances

- A. All surface areas shall drain. Ponding, puddling or birdbaths are not acceptable.
- B. Surface grades shall conform to the following:

Description	shall not exceed, ... from indicated line, grade or thickness
Base Course	0.1 foot +/-
Finish Surface	0.05 foot +/-
Thickness of finished pavement	0.01 foot less

- C. Flatness: maximum variance of 1/8" as measured with a ten (10) foot straight edge.

1.05 Testing

- A. Testing shall occur during the installation of pavement. The number and frequency of tests shall be as determined by the Inspector.

PART 2 - PRODUCTS

2.01 Aggregate Base

- A. Conform to Caltrans Standard Specification, Section 26 paragraph 1.02B, Class 2.

2.02 Asphalt Concrete

- A. Conform to Caltrans Standard Specification, Section 39 and the City of Roseville Design and Construction Standards, latest edition.

2.03 Soil Sterilant

- A. Sterilizer shall be standard, quick-acting, short-lived and non-selective weed and grass killer, commonly used under roadway/transportation projects. Application of the sterilant shall pose no short or long term health threats to the installer or the general public. Submit analysis for approval prior to applying.

2.04 Striping

- A. Traffic marker paint, in accordance with Caltrans Standard Specifications, Section 83-3.02.
- B. Thermoplastic marking tape in accordance with Caltrans Standard Specifications, Section 84-2.02. (Required for bike trails)

2.05 Header

- A. Per City of Roseville Parks Construction Standards, latest edition.

2.06 Accessible Parking Signs

- A. Signs for parking stalls shall conform to the California Manual on Uniform Traffic Control Devices (CMUTCD), the Standard Highway Signs manual with the Caltrans California Sign Specifications.
- B. Notification sign: Notification sign shall read: "Unauthorized vehicles parked in designated handicapped spaces not displaying distinguishing placards or license plates issued for physically disabled persons may be towed at owner's expense. Towed vehicles may be reclaimed at Roseville PD, 1051 Junction Blvd or by telephoning (916) 774-5000. CVC 22511.8".
- C. Sign posts: shall conform to Section 56 Signs in the City of Roseville Design and Construction Standards.

PART 3 - EXECUTION

3.01 Preparation

- A. Upon completion of grading operations, compact the subgrade at the required elevation to a relative compaction density of 95%, unless otherwise noted on

the Plans. A load or performance test shall be conducted in the presence of the Inspector prior to the placement of AC.

- B. Apply soil sterilant per manufacturer's directions. Limit the work zone of the sterilant application to the area to receive paving plus three feet (3') on each side.
- C. Completely install redwood header as shown in the City of Roseville Parks Construction Standards, latest edition, if shown on the Plans.
- D. No material shall be placed in muddy conditions, nor shall any material be placed during or immediately after inclement weather, i.e. rain storms, temperatures below 35 degrees F, etc.
- E. In areas where soil conditions are less than optimal, geotechnical tests shall be performed to verify compaction rates. The Inspector shall determine the number of tests necessary in order to verify conditions. Initial tests will be provided by the City. Re-tests shall be the Contractor's responsibility.

3.02 Installation

- A. Spread aggregate base material in six-inch (6") lifts.
- B. Compact base surface to a relative compaction of 95% and in accordance to the Caltrans Standard Specifications, Section 26.
- C. Spread asphalt concrete material in accordance to the Caltrans Standard Specifications, Section 39.
- D. Upon completion, apply water to the finished surface and allow water to run-off. All areas of ponding, puddling or birdbaths shall be filled with asphalt and fine aggregate. Conform fill surface with adjacent surface to the point edges are not visible.
- E. Take every precaution to protect adjacent amenities or structures from material spillage or damage. In case of spillage or damage, the Contractor shall immediately repair or replace the damaged area to the satisfaction of the City.
- F. Clean and oil all manhole covers, grates and other surface structures within the pavement area.
- G. All new asphalt concrete paving shall receive a fog seal at a rate of 1/12 to 1/10 gallon of undiluted emulsion per square yard. All work shall conform to Caltrans Standard Specifications, Section 37. **Once sealed, parking of vehicles and/or equipment or stockpiling of material on the finished surface is prohibited.**
- H. Clean all surface structures that lie within the asphalt concrete area.

3.03 Striping

- A. Conform to the City of Roseville Design and Construction Standards, latest edition.

- B. Ensure that all pavement to receive striping is completely cured. Clean all pavement surfaces.
- C. Accurately lay out all pavement markings, including, parking stripes, centerline stripes, international disabled parking logo, striping for disabled access ramp, directional arrows, game court lines and other pavement markings as shown on the Plans or as required by code.
- D. All pavement lines, striping and lettering shall be four inches (4") in width, unless otherwise indicated on the Plans.
- E. Lines painted with traffic paint shall receive two coats of paint. Allow each coat to dry completely prior to applying the second coat.
- F. Apply all pavement markings on clean, dry surfaces, during weather conditions where temperatures are higher than 35 degrees F, no rain is occurring or predicted within the next twenty-four (24) hours, and the humidity is less than 80.
- G. Remove all excess adhesives and tracking onto unmarked areas.
- H. All pavement striping applications shall conform to Caltrans Standard Specifications, Sections 84 and 85.

3.04 Accessible Parking Signs (For parking lots only)

- A. Verify that the language on the signs meets with current laws and regulations prior to installation. Immediately notify project manager of discrepancies.
- B. For signs at parking stalls: install one per space designated for disabled parking. Locate sign as shown on the Plans. Verify location in the field prior to installation. Sign bottom shall be set at seven feet (7') above finished grade.
- C. For notification signs: install one per driveway entrance. Verify location in the field prior to installation. Sign bottom shall be set at two feet (2') above finished grade unless otherwise directed.
- D. Sign post installation shall conform to TS-17A of the City of Roseville Development Services Design and Construction Standards.

3.05 Protection and Cleaning

- A. Do not allow equipment or vehicles to park on new asphalt surfaces upon completion of fog seal operations. At his discretion, the Contractor may allow the parking of equipment and vehicles on the asphalt concrete **AFTER** the asphalt concrete material has been laid, passing applicable compaction tests and **PRIOR TO** applications of fog seal and striping.

END OF SECTION

Deleted: posts

Deleted: be set in concrete footings with #4 rebar welded twelve inches (12") from the bottom

Deleted: post

**SECTION 32 15 40
DECOMPOSED GRANITE PAVING**

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.
- C. The standards set forth in the City of Roseville Design and Construction Standards and the City of Roseville Parks Construction Standards, latest editions, shall be in addition to the standards provided herein.

1.02 Description

- A. Furnish all labor, materials and equipment for the complete installation of decomposed granite paving, including redwood headers as shown in the Plans and as specified herein.

1.03 References

- A. Caltrans Standard Specifications, latest edition.

1.04 Submittals

- A. Submittals for specified items are not required; however, submittals are required for any proposed substitutions or deviations from the Plans or Specifications. Additionally, submittals are required for the specific items listed below. The Contractor shall submit a materials summary sheet indicating which items will be installed as specified and which items are proposed for substitutions. The Contractor shall submit proof of order within ten (10) working days of the Notice to Proceed, indicating all specified materials have been ordered, noting "as specified" or "substitution proposed". Submittals are required on the following items:
 - 1. Decomposed granite material and binding material: provide a sample "brick" for review and approval.

PART 2 - PRODUCTS

2.01 Crushed Quarry Rock

- A. Crushed rock, graded between #4 and #200. Rock shall be high quality and well-graded.

- B. Hastie's Capitol Sand and Gravel, Roseville, CA (916) 989-4600 or accepted equal.

2.02 Header

- A. 1"x6"or2"x6" Redwood header board.

2.03 Binding Material

- A. PolyPavement, Los Angeles, CA (323) 954-2240 or accepted equal.

PART 3 - EXECUTION

3.01 Preparation

- A. Upon completion of grading operations, compact the subgrade at the required elevation to a relative compaction density of 95%, unless otherwise noted on the Plans.
- B. Completely install redwood header as shown in the City of Roseville Parks Construction Standards.
- C. No material shall be placed in muddy conditions, nor shall any material be placed during or immediately after inclement weather, i.e. rain storms, etc.
- D. Submit samples of crushed rock to a PolyPavement Certified Lab to prepare a laboratory "brick" to confirm that the quarry material has sufficient fines for good binding.

3.02 Installation

- A. Provide a 10' by specified width test sample, to be approved prior to installation. This sample shall be the basis of overall approval.
- B. Thoroughly combine binder per manufacturer recommendations.
- C. Spread crushed granite fine/binder material in two (2) one and one half inch (1-1/2") lifts (thickness after compaction).
- D. Wet and roll each lift to form a uniform, smooth surface with a cross slope of 2%. Compact each lift to a 95% relative compaction density.
- E. Upon completion of the final lift, fill any depressions, holes or divots and re- roll using the above process.
- F. Provide a Certificate of Compliance verifying that the binder/stabilizer has been mixed per manufacturer's recommendations.

3.03 Clean Up and Protection

- A. Thoroughly clean all areas where work has occurred. Remove from site excess material, debris and rubbish.
- B. Take all precautions to protect completed work. Immediately repair or replace all damaged areas due to tire ruts, erosion, compaction failure, etc.

END OF SECTION

Deleted: <#>Soil Sterilant¶

Sterilizer shall be standard, quick-acting, short-lived and non-selective weed and grass killer, commonly used under roadway/transportation projects. Application of the sterilant shall pose no short or long term health threats to the installer or the general public. Submit analysis for acceptance prior to applying.¶

Deleted: <#>Apply soil sterilant per manufacturer's directions. Limit the work zone of the sterilant application to the area to receive paving plus three feet (3') on each side.¶

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SECTION 32 31 13 CHAIN LINK FENCING

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Special Conditions shall be in addition to the standards provided herein.

1.02 Description

- A. Furnish all labor, materials and equipment for the complete installation of the chain link fence system, including gates as shown on the Plans and as specified herein.

1.03 References

- A. Caltrans Standard Specifications, latest edition.

PART 2 - PRODUCTS

2.01 General

- A. Wire used in the fabric shall be galvanized and shall have a tensile strength of 80,000 lbs. Per square inch based on cross sectional areas of the wire. One sample shall be tested without removing bends caused by weaving of the wire with the mesh. A second test shall be conducted on a wire strand carefully straightened. The tensile strength is finally determined as the average reading between the two tests. Wire to match fabric selection.
- B. Fabric shall be 1-3/4" 9-gauge nominal wire mesh, hot-dipped galvanized or black vinyl coated after weaving as shown on the plans. Conform to ASTM A392, with tensile strength as described in 2.01A above. Fabric shall be knuckled top and bottom with single width to full height of fence.
- C. Ties/Fasteners shall be 9-gauge aluminum or black powder coated wire.
- D. Fittings, clips, bolts, bands, bars, post tops/covers and other hardware necessary for a complete fence system shall be galvanized or black powder coated.
- E. Where fencing is shown on the Plans to be black vinyl or powder coated, all appurtenances, including fabric, posts, rails, clips, bands, fittings, etc., necessary for a complete fence system shall be black vinyl or powder coated. Vinyl or powder coating shall be the industry standard for this type of finish.

2.02 Posts and Rails

- A. Posts and rails shall be hot-dipped galvanized per ASTM A120 or black powder coated, to match fabric and as shown on the Plans. All posts shall be installed with moisture-proofed caps on the top.
- B. Size and lengths of posts shall be as shown in the City of Roseville Design and Construction Standards PK-40, latest edition.

2.03 Gates

- A. Fabric and finish to match fence.
- B. Hinges and latches shall be industrial strength, heavy duty and shall fit snugly around post. Latches shall be lockable.
- C. Size and lengths of posts shall be as shown in the City of Roseville Design and Construction Standards PK-40, latest edition.

PART 3 - EXECUTION

3.01 Post Installation

- A. Posts are to be spaced evenly as shown on the City Standard and set plumb and true to lines with the top line uniform as shown in the City of Roseville Design and Construction Standards PK-40, latest edition.
- B. All posts shall be set in concrete as shown in the City of Roseville Design and Construction Standards PK-40, latest edition.
- C. Where nicks on vinyl or powder coated finished occurs due to installation, the Contractor shall re-finish and patch damaged areas immediately.

3.02 Fabric

- A. Attach fabric using fabric bands or clips spaced approximately 14" apart. Connections to top rails and tension wires shall utilize wire ties placed 24" on center.
- B. For corner and vertical end connections, install stretcher bars banded to posts and gate frames at 24" apart (maximum).
- C. All fabric to be stretched tight, free from sags and bulges.

3.03 Rails

- A. For splices along the top rail, provide couplings every 20'. The coupling shall produce a continuous brace from end to end of each stretch of fence. Install a heavy spring at every fifth coupling to allow for expansion or contraction.
- B. Utilize the appropriate fittings to ensure that all rails are rigidly clamped to end and corner posts.
- C. Clamp mid and bottom rails at each post.

3.04 Gates

- A. Gates shall be installed consistent with the City Standard detail. Verify grade conditions along the fence bottom to ensure proper use of the gate(s).
- B. Gate openings shall be face-to-face dimensions and shall swing according to the Plans.

3.05 Cleaning

- A. Thoroughly clean all areas where work has occurred. Remove from the site excess material, debris and rubbish.
- B. Take all precautions to protect completed work. Immediately repair or replace all damaged areas due to tire ruts, erosion, compaction failure, etc. Keep all erosion control measures intact.

END OF SECTION

SECTION 32 32 19 MODULAR CONCRETE RETAINING WALLS

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

- A. Work includes furnishing and installing concrete modular block retaining wall units to the lines and grades shown on the construction drawings and as specified herein.
- B. Work includes preparing foundation soil, furnishing and installing leveling pad, unit fill and backfill to the lines and grades shown on the construction drawings.
- C. Keystone retaining walls of low height may be constructed without reinforcement using simple techniques, while high walls and walls with surcharge may be constructed with geogrid reinforcement and compacted backfill to suit a wide range of engineering requirements.

Delete the following paragraph if all retaining walls are unreinforced.

- D. Work includes furnishing and installing geogrid reinforcement and backfill to the lines and grades designated on the construction drawings.

1.03 Related Sections

- A. Section 31 20 00: Earthwork
- B. Section 03 30 00: Site Concrete

1.04 References

- A. ASTM C 33 - Standard Specification for Concrete Aggregates.
- B. ASTM C 150 - Standard Specification for Portland Cement.
- C. ASTM C 331 - Standard Specification for Lightweight Aggregates for Concrete Masonry Units.
- D. ASTM C 618 - Standard Specification for Fly Ash and Raw Calcined Natural Pozzolan for Use as a Mineral Admixture in Portland Cement Concrete.
- E. ASTM C 989 - Ground Granulated Blast-Furnace Slag for Use in Concrete and Mortars.
- F. ASTM D 698 - Standard Method of Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lbf/ft³ 600kN-m/m³)).

- G. ASTM D 1557 - Standard Specification for Laboratory Compaction Characteristics of Soils Using Modified Effort (56,000 ft-lbf/ft³ (2,700 kN- m/m³).

1.05 Definitions

- A. Structural Geogrid: A structural element formed by a regular network of integrally connected tensile elements with apertures of sufficient size to allow interlocking with surrounding soil, rock, or earth and to function primarily as reinforcement.
- B. Modular Unit: A concrete retaining wall element machine made from Portland cement, water, and aggregates.
- C. Unit Fill: A drainage aggregate which is placed within and immediately behind the modular concrete units.
- D. Reinforced Backfill: A compacted soil which is placed within the reinforced soil volume as outlined on the plans.

1.06 Submittals

- A. Submit under provisions of Section 01 10 00: Summary of Work.
- B. Product Data: Submit manufacturer's product data for proposed materials and method of installation.
- C. Samples: Submit samples of each product used in the work of this section.
- D. Certifications: Submit a manufacturer's certification, prior to start of work, that the retaining wall system components meet the requirements of this specification.
 - 1. Contractor's submittal package shall include but not be limited to actual test results for tension/creep, durability/aging, construction damage, geogrid/facing connection, pullout, and quality control.
 - 2. Contractor shall submit certification, prior to start of work, that the retaining wall system (modular concrete units and specific geogrid):
 - a) has been successfully utilized on a minimum of five (5) similar projects, i.e., height, soil fill types, erection tolerances, etc.; and
 - b) has been successfully installed on a minimum of 1 million (1,000,000) square feet (92,000 sq m) of retaining walls.
- E. Test Reports: Submit test reports documenting strength of specific modular concrete unit and geogrid reinforcement connection. The maximum design tensile load of the geogrid shall be equal to the laboratory tested ultimate strength of geogrid/concrete retaining wall unit connection at a maximum normal force limited by the "Hinge Height" of the structure divided by a safety factor of 1.5. The connection strength evaluation shall be performed in accordance with NCMA test method SRWU-1.
- F. Contractor shall submit engineering plans prepared by a professional engineer experienced with Mechanically Stabilized Earth retaining wall systems and

registered in the state of the project location. The engineering designs, techniques, and material evaluations shall be in accordance with the KEYSTONE Design Manual, 1995, NCMA Design Guidelines for Segmental Retaining Walls, 1997, or the AASHTO Standard Specifications for Highway Bridges, Section 5.8, 1993 Interim, whichever is applicable.

- G. Submit a list of previous projects totaling of 500,000 square feet (46,000 sq m) or more where the specific retaining wall system has been used successfully. Contact names and telephone numbers shall be listed for each project.

1.07 Quality Assurance

- A. Owner will engage and pay for independent soil testing services during earthwork operations.

1.08 Delivery, Storage and Handling

- A. Contractor shall check the materials upon delivery to assure that proper materials have been received.
- B. Contractor shall prevent excessive mud, wet cement, epoxy, and similar materials (which may affix themselves) from coming in contact with the materials.
- C. Contractor shall protect the materials from damage. Damaged materials shall not be incorporated into the retaining wall structure.

Delete the following two paragraphs if all retaining walls are unreinforced.

- D. Geogrids shall be stored above minus 20 degrees F.
- E. Rolled geogrid material may be laid flat or stood on end for storage.

1.09 Record Drawings

- A. The Contractor shall keep an accurate record of the as-built conditions of the modular concrete retaining walls. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the "as-builts" to ensure compliance of the above.

PART 2 - PRODUCTS

2.01 Manufacturer

- A. Provide modular concrete retaining wall units and accessory materials fabricated by authorized licensed manufacturers of Keystone Retaining Wall Systems, 4444 West 78th Street, Minneapolis, MN 55435. Telephone 612-897-1040. ASD. FAX 612-897-3858, or accepted equal.

2.02 Modular Concrete Retaining Wall Units

- A. Modular concrete units shall conform to the following architectural requirements:

1. Modular concrete unit color: Manufacturer's standard color.
 2. Face finish: Sculptured rock face in angular multiplanar configuration. Other face finishes will not be allowed without written approval.
 3. Bond configuration - running with bonds nominally located at midpoint vertically adjacent units, in both straight and curved alignments.
 4. Exposed surfaces of units shall be free of chips, cracks or other imperfections when viewed from a distance of 20 feet (6.1 m) under diffused lighting.
 5. Corners: Provide 90 degree corners, finished two sides, where indicated.
 6. Cap units: Provide solid cap units with parallel sides for straight walls and convex walls, angular sides for concave walls.
- B. Modular concrete units shall conform to the following material requirements:
1. Cement: Materials shall conform to the following applicable specifications.
 - a) Portland Cement: ASTM C 150.
 - b) Modified Portland Cement: Portland cement conforming to ASTM C 150, modified as follows:
 - 1) Limestone - calcium carbonate, with a minimum 85 percent content, may be added to the cement, provided these requirements of ASTM C 150 as modified are met:
 - a. Limitation on insoluble residue 1.5 percent.
 - b. Limitation on air content of mortar by volume: 22 percent maximum.
 - c. Limitations of loss of ignition: 7 percent.
 - c) Blended Cements: ASTM C 618.
 - d) Pozzolans: ASTM C 618.
 - e) Blast Furnace Slag Cement: ASTM C 989.
 2. Aggregates: Conform to the following specifications:
 - a) Normal Weight Aggregates - ASTM C 33.
 - b) Lightweight Aggregates - ASTM C 331.
 3. Other Constituents: Air entraining agents, coloring pigments, integral water repellents, finely ground silica, and other constituents shall be previously established as suitable for use in modular concrete retaining wall units and shall conform to applicable ASTM standards or, shall be shown by test or experience to be not detrimental to the durability of the modular concrete units or any material customarily used in retaining wall construction.
- C. Modular concrete units shall conform to the following structural and geometric requirements:
1. Compressive strength: 3000 pounds per square inch (20MPa) minimum.
 2. Absorption: 8 percent maximum for standard weight aggregates.
 3. Unit width to height ratio: 2.25 to 1.

In the next four paragraphs concerning unit depth, weight, shear strength, and connection strength, delete the requirement for Standard or Compact units, respectively, if only one type is required. If both types are required, retain both.

4. Unit depth:
 - a) Standard units: 20 inches (508 mm) minimum.
 - b) Compact units: 12 inches (305 mm) minimum.
 5. Unit weight:
 - a) Standard units: 90 pounds (40 kg) per unit minimum for standard weight aggregates.
 - b) Compact units: 75 pounds (34 kg) per unit minimum for standard weight aggregates.
 6. Inter-unit shear strength:
 - a) Standard units: 1500 pounds per linear foot (21,000 N/m), minimum, at 2 pounds per square inch (13 kPa) normal pressure.
 - b) Compact units: 400 pounds per linear foot (5800 N/m), minimum, at 2 pounds per square inch (13 kPa) normal pressure.
 7. Geogrid/unit peak connection strength:
 - a) Standard units: 1000 pounds per linear foot (14600 N/m), minimum, at 2 pounds per square inch (13 kPa) normal force.
 - b) Compact units: 600 plf minimum at 2 psi normal force. 600 pounds per linear foot (8700 N/m), minimum, at 2 pounds per square inch (13 kPa) normal force.
 8. Maximum horizontal gap between erected units: 1/2 inch (13 mm).
- D. Modular concrete units shall conform to the following constructability requirements:
1. Vertical setback: 1/8 inch (3 mm) plus/minus per course (near vertical) or 1-1/4 inch (31.3 mm) plus/minus per course per the design drawings.
 2. Alignment and grid positioning mechanism: Fiberglass pins, two per unit minimum.

2.03 Shear Connectors

- A. Strength of shear connectors between vertical adjacent units shall be applicable over a design temperature range of minus 10 degrees F (minus 23 degrees C) to plus 100 degrees F (plus 38 degrees C). Shear connectors shall be 1/2-inch (13 mm) diameter thermoset isophthalic polyester resin- pultruded fiberglass reinforcement rods. Connectors shall have a minimum flexural strength of 128,000 pounds per square inch (882 MPa) and short beam shear of 6,400 pounds per square inch (44 MPa).
- B. Shear connectors shall be capable of holding the geogrid in the proper design position during grid pre-tensioning and backfilling.

2.04 Adhesive

- A. Construction Adhesive: Keystone Kapseal as supplied by manufacturer of modular concrete units.

2.05 Base Leveling Pad Material

- A. Material shall consist of a compacted crushed stone base or non-reinforced concrete as shown on the drawings.

2.06 Unit Fill

- A. Unit fill shall consist of clean 1-inch minus crushed stone or crushed gravel meeting the gradation listed below.
 - 1. 1-inch (25 mm) sieve, 100 percent passing.
 - 2. ¾-inch (19 mm) sieve, 75-100 percent passing.
 - 3. No. 4 (4.75 mm) sieve, 0 - 10 percent passing.
 - 4. No. 50 (300 micro-m) sieve, 0 - 5 percent passing.
- B. Pea gravel (3/8-inch to ½-inch (9.5 mm to 13 mm) round stone) is not acceptable.

2.07 Reinforced Backfill

- A. Reinforced backfill shall be free of debris and meet the following gradation requirements:
 - 1. 2-inch (50 mm) sieve, 100-75 percent passing.
 - 2. ¾-inch (19 mm) sieve, 100-75 percent passing.
 - 3. No. 4 (4.75 mm) sieve, 100-20 percent passing.
 - 4. No. 40 (425 micro-m) sieve, 0-60 percent passing.
 - 5. No. 200 (75 micro-m) sieve, 0-35 percent passing.
 - 6. Plasticity Index (PI) less than 10 and liquid limit less than 40.
- B. The maximum aggregate size shall be limited to ¾ inch (19 mm) unless field tests have been or will be performed to evaluate potential strength reductions to the geogrid design due to damage during construction.
- C. Material can be sit-excavated soils where the above requirements can be met. Unsuitable soils for backfill (high plastic clays or organic soils) shall not be used in the backfill or in the reinforced soil mass.
- D. Contractor shall submit reinforced fill sample and laboratory test results to the Architect/Engineer for approval prior to the use of any proposed reinforced fill material.

Delete the following article if all retaining walls are unreinforced.

2.08 Geogrid

- A. Material: Geogrid products shall be high-density polyethylene or polypropylene expanded sheet or polyester woven fiber materials, specifically fabricated for use as soil reinforcement.
- B. Tal, Allowable Tensile Design Load, shall be determined as follows:
 - 1. $Tal = Tult / (Rfd \times Rfcr \times Rfcd \times FS)$
 - 2. Tal shall be evaluated based on a 75 year design life.
- C. Rfcr, Reduction Factor for Creep Limited Tensile Load: Rfcr shall be determined from 10,000 hour creep testing performed in accordance with ASTM D 5262.
- D. Rfd, Reduction Factor for Durability/Aging: Rfd shall be determined from polymer specific durability testing covering the range of expected soil environments.
- E. Rfcd, Reduction Factor for Construction Damage: Rfcd shall be determined from product specific construction damage testing performed in accordance with GRI-GG4. Test results shall be provided for each product to be used with project specific or more severe soil type.
- F. FS, Overall Factor of Safety: FS shall be 1.5 unless otherwise noted.
- G. The maximum design tensile load of the geogrid shall not exceed the laboratory tested ultimate strength of the geogrid/facing unit connection as limited by the "Hinge Height" divided by a factor of safety of 1.5. The connection strength testing and computation procedures shall be in accordance with NCMA test methods.
- H. Soil Interaction Coefficient, Ci: Ci values shall be determined per GRI:GG5 at a maximum 0.75 inch (19 mm) displacement.
- I. Manufacturing Quality Control: The geogrid manufacturer shall have a manufacturing quality control program that includes QC testing for each 40,000 square feet (3700 sq m) of production, each lot, or each production day. The QC testing shall include:
 - 1. Tensile Modulus
 - 2. Specific Gravity
 - 3. Melt Flow Index (PP & HDPE)
 - 4. Molecular Weight (PETP)

PART 3 - EXECUTION

3.01 Examination

- A. Verify that layout dimensions are correct and substrate is in proper condition for installation. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.02 Excavation

- A. Contractor shall excavate to the lines and grades shown on the construction drawings. Obtain the Architect/Engineer's approval of excavation prior to placement of leveling material or fill soils.
- B. Over-excavation of deleterious soils and replacement with suitable fill, when approved in advance by the Architect/Engineer, will be paid at unit cost rates.
- C. Contractor shall be careful not to disturb embankment and foundation materials beyond lines shown.

3.03 Base Leveling Pad

- A. Leveling pad material shall be placed to the lines and grades shown on the construction drawings.

Select one of the following three paragraphs for desired base leveling pad, or leave more than one if contractor may choose. Note that Proctor testing is not possible for crushed stone option.

- B. Granular leveling pad material shall be compacted to a minimum of 95 percent Standard or 90 percent Modified Proctor.
- C. Crushed stone leveling pad shall be compacted to yield (Proctor testing does not apply).
- D. Concrete leveling pad shall be minimum inches of unreinforced concrete.
- E. Leveling pad shall be prepared to ensure full contact to the base surface of the concrete units.

3.04 Modular Unit Installation

- A. First course of units shall be placed on the leveling pad, and alignment and level checked. Pins or molded surfaces of modular concrete units shall be used for alignment control; do not attempt alignment from split-face surface.
- B. Ensure that all units are in full contact with base and properly seated.
- C. Install fiberglass-connecting pins and fill all voids in and around the modular units with unit fill material. Tamp or rod unit fill to ensure that all voids are completely filled.
- D. Sweep excess material from top of units and install the next course. Ensure that each course is completely unit filled, backfilled and compacted prior to proceeding to next course.

- E. Place each subsequent course ensuring that pins protrude into adjoining courses a minimum of 1 inch (25 mm). Two pins are required per unit. Push next course unit forward, away from the fill zone, locking against the pins in the previous course and backfill as the course is completed. Repeat procedure to the extent of wall height.
- F. Follow wall erection and unit fill placement closely with any other backfilling required.
- G. Position vertically adjacent modular concrete units as recommended by the manufacturer (in running bond pattern).
- H. Maximum, stacked, vertical height of wall units, prior to wall unit fill, backfill placement and compaction, shall not exceed two courses.
- I. One cubic foot, minimum, of unit fill shall be used for each square foot (0.30 cu m/sq m) of wall face. Unit fill shall be placed within cores of, between, and behind units to meet this requirement.
- J. Whole, or cut, units on curves and corners to shall be erected with running bond approximately centered on units above and below.
- K. Cap Installation: Apply adhesive to top surface of unit below and place cap unit into position over projecting pins from units below.

Delete the following article if all retaining walls are reinforced with geogrid reinforcement.

3.05 Unreinforced Backfill Placement

- A. Place and compact backfill in lifts not to exceed 8 inches (200 mm).
- B. Backfill shall be compacted to 95 percent of the maximum density as determined by ASTM D 698.
- C. Place the top 8 inches (200 mm) of the structure fill using low permeability soil.
- D. Only lightweight hand-operated equipment shall be allowed within 3 feet (900 mm) from the tail of the modular concrete units.
- E. At the end of each day's operation, the Contractor shall slope the last lift of reinforced backfill away from the wall units to direct runoff away from wall face. The Contractor shall not allow surface runoff from adjacent areas to enter the wall construction site.

Delete the following article if all retaining walls are unreinforced.

3.06 Structural Geogrid Installation

- A. Geogrid shall be oriented with the highest strength axis perpendicular to the wall alignment.
- B. Geogrid reinforcement shall be placed at the elevations and to the extent shown on the construction drawings or as directed by the Engineer.
- C. The geogrid shall be laid over the fiberglass pins of the modular wall units and extended horizontally on compacted backfill. Place the next course of modular

concrete units over geogrid. The geogrid shall be pulled taut, and anchored prior to backfill placement on the geogrid.

- D. Follow manufacturer's guidelines relative to overlap requirements of uniaxial and biaxial geogrids.
- E. Geogrid reinforcements shall be continuous throughout their embedment lengths. Spliced connections between shorter pieces of geogrid is not allowed unless pre-approved by the Architect/Engineer prior to construction.

Delete the following article if all retaining walls are unreinforced.

3.07 Reinforced Backfill Placement

- A. Reinforced backfill shall be placed, spread, and compacted in such a manner that minimizes the development of slack in the geogrid.
- B. Backfill shall be placed from the wall back towards the embankment to ensure that the geogrid remains taut.
- C. Reinforced backfill shall be placed and compacted in lifts not to exceed 8 inches (200 mm) where hand compaction is used, or 12 inches (300 mm) where heavy compaction equipment is used.
- D. Reinforced backfill shall be compacted to 95 percent of the maximum density as determined by ASTM D 698. The moisture content of the backfill material prior to and during compaction shall be uniformly distributed throughout each layer and shall be within $\pm 1/3$ percentage points dry of optimum.
- E. Place the top 8 inches (200 mm) of the structure fill using low permeability soil.
- F. Only lightweight hand-operated equipment shall be allowed within 3 feet (900 mm) from the tail of the modular concrete unit.
- G. Tracked construction equipment shall not be operated directly upon the geogrid reinforcement. A minimum fill thickness of 6 inches (152 mm) is required prior to operation of tracked vehicles over the geogrid. Tracked vehicle turning should be kept to a minimum to prevent tracks from displacing the fill and damaging the geogrid.
- H. Rubber tired equipment may pass over geogrid reinforcement at slow speeds, less than 10 miles per hour (16 kph). Sudden braking and sharp turning shall be avoided.
- I. At the end of each day's operation, the Contractor shall slope the last lift of reinforced backfill away from the wall units to direct runoff away from wall face. The Contractor shall not allow surface runoff from adjacent areas to enter the wall construction site.

END OF SECTION

SECTION 32 84 00 IRRIGATION SYSTEM

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

- A. Furnish all labor, materials and equipment for the complete installation of an automated irrigation system, including all necessary appurtenances for proper operation, noted or implied, as shown on the Plans and as specified herein.
- B. Water usage, meter costs, connection fees, testing and other associated utility costs are considered direct costs and is the responsibility of the Contractor until the project is accepted.
- C. Installation of the water meter shall be by the City.

1.03 Related Work

- A. Section 32 90 00: Planting
- B. Section 26 00 00: Site Electrical

1.04 Quality Assurance

- A. All work shall comply with local and state laws, codes, regulations and requirements which govern any portion or all of the work contained in this Section. These include, but are not limited to, the latest editions of:
 - 1. City of Roseville Park Construction Standards,
 - 2. City of Roseville Design and Construction Standards,
 - 3. City of Roseville Electric Department Standard Specifications,
 - 4. Local, state and federal electrical codes, manuals and guidelines, and
 - 5. Local, state and federal plumbing codes, manuals and guidelines.

1.05 Submittals

- A. Submittals for specified items are not required for Parks or Streetscape projects, unless specifically listed below. However, submittals are required for any proposed substitutions or deviations from the parks Plans or Specifications. For Streetscapes, no substitutions will be accepted. The Contractor shall submit a materials summary sheet indicating which items will be installed as specified

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and which items are proposed for substitutions. The Contractor shall submit proof of order within ten (10) working days of the Notice to Proceed, indicating all specified materials have been ordered, noting "as specified" or "substitution proposed". Submittals are required on the following items:

1. Controller, Flow Sensor(s), and Master Valve(s).
2. Filter (Recycled water)
- 3.

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1.06 Explanation of Drawings

- A. The drawings are diagrammatic and do not reflect all offsets, fittings and other miscellaneous items required for a complete and operable irrigation system. It shall be the Contractor's responsibility to investigate all existing site conditions, become thoroughly familiar with the site, and provide all labor, materials and equipment required for the installation of the irrigation system.
- B. Avoid conflicts between other trades and the installation of the irrigation system. Minor adjustments to avoid such conflicts shall be made in the field. Major discrepancies between actual field conditions and the Plans shall be brought to the attention of the Project Manager. The lack of notification shall indicate that the Contractor assumes full responsibility for any revision deemed necessary to ensure proper installation.

1.07 Product Delivery, Handling and Storage

- A. All materials shall be delivered bearing manufacturer's label with size, type and model number (if applicable) clearly marked.
- B. All pipe shall be delivered in a vehicle which allows the material to lie flat without concentrated weight or stress at any point.
- C. Unload all materials with care so as to avoid damage. Store materials in a covered area and do not expose PVC pipe to extreme sun or heat. Store pipe lying flat.
- D. Do not install any material that has been damaged. Replace all material found to be damaged.

1.08 Record Drawings

- A. The Contractor shall keep an accurate record of the as-built conditions of the irrigation system. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the "as-builts" to ensure compliance of the above.
- B. Dimensions shall be recorded from two (2) permanent points of reference.
- C. The City may at its discretion withhold progress payments to the Contractor if the as-built records are not updated to the satisfaction of the City.

PART 2 - PRODUCTS

2.01 General

- A. All materials specified shall be new, bearing the brand name, type, serial numbers and model number as shown on the Plans and as specified herein, unless otherwise accepted in writing.

2.02 Backfill Material

- A. Backfill shall be clean, screened, on-site material, free from organic material, large clods of earth and/or rock larger than one (1) inch in diameter, trash, debris, rubbish, tree trunks, broken concrete or asphalt and other unacceptable material.
- B. Material larger than one (1) inch shall be removed from site and legally disposed. All removal shall be the responsibility of the Contractor.

2.03 Meter

- A. Meter shall be as shown on the Plans and as required by the City of Roseville Environmental Utilities Department.

2.04 Backflow Prevention Device

- A. Backflow Prevention Device shall be as shown on the Plans.
- B. Cover shall be insulated, freeze-proof, removable and lockable, manufacturer and model per the City of Roseville Design and Construction Standards or accepted equal.

2.05 Filter (Recycled Water Only)

- A. Amiad Filtration Systems, ~~Manual~~ Steel Filter, ~~Red 130 micron filter element~~, match line size of recycled water meter.

Deleted: Filter Disc Type:

2.06 Flow Sensor and Master Valve

A. Calsense Controllers:

1. Flow sensor shall be a Calsense Flow Meter (FM-B) featuring a proprietary, non-magnetic sensing mechanism and a six-bladed design. Flow sensor shall be accurate to +/- 1% of full scale. Flow sensor body shall be constructed of bronze.
2. Master valve(s) shall be Superior, ~~3000 series~~, electric globe valve, constructed of brass. For installations with a single master valve, the valve shall be normally open. For installations with two master valves, the larger valve shall be normally closed and the smaller valve shall be normally open.
3. Flow meters to be constructed consistent with the Calsense specifications.
4. Valve boxes for master valve and flow sensor shall be 18" (jumbo) green rectangular rigid plastic valve boxes with lockable lids and extensions by

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Carson Industries, LLC or accepted equal. Valve box lid shall be colored green in turf areas, tan in natural planter areas, and purple for recycled water applications.

2.07 Booster Pump

- A. Customflow Quality Booster Pump by Custom Pump & Power, Inc.
- B. Provide technical startup support, pump certification and 30 month following delivery warranty by Custom Pump & Power, Inc.
- C. Variable Frequency Drive Control Panel with Fuji Eco Drive, NEMA 12 enclosure, main disconnect, DC choke, panel cooling fan, HOA switch on panel door, 110 volt transformer for controls and external fan, Terminals for wire connections, (2) Pump start relays for irrigation controller controls, ET/U.L. 508A Listed and proprietary programmed for City of Roseville standard operation by Custom Pump & Power, Inc.
- D. IFM Efector PA3224 transducer is rated for 0-145PSI and adjustable through the VFD.
- E. Enclosures to be sized to fit pump, VFD, valves, bypass, transducer, and pump inserted Hot Stop temperature protection to be activated at 120 degree with manual reset mounted on the VFD panel door. Flange connection for inlet and outlet outside the enclosure. Standard enclosure to be fitted for padlock and have a shock assisted opening on the front. Larger enclosures with removable doors with built in lock with the 402 key. All enclosures to be steel and powder coated dark green.
- F. Installation by licensed contractor as shown on plans and connect power wires from meter pedestal and 24-volt control wire from the controller to the VFD line connectors inside the enclosure.

2.08 Pipe

- A. PVC Pressurized Mainline
 - 1. For lines three inch (3") or larger: polyvinyl chloride (PVC) 1120-1220, SDR 21, Class 200 rubber gasketed pipe, and NSF accepted per Standard No. 14, Type I, Grade I. Conform to:

Material	ASTM
Pipe	D1784, D2241
Rubber Gasket	F477

- 2. For lines two and one half inches (2-1/2") or smaller: Schedule 40 polyvinyl chloride (PVC) 1120-1220, and NSF accepted per Standard No. 14, Type I, Grade I. Conform to:

Material	ASTM
Pipe	D1784, D1785

- B. PVC Non-Pressurized Lateral Lines

1. Schedule 40 polyvinyl chloride (PVC) 1120-1220, SDR 21.0, NSF accepted per Standard No. 14, Type 1, Grade II.

C. Recycled Water

1. Pipes shall meet the standards outlined in Sections 2.08, A and B above, unless otherwise noted in the City of Roseville Design and Construction Standards for recycled water, latest edition.
2. All pipes containing recycled water shall be purple, NSF accepted and conform to the City of Roseville Design and Construction Standards, latest edition.

2.09 Fittings and Nipples

A. Fittings for Potable Mainline Pipe:

1. For all control valves on mainlines three inches (3") and larger, use painted, ductile iron saddle taps with double stainless steel straps and nuts Model #202 by Romac Industries, Inc. or accepted equal.
2. For all other connections on mainlines three inches (3") and larger mainline pipe, use glued schedule 80 fittings.
3. For all connections on mainlines two and one half inches (2-1/2") or smaller, use glued schedule 40 fittings.

B. Fittings for Potable-Solvent Weld Pipe:

1. Schedule 40 for 2 1/2" pipes or smaller and Schedule 80 for 3" pipe and larger polyvinyl chloride (PVC), standard weight, conforming to ASTM D2466-73. Use Schedule 80 for all recycled water systems.
2. Weld-on #P-70 primer and Weld-on #711 gray glue or accepted equal.
3. Teflon tape for all threaded PVC fittings.

C. Plastic Nipples shall be Schedule 80, Type 1, Grade 1, polyvinyl chloride (PVC), threaded at both ends, and conforming to ASTM D1784 -85. Nipples shall be uniformly gray.

D. Fittings for Recycled Pipe:

1. See Section 141 Recycled Water in the City of Roseville Design and Construction Standards, latest edition.

2.10 Swing Joints

- #### A. Swings joints shall be as shown in the City Parks Construction Standard detail. Schedule 40 threaded PVC triple swing joints or an accepted equal.

2.11 Electric Remote Control Valve

- #### A. Sizes as shown on the Plans. All valves shall be Rainbird PEB series or accepted equal and shall contain the following:
1. a globe-type electric remote control, normally closed diaphragm type with slow opening and closing action,

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2. encapsulated solenoid type actuation,
3. a minimum rating of twenty-four (24) volts,
4. sixty (60) cycle,
5. two to five (2-5) watts,
6. a manual flow adjustment with shut-off provisions,
7. provisions for an external "bleed" of the diaphragm chamber for manual operation.
8. a ball valve on the inlet.
9. Schedule 80 PVC threaded fittings from saddle tap to POC to valve.

- B. Valve boxes shall be rectangular, rigid plastic valve boxes with lockable lids and extensions by Carson Industries, LLC or accepted equal. Valve box shall be sized appropriately to house entire valve assembly with space to accommodate maintenance access.

1. Boxes shall be colored green in potable applications, and purple for recycled water applications.

2. Valve boxes used on recycled water systems shall be permanently colored purple through the manufacturer. Boxes painted purple will be rejected.

3. Label lids using heat branded identification, T:Turf, S:Shrubs, B:Bubblers

- C. Controller station identification number shall be standard yellow tags with permanent numbers by Christy or accepted equal.

2.12 Root Watering System

- A. Provide pre-manufactured root watering system.

1. Pressure compensating bubbler. See irrigation sheets for flow rates.

2. Check valve where applicable to prevent low head drainage.

3. Swing joint assembly

4. Locking grate top on semi-rigid mesh tube

5. Filter fabric sleeve

2.13 Irrigation Heads

- A. All irrigation heads shall conform to type, size, precipitation rate, gallons per minute discharge, pressure and throw radius as shown on the Plans, unless otherwise accepted in writing.

- B. In all available models, all irrigation heads shall have stainless steel risers, unless otherwise approved in writing.

- C. For recycled water applications, irrigation heads shall be colored purple, have debris pocket, and wiper seals with 3 touch points.

- D. Irrigation heads shall have built-in pressure regulation for pop up sprays and/or water-efficient heads.

E. Include built-in check valve where applicable to prevent low head drainage.

Deleted: <#>Pressure regulated valve or PRS dial required for stations with drip irrigation¶

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Deleted: <#>colored green in turf areas, tan in natural planter areas, and purple for recycled water applications.

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Deleted: <#>Valves boxes used on recycled water systems shall conform to the above and permanently colored purple through the manufacturer.

Moved up [5]: <#>Boxes painted purple will be rejected.¶

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2.14 Drip Irrigation

- A. Sub-surface dripline.
1. ~~Flexible polyethylene tubing shall have factory-installed pressure-compensating, inline emitters spaced evenly per listed spacing.~~
 2. Emitter shall ~~incorporate elemental or ionic copper root intrusion prevention technology,~~ and shall be warranted by the manufacturer to be free of emitter plugging due to root intrusion for a period of fifteen (15) years ~~minimum.~~
 3. ~~Emitter shall have a built-in check valve that will hold back, at minimum, an 8.5' column of water.~~
 4. Dripline for use with recycled water systems shall be properly and permanently marked for non-potable use.
- B. All fittings shall be constructed of injection molded, brown plastic having a nominal outside dimension of 17mm (0.56"). Female and male threaded ends shall be capable of mating to standard PVC pipe with tapered threads.
- C. Line flushing valve
1. Valve shall be ~~schedule 40 PVC ball valve, with brass hose thread adapter.~~
 2. Valve box shall be rigid plastic, with lockable cover by Carson Industries, LLC or accepted equal. ~~Boxes~~ shall be colored green in ~~potable applications,~~ and purple for recycled water applications.
 3. Drip system operation indicator shall be Rainbird ~~1812 Pop-up spray body with 4-VAN nozzle set to 0-degree pattern, with Rainbird SA-125050 swing assembly and XFF-TFA barbed bt ½" FIPT fitting, or~~ ~~accepted equal.~~
- D. Pressure Regulating Filters shall be Rainbird PRB Pressure Regulating Basket Filter, or approved equal, and shall include: Basket style body and jar-top cap constructed of heavy-duty glass-filled, UV-resistant polypropylene, with 150 PSI (10,3 bar) operating pressure rating. Standard 200 mesh (75 micron) filter screen constructed of stainless steel attached to propylene frame. Normally-open in-line pressure regulating device, constructed of durable, UV resistant non-corrosive material able to accommodate an inlet pressure rating of not less than 150 PSI (10,3 bar), with preset outlet pressure of approximately 40 PSI (2,8 bar).

Deleted: shall be Netafim Techline HCVXR, or approved equal

Deleted: <#>Emitters shall be constructed of a two (2) piece plastic emitter housing containing a continuously self-flushing molded silicone diaphragm.¶

Deleted: have a built-in check valve that will hold back an 8.5' column of water.¶
Emitter shall also have a built-in physical

Deleted: barrier whereby the water shall exit the emitter from one location

Deleted: shall exit the tubing from a second location. This physical barrier shall create an air gap inside the exit bath of the emitter.¶
Emitter shall have the upper half constructed with a root deterrent material Cupron® copper oxide which during the manufacturing process is mixed with the emitter resin material infusing the copper oxide in the emitter. The product

Deleted: manual,

Deleted: -type shut-off valve

Deleted: Valve box

Deleted: turf areas, tan in natural planter areas

Deleted: Up Visual Indicator

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2.15 Thrust Blocks

- A. All thrust blocks shall be concrete. The size of the blocks shall be determined by the average safe soil-bearing load of 700 lbs. per square foot.
- B. Polyethylene ~~sheeting at~~ thrust blocks shall be 6mil.

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2.16 Quick Coupler Valves

- A. For potable water, quick coupling valves shall be Rainbird #44LRC or accepted equal. For recycled water, quick coupling valves shall be Rainbird #44NP lockable or accepted equal. All quick coupling valves shall be:

1. brass or bronze with one (1) IPS female pipe connection,
 2. two piece body with a removable upper portion (for replacement), and
 3. durable yellow covers for potable and purple for recycled.
- B. Valve keys shall be brass or bronze and shall be of the same manufacturer and size as the valve.
- C. Valve box shall be rigid plastic, a minimum of ten inches (10") in diameter with lockable cover by Carson Industries, LLC or accepted equal. Boxes shall be colored green in potable applications, and purple for recycled water applications.
- D. Where recycled water is used, conform to the City of Roseville Design and Construction Standards.

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Deleted: turf areas, tan in natural planter areas

2.17 Manual Valves

- A. For pipe four inches (4") and larger gate valves shall be:
1. located where shown on the Plans,
 2. flanged with Class 125 cast iron body,
 3. bronze trimmed with a non-rising stem,
 4. square operating nut,
 5. able to withstand a cold water pressure of 150 pounds per square inch, and
 6. sized to match the pipeline which the valves serve, unless otherwise shown on the Plans.
- B. For pipe three inches (3") or smaller and on pipes which feed directly into a remote control valve, ball valves shall be installed and shall:
1. allow for manual operations,
 2. rapid on/off , drip-tight shut-off control,
 3. be constructed of bronze or brass with heavy-duty handle,
 4. operate up to 22 gallons per minute,
 5. operate between 15 and 150 pounds per square inch, and
 6. be sized to match the pipeline which the valves serve, unless otherwise shown on the Plans.
- C. Valve box shall be rigid plastic, a minimum of ten inches (10") in diameter with extensions and lockable cover by Carson Industries, LLC, as shown on the Plans or accepted equal. Boxes shall be colored green in potable applications, and purple for recycled water applications.

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2.18 Automatic Irrigation Controller

- A. Automatic controllers shall be Calsense CS3000 or accepted equal, as distributed by Ewing Irrigation, 500 Berry St # B, Roseville, CA, 95678, Attn: Tom Noonan, (916) 812-5034. Each controller shall include:
1. CS3-LR – Calsense Local Radio,
 2. FM-B – Flow Meter (Brass),

Deleted: ET2000e

Deleted: <#>RRE – Radio Receiver Board, FMB

3. CS3-SSE, or CS3-SSE-D – Stainless Steel Enclosure with:

- a) CS3000 Transient Protection
- b) TP-110 – AC Line Protection,
- c) LR-STUBBY – Antennae w/2ft cable
- d) On/Off Switch
- e) GFI electrical outlet inside enclosure.

When multiple controllers are used, include:

4. CS3-FL – Flowsense software (for multiple controllers sharing POC and/or communications)

5. CS3-MSSE-KIT or CS3-SR-KIT – Hardwire or SR radio,

When multiple flow sensors are used, include:

6. CS3-2WIRE-OPT & CS-2W-POC (one per POC) – Additional Flow Meter interface.

B. Communication wire between controllers shall be Paige Cable P7171D or accepted equal.

Deleted: <#>RRE-TRAN – Radio Remote Transmitter

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2.19 Control Wires

A. Direct burial solid copper wire AWG-U.F. 600 volt.

B. Common wire shall be minimum #12-gauge.

C. Pilot wires shall be red, minimum #14-gauge. Wire gauge shall be, at minimum:

<u>Wire Gauge</u>	<u>#14</u>	<u>#12</u>	<u>#10</u>	<u>#8</u>
<u>Max. Distance (ft.)</u>	<u>2,500</u>	<u>3,250</u>	<u>4,000</u>	<u>4,800</u>

D. Splices:

1. Wire connections at remote control valves only shall utilize 3M direct bury splice kit model #DBY (yellow) or model #DBR (red).

2. All other splices, including line splices, connections to flow meters and other sensors, shall utilize Spears DS-100 Connectors with Spears DS300 sealant, or accepted equal.

E. Wiring colors shall be:

USE	COLOR
Flow	Yellow
Master	Blue
Pump	Black
Valves	Red
Common	White
Spare	Orange
Tracer	Green

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Deleted: 3M Scotchcast 3570G Connector Sealing Packs

2.20 Sleeves

A. Schedule 40 PVC 1120-1220 and two times the diameter of the pipe to be accommodated by the sleeve, one (1) for control wires and one (1) for main line, and one (1) for lateral lines.

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- B. Maximum one (1) line per sleeve.
- C. Add one (1) spare, same size as largest.

2.21 Tracer Wire

- A. Insulated solid copper wire, minimum #12 gauge. Color shall be green.

PART 3 - EXECUTION

3.01 Site Conditions

- A. Prior to start of irrigation work, review the site conditions to verify that stub- outs, points of connections, sizes of the points of connections, water pressure and other essential items necessary for irrigation work to commence are as shown on the Plans and as indicated in the Specifications.
- B. Notify the Inspector immediately of any existing conditions which are unacceptable for the commencement of irrigation work.

3.02 Coordination of Work

- A. Coordinate all work with other trades.
- B. The irrigation plan is diagrammatic. Whenever possible, locate all pipes in planted or turf areas. Do not scale off of the Plans. Where field conditions have changed, notify the Inspector immediately.

3.03 Excavation and Trenching

- A. Trenches shall be dug straight and in such a manner as to completely support the pipe continuously along the bottom of the trench. In rocky conditions, over-excavation and placement of clean bedding material may be required to ensure protruding rocks do not place undue stress on pipes. Trench layout shall follow that shown on the Plans, except where accepted by the City.
- B. The following minimum cover shall be provided for pipe:

Pipe Type	Minimum Cover
Pressurized Mainlines	24"
Non- Pressurized Lateral Lines	18"
Domestic Water Lines	24"
Control wires	24"
PVC Sleeves under Paving	18"
PVC Sleeves under Auto X -ings	24"

- C. Install detection wire, looped in and out of valve boxes and attached to all irrigation mainlines.
- D. High voltage wires shall not be installed in the same irrigation water line trench.

3.04 Testing and Flushing

- A. Pressure Testing shall occur only when the following conditions can be fulfilled:

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Item Description	Condition
Quick coupler valves	Installed and capped
Electric remote control valves	Installed
Flow valve	Installed and open
Ball/Gate valves	Installed and open
Lateral lines	Disconnected
Welded PVC joints	Cured at least 24 hours
Pipe	Center loaded with backfill
Concrete Thrust Blocks	Installed and cured at least 48 hours
Couplings and fittings	Exposed
Detection wire	Installed

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- B. ~~A pressure gauge shall be installed at the lowest point of the line.~~ Continuous pressure shall be applied at a rate of 125 psi for all mainlines. The pressure shall remain stable for a minimum of ~~two~~ hours ~~with no detectable leakage~~. Upon completion of the test, a complete examination of the line shall be conducted by the City. Leaks resulting from the test shall be repaired and the line shall be re-tested. This process shall be repeated until the line passes the leakage test.
- C. All lines and risers shall be flushed prior to final installation of irrigation heads. All control valves shall be left open during the flushing process.

Deleted: in accordance with the Caltrans Standard Specifications, Section 20-5.03H, except when there is a maximum drop of 5 psi.

Deleted: one hour before the test will be accepted.¶ Pressure gauges shall be installed at each end of the line and shall run a minimum of four

3.05 Backfilling and Compacting

- Backfilling of trenches shall not occur until all tests and reviews have been performed. See inspection record contained in the Parks Construction Standards, latest edition. Any trench that is prematurely backfilled may be required to be re-dug for review.
- Compaction of the trenched areas shall meet the following compaction rates of 95% in areas to receive paving and 85% in areas to be planted.
- Do not flood trenches unless otherwise accepted by the City.
- Sunken trenches shall be re-finished flush with the adjacent grades.

3.06 Backflow Prevention Device and Enclosure

- Install per local codes and manufacturer's instructions.
- When the flow meter is installed above grade, install a backflow prevention device enclosure with lockable gate.

3.07 Flow Meter Installation

- Install per local codes and manufacturer's instructions.
- All flow meters shall be installed in ground.
- Install 3/4" conduit from irrigation controller to flow meter valve box. Install a pull box every 100'.

- D. Valve box lids shall be permanently marked identifying FM for flow meter and MV for master valve and GR for grounding rod with heat branding using stencils in a uniform location on all boxes throughout.

3.08 Booster Pump Installation

- A. Install per local codes and per manufacture's instruction.
- B. Furnish wires and conduits to connect electrical power, and 24-volt pump start controls to the VFD panel located inside the VFD panel
- C. Ductile iron plumbing from the flanges above ground to the mainline.
- D. Install level concrete housekeeping pad for the pump enclosure per plans, 4" thick, 1" above ground, with 1/2" tool edges
- E. Trust blocks to be installed per pump manufacturer's and landscape architect's requirements.

3.09 Pipe Installation

- A. Install irrigation pipe in planted areas whenever possible.
- B. All pipe and fittings shall be cleaned and free from dirt, dust and moisture.
- C. Pipe may be assembled along the trench at grade to avoid undue strain on the pipe or the fittings. All solvent weld connections shall be primed before applying glue. Snake the pipe within the trench to compensate for expansion and contraction.
- D. All PVC pipe and metal valve connections shall be made with threaded fittings consistent with drawings PK-15 and PK-16 of the City of Roseville Parks Construction Standards.
- E. All PVC-to-PVC threaded connections shall be made with Teflon tape.
- F. Install concrete thrust blocks in locations where rubber gasketed irrigation mainlines change directions, e.g. ells, tees; as required on other lines and fittings; and at the termination point of the mainline. Do not conduct a pressure test within 48 hours of the thrust block pours. The size of the thrust blocks shall be per manufacturer's instructions and shall be adequate in size to absorb thrusts up to the maximum internal water pressure. Refer to 3.18 Thrust Blocks.
- G. Use glued fittings for all connections inside of a sleeve and within 20' of a sleeve.

Deleted: <#>Concrete or thrust blocks shall not be poured on valve wires.¶

3.10 Electric Remote Control Valves

- A. Install per local codes, manufacturer's instructions, City of Roseville Design and Construction Standards and as shown on the Plans.
- B. Install one (1) electric remote control valve per box and whenever possible, group valve boxes together. Align boxes in a straight and neat row and flush to finish grade. Provide a minimum of six (6) inches between boxes.

- C. All valves shall be tagged for easy identification of valve number. Valve box lids shall be permanently marked identifying valve number and controller letter with heat branding using stencils in a uniform location on all boxes throughout.
- D. Each valve shall be separately saddle tapped. Manifoldd valves shall be rejected.
- E. Locate valve boxes outside of turf areas, adjacent to paving, i.e. sidewalks, hardscape, etc. except where shown on the Plans.
- F. Provide a minimum of eighteen (18) inches of a complete set of spare control wires, looped, within all control valve boxes.

3.11 Irrigation Heads

- A. Install all heads where shown on the Plans and as specified herein.
- B. ~~Turf rotary pop-up heads shall be placed two (2) inches from any edge of adjacent walkway, concrete mow band, concrete curb, header board or other hardscape edging, or as required by current WELO regulations.~~
- C. Rotary pop-up heads shall be installed flush with the top of finish grades of turf or planting areas.
- D. Sprinkler head riser nipples sizes shall match or be the same as the riser opening of the sprinkler body.
- E. Install sprinkler heads with internal check valves where heads are located in low drainage areas, i.e. bottom of berms, bottom of drainage swales, toe of slopes, etc.
- F. Install all heads perpendicular to ground surface with an offset from the edge of pavement as indicated in the details.

Deleted: <#>Spacing of heads in turf shall not exceed 45 feet on center.¶

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3.12 Drip Irrigation

- A. Drip irrigation is to be installed in a grid pattern layout of equal spacing between rows, unless otherwise noted on approved plans.
- B. All drip irrigation shall be installed sub-surface, per manufacturer's specifications. ~~Staple all tubing to soil at 5 feet on-center spacing prior to backfilling.~~
- C. Drip line shall be installed prior to plant installation, with the exception of 15-gallon and larger plant container sizes, which may be installed first at the discretion of the contractor.
- D. Line Flushing Valves are to be installed below grade, as detailed, in a valve box with bolt-down lid to allow for periodic inspection and flushing.
 - 1. Minimum of One (1) Line Flushing Valve shall be installed for every fifteen (15) GPM of zone flow, and at every termination point within a zone, and shall be installed at a point farthest away from the source (typically on an exhaust header) as possible.

- E. Pop-up drip system operation indicators shall be placed within eighteen inches (18") of each Flush Valve and shall not be placed such that it will be obstructed by vegetation. Place minimum twelve (12) inches from adjacent hardscapes.
- F. If required, Air/Vacuum Relief Valves shall be installed below grade in valve boxes to allow for periodic inspection.
- G. Valve box lids shall be permanently marked identifying LF for Line Flush valve and AR for Air/vacuum Relief with heat branding using stencils in a uniform location on all boxes throughout.

Deleted: Subsurface drip installations may or may not require that air/vacuum relief valves be installed. Refer to manufacturer's instructions.

3.13 Quick Coupler and Gate Valves

- A. Install per local codes and manufacturer's instructions.
- B. Locate valve boxes flush with finish grade, twelve (12) inches from walkways, curbs, header boards, etc., and within planted area whenever possible.
- C. Install one (1) valve per box.
- D. For quick coupler valves, install at 100 feet on center to the extent possible. Provide a 24" steel support staked adjacent to the riser using two (2) stainless steel clamps.
- E. For gate valves, install at locations indicated on the Plans.
- F. For valve boxes installed below grade, provide 3M ball markers.
- G. Valve box lids shall be permanently marked identifying GV for gate valve and QC for quick couplers, and SB for splice boxes with heat branding using stencils in a uniform location on all boxes throughout.

3.14 Automatic Controller

- A. Install per local codes and manufacturer's instructions within the specified enclosure.
- B. Provide single Paige Cable P-7171D installed in conduit between all controllers.
- C. Provide all necessary wiring for a complete installation between the controller and the valves.
- D. Above grade wiring shall be installed in metal conduit, unless otherwise accepted. Securely mount conduit onto enclosure or wall and paint to match the adjacent surface.
- E. Provide a grounding rod and bonding for each enclosure as required for lightning protection. Grounding rod shall be consistent with drawing PK-1 of the City of Roseville Parks Construction Standards. Install separate grounding rods for each enclosure where bonding is impractical.
- F. Label each controller, using permanent markings, with the letter identification indicated on the Plans. Affix label on the inside of the controller cabinet door.
- G. Install 110V outlet (GFI) inside controller enclosure.
- H. Provide two (2) reduced as-built irrigation diagrams, laminated and color-coded indicating controller letter, valve/station numbers, valve size, operating

pressure, gallons per minute and type of planting for each valve. See Section 01 10 00: Summary of Work 1.15B.

- I. Ground test to be conducted after installation. Test results shall not exceed 25 ohms.

3.15 Control Wires

- A. Wherever possible, install control wires in common trenches with mainline. The wires shall be taped in bundles at ten (10) feet on center and laid to the side of the pipe. Provide slack between ties to allow for contraction.
- B. Wire valve to controller as shown on the plans.
- C. Where runs are long, provide an extra three (3) feet of extra ground and control wires looped at 200' intervals. Snake wires within trenches to allow for contraction.
- D. Line splices shall occur in valve boxes at grade, label and allowed only on lengths greater than 2500'. Show locations on as-built plans.
- E. Do not wrap wire around pipe or allow any wiring to be placed in concrete or concrete thrust blocks.
- F. Install two (2) spare wires starting from the controller, looped to each valve box to the furthest valve box, without splices.

Deleted: or lateral sprinkler lines.

3.16 Tracer Wire

- A. Install tracer wire on top of the mainline.
- B. Provide a twelve-inch (12") loop in and out of each valve box. Solder all splices.
- C. Where potable water lines are placed in a separate trench, install a tracer wire on top of the potable water line.
- D. Tracer wire shall be tested during review and pressure test of the mainline.

3.17 Sleeves

- A. Install sleeves under all pavement and as shown on the Plans.
- B. Install sleeves at the depths indicated in Section 3.03B above.
- C. Extend sleeves a minimum of twelve (12) inches beyond the edge of pavement.
- D. At every sleeve location installed in roadways, provide a spare PVC sleeve capped at each end and marked with a 3M ball marker.

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3.18 Thrust Blocks

- A. Install polyethylene sheeting between mainline and concrete.
- B. Thrust blocks shall be formed against a solid trench wall. The thrust block cavity shall be in undisturbed soil or previously placed compacted backfill that yields an acceptable allowable bearing pressure.
- C. Concrete thrust blocks shall not be poured on valve wires.

3.19 Cross Connection Testing for Recycled Water Systems

- A. The Recycled Water System shall be tested for cross connection in accordance with Uniform Plumbing Code Appendix J prior to use.
- B. All testing of Recycled Water Systems must be performed utilizing a potable water source via a construction water connection per City of Roseville Construction Standards. No Recycled Water may enter a Recycled Water System until all testing is successfully completed.
- C. At the time a cross connection test is to be performed, construction on both the Potable and Recycled Water Systems being tested must be complete and both systems fully operational and functioning as designed.
- D. Cross connection testing shall be performed in the system by City forces with the assistance of the contractor. The test must be coordinated through the Parks Department Inspector. Forty-eight (48) hours' notice is required before the test. Depending on complexity of the site, a preliminary field meet may be required.

3.20 Coverage Test

- A. Prior to ~~planting~~, the Contractor shall perform a coverage test to confirm that water coverage is complete and adequate, ~~and produces no overspray onto hardscapes~~. Irrigation pressure readings at the head or emission device may also be taken as part of the coverage test to confirm adequate system hydraulics.
- B. The coverage test shall be performed on the entire irrigation system and shall be performed in the presence of the Parks Inspector. ~~The irrigation system must be connected to the City water system through the water meter. Temporary connections are not allowed. On recycled water systems, the coverage test shall take place only after successful completion of the cross-connection test, with the recycled water meter in place.~~
- C. ~~On Park projects containing turf, a comprehensive survey of the Distribution Uniformity (Low Quarter) of each irrigation zone containing turf shall be performed by a third-party, certified irrigation auditor prior to planting of turf.~~ The irrigation system must be 100% complete, including functionality of the irrigation controller and booster pump, if present. ~~The irrigation auditor shall prepare and submit a report listing each zone's Distribution Uniformity, noting any potential deficiencies in the system leading to any inadequate findings. Reported deficiencies in Distribution Uniformity will be evaluated by the Project Manager and may require corrective measures prior to approval of turf planting. Deficiencies caused by improper installation shall be corrected at no additional cost to City.~~

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3.21 Irrigation Audit

- A. A landscape irrigation audit shall be performed after all landscape and irrigation is installed. The irrigation system must be 100% complete, including functionality of the irrigation controller and booster pump, if present.
- B. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.
- C. The water audit shall conform to the specific water audit requirements of the City of Roseville Environmental Utilities Department, and any supplemental requirements from the City of Roseville Parks, Recreation & Libraries Department. The contractor shall submit a comprehensive landscape irrigation audit. This shall include, but is not limited to:
1. A completed Irrigation Audit Report-(City of Roseville provided forms only)
 2. Complete system evaluation, including site conditions, system and flow data.
 3. Scheduling parameters used to set the irrigation controller.
 4. An Irrigation schedule for the landscape provided to the owner.
- D. A minimum of 25% of all zones shall be audited. The 25% minimum shall be a representative sample of each irrigation method present (i.e. Rotors, bubblers, rotary nozzles, drip, etc.), and is in addition to any turf zones audited during the coverage test.
- E. Any deficiencies noted in the audit report such as, but not limited to, run-off, overspray, obstruction of spray patterns, etc., shall be corrected and signed off as such by the original irrigation auditor prior to submission of the report. Do not submit audit reports with uncorrected deficiencies.

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3.22 Clean Up

- A. Each phase of work shall be immediately cleaned up. Excess equipment, material, etc., shall be legally disposed of and removed from site. All concrete, asphalt and/or decomposed granite paving shall be kept free of soil. Damage to such surfaces shall be immediately repaired to the satisfaction of the City.

PART 4 - GUARANTEE

4.01 General

- A. Contractor shall provide a written guarantee covering all materials, equipment and workmanship furnished by him to be free of all defects after installation is accepted, including all defective parts that may have been found.
- B. All paved areas shall be swept clean and planted areas shall be weed-free.
- C. All irrigation heads shall be properly adjusted. Debris and refuse shall be removed from site prior to inspection.

4.02 Pre-Final (Punch List) Review

- A. See Section 01 10 00 1.16 - Summary of Work for notification process.

4.03 Establishment

- A. Full automated utilization of the irrigation system shall be included as part of the maintenance of the project. See Section 329000: Planting for additional information.
- B. Program and utilize the establishment schedule as submitted with the turn-in items.
- C. Contractor to run the system in "quantity" mode or "time plus flow" for a minimum of one (1) week.
- D. Check the irrigation system weekly to ensure proper operations. Make all necessary adjustments, including watering schedule to ensure proper and healthy plant growth. At no time shall pools of water be present within any part of the project. Conversely, at no point shall dry or under-watered spots be visible upon inspection.

4.04 Final Review

- A. The Contractor shall demonstrate to the City, valve by valve, the entire irrigation system to be operable. All heads shall be adjusted/flushed and all drip zones shall be flushed prior to the on-site review. Any item requiring adjustments shall be completed immediately and to the satisfaction of the City.
- B. Provide necessary training to City staff in the proper operations and maintenance of the booster pump.
- C. The date of final acceptance by the City Council or the recordation of the property transfer shall signify the start date of the warranty period. Final acceptance shall include the project in total and will not segregate any specific item or trade included in the construction of the project.

END OF SECTION

SECTION 32 90 00 PLANTING

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

- A. Furnish all labor, materials and equipment for the complete installation of landscape items, including all trees, shrubs, groundcovers and turf; maintenance for the establishment of new plant materials; and all necessary appurtenances for proper planting, noted or implied, as shown on the Plans and as specified herein.

1.03 Related Work

- A. Section 31 20 00: Earthwork
- B. Section 32 84 00: Irrigation System

1.04 Quality Assurance

- A. Provide an experienced foreman who shall directly supervise the work force during all work to be performed under this contract. The foreman shall be present during the time when work is to be performed.
- B. Plant material shall conform to current "American Standards for Nursery Stock" and the State of California Grading Code of Nursery Stock, No. 1 grade. Use only nursery-grown stock.
- C. All plant material shall be certified free of plant diseases and insect infestations from the County Agricultural Commissioner as required by law. Each shipment of plant material shall be required to have clearance certificates.
- D. Prior to planting, a soils fertility test/analysis shall be conducted by an accepted and qualified testing laboratory. Test results shall contain existing nutrient levels, soil texture, cation exchange capacity, soluble salts, pH levels, infiltration rates and recommended soil amendments/fertilizers to ensure proper growth of the specified plantings.

1.05 Submittals

A. Submittals for specified items are not required; however, submittals are required for any proposed substitutions or deviations from the Plans or Specifications. Additionally, submittals are required for the specific items listed below. The Contractor shall submit a materials summary sheet indicating which items will be installed as specified and which items are proposed for substitutions. The Contractor shall submit proof of order within ten (10) working days of the Notice to Proceed, indicating all specified materials have been ordered, noting "as specified" or "substitution proposed". Submittals are required on the following items:

1. Bark mulch material,
2. Certificates of compliance for turf seed mix, soil amendments, fertilizers and hydroseed mix,
3. Sod-grown turf,
4. Soils test-with soil amendment recommendations.
5. Trees
 - a) Submit for approval, plant sources including the names of nurseries proposed as sources of acceptable trees, and a list of the trees they will provide. The plant list shall include the botanical and common name and the size at the time of selection, including basal caliper and height.
 - b) Submit all requests for substitutions of plant species or size for approval. Request for substitution shall be accompanied with a list of nurseries contacted in the search for the required plant and a record of other attempts to locate the required material. Requests shall also include sources of plants found that may be of a smaller or larger size, or a different shape or habit than specified, or plants of the same genus and species but different cultivar origin, or which may otherwise not meet the requirements of the specifications, but which may be available for substitution.

1.06 Soil Testing

- A. Native soil and in-place topsoil shall be tested for amendment determination. Soil Tests shall include soil texture, macro nutrients, micro nutrients, lime, base saturation, pH, sodium, boron, salinity, Cation Exchange Capacity (CEC), and Organic content.
- B. Submit soils report for review and approval after completion of grading operations. Soil Testing shall be performed by an agriculture-based lab, with detailed, written recommendations for soil amendments and fertilizers specific to ornamental landscape plants and turf.

Deleted: B. . Submit all requests for substitutions of plant species, or size to the Owner's Representative, for approval, prior to purchasing the proposed substitution. Request for substitution shall be accompanied with a list of nurseries contacted in the search for the required plant and a record of other attempts to locate the required material. Requests shall also include sources of plants found that may be of a smaller or larger size, or a different shape or habit than specified, or plants of the same genus and species but different cultivar origin, or which may otherwise not meet the requirements of the specifications, but which may be available for substitution.¶

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1.07 Product Delivery, Handling and Storage

- A. All materials shall be delivered bearing nursery label with botanical, common names, including cultivars.
- B. Carefully handle plant material to ensure that limbs are not broken during the planting or storage of the material.
- C. Store plant material in a covered area on-site, protected from inclement or hot weather on-site. Keep root balls moist by frequent watering (during hot weather) of all accepted stock until such time as planting occurs.

1.08 Inspection of Plant Material

- A. Notify the Project Manager a minimum of 48 hours prior to date of delivery. All plant material is subject to inspection at the time of delivery. A sample number of plants will be inspected for the following items:

If the sample....	then the plant shall be...
is healthy, shapely and well rooted	accepted.
bears a strong central leader	accepted.
is wilted, wind-blown or sunburned	rejected.
is root-bound, restricted or deformed	rejected.
does not bear a strong central leader or has been severely pruned back	rejected.

- B. Stock to be consistent with CALFIRE Nursery/Tree Quality Cue card and Root Management Cue Card. Inspector may require contractor to remove tree or plant stock from plant containers to examine roots.
- C. 15 gal tree needs to have at least 1" in basal caliper, a 24" box tree needs to have at least 2" in basal caliper, a 36" box tree needs to have at least 3" in basal caliper. Basal caliper is measured as 6" above the ground.
- D. Based on the sample inspection, the Project Manager or Inspector reserves the right to reject any or all of the plant material delivered. All rejected plant material shall be immediately disposed of off-site.

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1.09 Record Drawings

- A. The Contractor shall keep an accurate record of the as-built conditions of the landscaping. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the "as-builts" to ensure compliance of the above.

PART 2 - PRODUCTS

2.01 Plants

- A. The material to be planted shall conform to that indicated on the plans, unless otherwise accepted. The quantity shown on the Plans is approximate and is

furnished for convenience only. Verify all quantities prior to ordering plant material.

2.02 Turf

- A. Turf shall be seed or sod.
- B. Seed –
 - 1. 98% pure, weed-free mixture with a minimum of 95% germination. Deliver on-site unopened and in the original containers.
 - 2. 100% Turf Saver RTF (Rhizomatous Tall Fescue) by Barenbrug or accepted equal.
 - 3. Rhizome – Active Tall Fescue Blend by Pacific Coast Seed or accepted equal:
 - 34% Traverse Turf-type Tall Fescue
 - 33% 3rd Millennium Turf-type Tall Fescue
 - 33% Rhambler Turf-type Tall Fescue
 - 4. Turf seed mix shall be Blue tag certified.
- C. Sod – Tall fescue blend with named, improved turf-type varieties only. Blend shall contain a minimum 25% Lateral Spread, Rhizomatous, or Self-Repair type tall fescue. Sod shall be non-netted, and contain no more than 10% Bluegrass.
- D. Seed / Sod must be submitted and accepted by the Project Manager prior to ordering.

2.03 Soil Amendment

- A. As recommended by soils test report.

2.04 Mulch

- A. Regular "Walk-on" fir bark as manufactured by Redi-Gro Corporation, Sacramento, CA (916) 381-6063, Mallard Creek, Inc, Rocklin, CA (916) 645-1681, My Bark Company, Inc., Linden, CA (209) 649-4250 or accepted equal.
- B. Decorative bark, shredded lumber or saw dust, and construction debris are not permitted. The mulch must be free of needles.

2.05 Topsoil

- A. Stockpiled, on-site material.
- B. Imported topsoil shall be natural, friable, well-draining, free from admixture of subsoil and foreign objects larger than one inch (1") in diameter, free from toxins or any other harmful substance which may deter healthy plant growth.
- C. Perform a soils test for all imported soil. Soil test shall comply with Section 1.06. Submit soils report for review and approval prior to import activities.

2.06 Pre- and Post- Emergent Herbicide

- A. Clean, and non-staining. Consult with a pesticide specialist.

2.07 Tree Stakes and Ties

- A. ~~Two (two) inch diameter by eight (8) feet long minimum, pine or douglas fir (pressure or non-pressure treated).~~
- B. ~~Three (3) inch diameter by ten (10) feet long minimum, pine or douglas fir (pressure or non-pressure treated).~~
- C. ~~Tree ties should be cut in length out of flat woven polypropylene material, 3/4 inch wide, and 900 lb. break strength. Color to be Green. Product to be ArborTie manufactured by Deep Root Partners, L.P. or approved equal.~~
- D. ~~Tree guying to be flat woven polypropylene material, 3/4 inch wide, and 900 lb. break strength. Color to be Green. Product to be ArborTie manufactured by Deep Root Partners, L.P. or approved equal.~~

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2.08 Native Broadcast Seed

- A. Where required, broadcast seed shall be applied as follows:

1. Upland areas (to 3' above swale bottom)

Elymus glaucus (Blue Wildrye)	10.0 lbs/acre
Nassella pulchra (Purple Needlegrass)	9.0 lbs/acre
Nassella cernua (Nodding Needlegrass)	6.0 lbs/acre
Melica californica (Californiameljc)	3.0 lbs/acre
Vulpia microstachys (Small Fescue)	3.0 lbs/acre
Poa secunda (Native Pine Bluegrass)	3.0 lbs/acre
Bromus carinaws (California Brome)	2.0 lbs/acre

2. Channel / Wetland Edges (to 3' upslope above water surface level)

Elymus trachycaulus (Slender Wheatgrass)	12.0 lbs/acre
Hordeum brachyantherum (Meadow Barley)	10.0 lbs/acre
Leymus triticoides 'Yolo' (Creeping Wildrye)	8.0 lbs/acre
Agrostis exarata (Bentgrass)	3.0 lbs/acre
Elymus glaucus (Blue Wildrye)	5.0 lbs/acre

3. Wildflowers

Clarkia amoena (Farewell to Spring)	0.5 lbs/acre
Eschscholzia californica (California Poppy)	2.0 lbs/acre
Lupinus nanus {Sky Lupine}	3.5 lbs/acre
Nemophila menziesii (Baby Blue Eyes)	1.5 lbs/acre
Lasthenia californica (Common Goldfields)	1.5 lbs/acre

- B. Areas with sandy, dry soil shall receive: Zorro Annual Fescue 6 lbs/acre, Rose Clover 9 lbs/acre

- C. A fertilizer consisting of 15-15-15 shall be applied at a rate of one half pound per 1,000 square feet. Fertilizer shall be Natural-based, slow release, and balanced in N, P, & K.
- D. Seed for creek banks shall conform to the latest requirements of the California Department of Fish and Game.

PART 3 - EXECUTION

3.01 Site Preparations

- A. Prior to start of landscaping work, review the site conditions to verify that final grades have been established, plant/turf beds are weed free, and the irrigation system is operational as shown on the Plans and as indicated in the Specifications.
- B. For landscaping within all street right-of-ways, conduct a soils analysis test of the existing soils and remove all lime-treated soils, aggregate base or other non-organic material to a minimum depth of two feet before planting or irrigation installation. Import topsoil to bring the finish grade to specified grades. Submit the soils analysis test results of the imported material prior to import.
- C. Notify the Inspector immediately of any existing conditions which are unacceptable for the commencement of landscaping work.

3.02 Coordination of Work

- A. Coordinate all work with other trades.

3.03 Preparation of Planting and Turf Areas

- A. Upon completion of grading and underground activity, Contractor shall obtain a soils test as outlined in 1.06.
- B. Place stockpiled topsoil in all areas to receive planting or turf to a minimum depth of twelve inches (12").
- C. Rip topsoil surface in two directions to a minimum depth of twelve inches (12").
- D. Spread soil amendments at the rates indicated in the soils report.
- E. Rototill amendments to recommended depths. Till amendments to a depth of 6" or as recommended by soils report.
- F. Remove all rock and debris which are greater than ½ inch in areas to be turfed and one inch (1") in areas to be planted.
- G. All planted and turf areas to be smooth and uniform in grade as shown on the Plans.
- H. Planting areas to be sloped to drain as shown on the Plans.

3.04 Storage of Plants and Trees

- A. Protect materials from deterioration during delivery and storage. Adequately protect plants from drying out, exposure of roots to sun, wind or extremes of

heat and cold temperatures. If planting is delayed more than 24 hours after delivery, set plants in a location protected from sun and wind. Provide adequate water to the root ball package during the shipping and storage period, including weekends and Holidays.

- B. Soil moisture shall be maintained above wilting point and below field capacity for the root ball substrate or soil.
- C. All plant materials must be available for observation prior to planting. Any plants determined to be damaged or distressed due to improper watering may be rejected by inspector and shall be replaced at no cost to City.

3.05 Plant Installation

A. Tree and Shrub Planting

1. Remove only those plants which will be planted the same day. Place such plants in the proposed locations for review and accepted by the City prior to actual planting. Notify the Inspector a minimum of 48 hours prior to day of planting.
2. Dig planting pits as shown on the Plans and as shown in the Parks Construction Standards. Scarify the sides and bottom of pit to prevent glazing. Fill pit completely with water and allow the water to completely drain from the pit prior to actual planting.
3. Relocate any plantings taller than 6" in height that fall in front of any irrigation head in order to ensure proper coverage of the irrigation system.
4. For pits that retain water, completely penetrate the hardpan layer at the bottom of the pit and backfill with topsoil. Fill pit with water to test and ensure proper drainage.
5. Prior to tree planting a central leader needs to be established by pruning, as necessary. Codominant leaders need to be removed or suppressed. Refer to the CALFIRE "Tree Training", "Tree Planting", and "Tree Quality" cue cards and "Tree and Plant Root Management Standard and Quality Expectations" contained in Section 5 of these Standards.
6. Plants shall be removed from their containers only at the time of placement within the plant pit. Perform root pruning on all four sides of the root ball by shaving and cutting away the root ball periphery to reduce the amount of circling roots. Starting from the top and then cutting/slicing down to the bottom of the root ball. On a 15 gal container at least 1-1.5 inches of the root ball periphery needs to be removed by slicing or shaving. On a 24" and 36" box tree at least 2 inches of the root ball periphery needs to be removed by slicing or shaving. A sharp hand pruning saw needs to be used for the slicing or shaving of the root ball. Refer to the CALFIRE "Root Management" cue card contained in Section 5 of these Standards. This process will remove many girdling and circling roots deflected by the container wall and

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allows for root penetration within the planting basin. Spread all roots to the side to allow proper root development. Add native backfill and amendments as shown in the Parks Construction Standards and as recommended by the soils testing laboratory.

7. Plant tree at least three inches (2") above grade on mount to prevent bowl effect. The tree's beginning root flare must be located at top of grade with installed sod.
8. Carefully place plant into the plant pit without damaging the root ball. Water the backfill until saturated.
9. Construct berm and place tree stakes and install mulch per the Parks Construction Standards. Mulch is required for trees within the turf area.
10. Where mowing will occur, provide an eight-foot (8') minimum horizontal clearance between trees and other site improvements, including shrubs.
11. Tree ties should be installed via a figure eight loop and each tie shall be secured with a nail on the tree stake. Install two (2) Arbor Ties at 2/3 of tree height and two (2) Arbor Ties at 1/2 of tree height.
12. Trees less than 8' in height require an 8' stake. Trees 8' or greater in height require a 10' stake.
13. Tree stakes should be inserted into the ground to a minimum depth of 18".

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B. Groundcover Planting

1. Place groundcover plants in neat, straight, and parallel rows, triangularly spaced as shown on the Plans and as indicated herein.
2. Start the first row of planting at a distance equal to the on-center spacing required per plan, minimum, from the edge of the adjacent hardscape, mow band or header board.
3. Groundcover shall be installed to the outside edge of the water basins of trees or shrubs.

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3.06 Turf Planting

(Hydroseeding for turf or natural areas)

- A. Lightly scarify areas to be hydroseeded.
- B. Tank, hose and associated apparatus must be thoroughly clean and free of debris or other material prior to placement/spraying of seed.
- C. Hydroseed turf mix shall contain the following:

Material	Application Rate
Turf Seed	Per Manufacturer's Recommendations
Wood Cellulose Fiber Mulch	60 lbs. per 1,000 SF
Binder	Per Manufacturer's Recommendation
Fungicide turf only	1/3 lb. per 1,000 SF

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Remove all "humps" and depressions prior to seeding.¶

Ensure that the wind is not a factor in the seeding process.¶

Sow the seed with an accepted spreader, starting with half the required application rate in one direction and the second half in a second direction perpendicular to the direction of the first application.¶

Rake seeded areas lightly to cover seed.¶

Keep seeded areas moist until seed has germinated.¶

Apply seed at 8-lbs/1,000 sf.¶

Fertilizer	Per soils lab recommendation and as approved by Parks, Recreation & Libraries Department
Soil Conditioner	Per Soil Conditioner soils lab recommendation and as approved by Parks, Recreation & Libraries Department

- D. Blend mix in a hydraulic mixer until all material is consistently blended.
- E. Apply mix at a rate of 125 pounds per 1,000 square feet unless otherwise recommended by the manufacturer.
- F. Spray mixture consistently over the area to be hydroseeded. Protect adjacent areas such as paving, walls, play areas and other from overspray.
- G. At the end of each day of spraying operations, clean up all areas where overspray has occurred.
- H. Once seed is placed, it should not be allowed to dry out.

(Sod)

- A. Remove all "humps" and depressions prior to sodding.
- B. Keep all sod rolls shaded and moist prior to installation.
- C. Do not store sod rolls more than one (1) day. Sod shall be laid upon delivery.
- D. Unroll sod one at a time for immediate installation.
- E. Provide tight seam between rolls of sod (less than 1/8" gaps).
- F. Stagger rows so that the ends of sod rolls are stepped.
- G. For turf areas where sod is partially provided, add topsoil at all transition edges to same as finish grade.

3.07 Mulch

- A. Prior to placing mulch, apply post-emergent herbicide to any weeds present, per label directions.
- B. Prior to placing mulch, apply pre-emergent herbicide in all planting areas, per label directions.
- C. Apply three inches (3") of mulch in all landscape planter areas.
- D. Keep mulch a minimum of three inches (3") away from the trunks of all woody shrubs and six inches (6") away from all trees. Taper mulch profile away from this point to prevent subsequent collection of mulch against trunks.

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3.08 Watering

- A. Upon completion of each planting or turf area, irrigate appropriately to ensure proper health and growth.
- B. Continually adjust the irrigation for plant needs regardless of air temperature.

3.09 Clean-up

- A. Upon completion of planting operations, collect and remove from site all empty plant containers, debris, rubbish and other trash.

- B. Sweep clean and wash all hardscape areas.
- C. Clean up shall occur, at minimum of once a week, at the end of the work week.
- D. Maintain the entire site in a clean condition to the satisfaction of the City.

3.10 Pre-Final (Punch List) Review

- A. See Section 011000 1.16 of the Summary of Work for notification process.
- B. The following conditions must be met in order for planting to be considered towards substantial completion, as required to enter into the establishment period described in Section 011000, 1.16:
 - 1. For seeded turf:
 - a. Upon completion of the second mowing of completely germinated turf.
Second mowing is defined as full coverage of turfed area 90% weed free.
 - b. Root depth – Turf grass roots shall be healthy, creamy-white in color and be 4" or greater in length/depth as measured from the soil surface to root tip. This shall be consistent throughout turfed area.
 - c. Turf shall be of uniform green color with no visible signs of stress due to soil fertility, moisture, disease or pests.
 - 2. For sodded turf:
 - a. Accepted installation of the sod.
 - b. Turf shall be of uniform green color with no visible signs of stress due to soil fertility, moisture, disease or pests.
 - 3. For trees and shrubs:
 - a. Trees and shrubs shall be properly installed, and with no visible signs of stress due to soil fertility, moisture, disease or pests.

3.11 Establishment Period

- A. Active maintenance is required throughout the entire establishment period:
 - 1. Maintain turf to a height of two and one half inches (2-1/2") for cool season turf varieties and one and one half inches (1-1/2") for warm season turf varieties. Maintained height shall be measured from the surface of finish grade to the top of the leaf blade throughout the establishment period, and mowed as frequently as required to maintain said height. At no time shall the leaf blade be mowed or cut more than 1/3 of the length of the blade. Root mass/depth must remain consistent as measured at the start of establishment or greater.
 - 2. Edge all turf areas along hardscape edges.
 - 3. Re-seed all bare areas within the turf as soon as evident.
 - 4. Immediately replace all dead plants.
 - 5. As necessary, raise all trees and shrubs which have sunk within the plant pit beyond the levels indicated in the Standard details.
 - 6. Keep all areas free of weeds, pests and disease.

Moved up [1]: <#>Establishment Period¶

Deleted: <#>The establishment period shall not commence until:¶

Deleted: After the second mowing of completely germinated turf. Upon completion of the second mowing, the Contractor shall notify the Project Manager in writing of such and the date of which the mowing occurred. The ninety (90) calendar day establishment period shall begin on the indicated date of the second mowing.

Formatted: Indent: Left: 1", Hanging: 0.25"

Deleted: and upon determination the project is substantially complete. The duration

Deleted: forty-five (45) calendar days commencing between March 1st and October 31st and sixty (60) calendar days commencing between November 1st and February 28th.¶
3. . For streetscapes:

Moved down [6]: ¶

a. .

Deleted: Shall be a minimum of thirty (30) calendar days or until final acceptance of all related street improvements subject to approval of a Certificate of Completion by the City Council¶

Moved down [7]: Prior to the start of the final thirty (30) days of establishment:¶

Moved up [3]: 1. . All punch list items

Moved (insertion) [6]

Deleted: plant replacements

Deleted: completed.

Moved up [4]: ¶

2. . All certifications and testing shall be completed. ¶
3. . All plantings and turf shall be thriving and in a healthy condition. ¶
4. . The lack of active maintenance prior to the final thirty (30) days may constitute a delay in the start of the final thirty (30) days of the establishment period.¶

Moved up [2]: All areas within the project site shall be protected against damage including vandalism, erosion, trespass, rodents and other acts. Immediately repair all damaged areas.¶
All walkways and paved areas shall be kept clean and all debris within planting and turf areas shall be immediately removed.¶

Moved down [8]: Immediately replace all dead plants.¶

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Moved (insertion) [8]

7. For trees located in turf areas, maintain a circle free of turf at a distance described in the Standard details

B. Prior to the start of the final thirty (30) days of establishment:

Moved (insertion) [7]

1. All plant replacements shall be completed.
2. All plantings and turf shall be thriving and in a healthy condition.
3. The lack of active maintenance prior to the final thirty (30) days may constitute a delay in the start of the final thirty (30) days of the establishment period.

3.12 Final Review

- A. The Inspector shall review the site for completion of items noted, but not limited to, "B" below. All corrective action is required to enter into the final thirty (30) days of establishment.
- B. The site shall be prepared for review, by ensuring that:
1. All spray heads have been properly adjusted,
 2. Dead plants have been replaced,
 3. Planting areas have been weeded,
 4. Turf areas have full germination, are consistent in green color and are weed-free,
 5. Walkways and paved areas have been swept and washed, and
 6. Turf roots meet standards outlined in 3.10
- C. Failure to complete any one or all of the above items may constitute non-performance of the final review and will require re-scheduling. In this case, the cost of the extended establishment period shall be at no additional cost to the City.

Deleted:

Deleted: all

Deleted: dead

Deleted: planting

Deleted: turf

Deleted: is

Deleted: is

Deleted: walkways

Deleted: turf

Deleted: 11

PART 4 - GUARANTEE

4.01 General

- A. Contractor shall provide a written guarantee covering all plant materials (trees & shrubs) furnished by him to be free of all defects or disease and that all plants are in a healthy and thriving condition at the completion of the contract. Deciduous plant material shall be warranted beyond the time of contract completion until such time as growth becomes evident.

(For all park construction projects)

- B. All plants, except those provided by the City, shall be warranted for a period of one (1) year, commencing on the date of final acceptance. The warrantee shall be as outlined in Section 011000: Summary of Work, paragraph 1.19.

(For all streetscapes, street landscape frontage, street medians and Lighting & Landscape District projects.)

Project
Date

C. All plants, except those provided by the City, shall be warranted for a period of nine (9) months, minimum, commencing on the date of final acceptance. Warrantee responsibilities expire upon acceptance and approval of the "Certificate of Completion" for the overall development project. The warrantee shall be as outlined in Section 011000: Summary of Work, paragraph 1.19.

END OF SECTION

SECTION 33 00 00 UTILITIES

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.
- C. The standards set forth in the City of Roseville Design and Construction Standards, latest edition, for storm drainage throughout the project and for sanitary sewer installations within the public rights-of-ways, easements, or as shown on the improvement plans shall be in addition to the standards provided herein.
- D. The standards set forth in the latest edition of the California Building Code (CBC) for sanitary sewer installation within the project site, outside of the public right-of-way or easement shall be in addition to the standards provided herein.

1.02 Description

- A. Furnish all labor, materials and equipment for the complete installation of the storm drain system and sanitary sewer pipe, and necessary appurtenances as shown on the Plans and as specified herein.
- B. Submit a materials listing for review and approval prior to commencement of specified work.

1.03 Related Work

- A. Section 31 10 00: Clearing and Grubbing
- B. Section 31 20 00: Earthwork

1.04 Safety Requirements

- A. Furnish, install and maintain required sheeting, shoring, bracing, and other methods to ensure complete and safe work environment for all workers. Upon completion of work, remove all bracing, shoring, etc. in its entirety, unless otherwise directed by the Inspector.
- B. Prior to excavation or trenching, the Contractor shall contact USA Alert (800) 227-2600 to locate all known utilities a minimum of 48 hours prior to start of work. During the course of construction, the Contractor shall take every precaution to maintain and protect utilities noted to remain. Said utilities shall remain operational at all times, unless otherwise noted on the plans.

- D. The existing utilities are shown on the Plans based on the information available at the time of contract document development. The City shall not assume responsibility for any inaccuracies or incompleteness of the Plans based on such information. The Contractor shall immediately notify, upon damage of any pipeline or facility, the Owner and/or its agents and take every action necessary to repair or replace damaged facilities to the satisfaction of the Inspector, and at no additional cost to the City.
- E. Trenches, excavations and repair of pavement shall be consistent with Section 31 20 00: Earthwork.

1.05 Coordination

- A. The piping system as shown on the Plans is diagrammatic. The Contractor shall make reasonable adjustments to the layout to avoid conflicts, based on actual field conditions. Said changes shall not interfere with the design intent of the system.

1.06 Tolerance

- A. The allowable tolerance for the installation of pipe is 0.05 feet within grades or spot elevations indicated on the Plans.

1.07 Product Storage

- A. Take every precaution to protect the materials and pipes from damage during the delivery, storage and installation of the pipe system. Store in a cool, contained area, protected from direct sunlight and per manufacturer's recommendations. Pipe shall be supported on firm level ground at the site.

1.08 Record Drawings

- A. The Contractor shall keep an accurate record of the as-built conditions of the storm drain and sanitary sewer system. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the "as-builts" to ensure compliance of the above.

PART 2 - PRODUCTS

2.01 General

- A. All products shall conform to City of Roseville Design and Construction Standards, latest edition, except as noted below.

2.02 Drain Pipe

- A. Solid drainpipe shall be PVC SDR 35 and shall conform to ASTM D1784, or accepted equal. Gasketed connections shall conform to ASTM F477.

- B. Perforated drainpipe shall be smooth walled PVC, open per Caltrans Section 68-1.02K, or accepted equal.

2.03 Drain Rock

- A. Drain rock shall be Class 2 washed, $\frac{3}{4}$ " diameter.

2.04 Filter Fabric

- A. Filter fabric shall be MiraDRAIN 5000, or accepted equal.

2.05 Drains

- A. Drain Inlets shall be pre-cast and a minimum size of twenty-four inches (24") square or round by Jensen Precast, or accepted equal.
1. Grate shall be heavy duty, cast iron, walk-on, and bolt down.
 2. Box extensions shall be Jensen Precast, or accepted equal.
 3. The base shall be six inches (6") thick.
 4. Walls shall be six inches (6") thick.
 5. A "No Dumping" Metal Storm Drain Marker shall be affixed to the concrete color of each drain inlet (See Detail DR-20)
 6. Contractor may install cast-in-place drain inlets in lieu of pre-cast drain inlets. Submit shop drawings and concrete mix design for review and approval.
- B. Channel Drains for baseball/softball backstop areas shall be Polycast 600 series pre-sloped trench drains with galvanized steel slotted grates or accepted equal.
- C. Drinking fountain drain inlet shall be eight inch (8") round cast iron drain with cast iron grate, #Z-742-VP by Zurn or accepted equal.
- D. Sanitary sewer clean outs shall be as specified in the City of Roseville, Design and Construction Standards, latest edition.

Deleted: 1
Drain inlets

Deleted: twelve inch (12") wide concrete collar

Deleted: installed around

Deleted: with a "Fish" stamp

Deleted: can

Deleted: case

Deleted: presloped

2.06 Manholes

- A. Manholes shall have tongue and groove joints, be forty-eight inches (48") minimum in diameter, meeting ASTM C-478.
- B. Covers shall be cast iron.
- C. All components shall conform to the City of Roseville Design and Construction Standards, latest edition.

Deleted: soi

2.07 Tracer Wire

- A. Insulated solid copper wire, minimum #12 gauge. Color shall be green.

2.08 Vitrified Clay Pipe

- A. Vitrified clay pipe (VCP) shall be as specified in Section 91 Sanitary Sewer in the City of Roseville, Design and Construction Standards, latest edition.

2.09 Potable Water Warning Tape

- A. On sites with both Recycled water and potable water lines. Blue plastic tape, 3 inches wide, with the words "CAUTION: POTABLE WATERLINE" imprinted in minimum 1-inch high, black letters. Imprinting shall be continuous and permanent.

2.10 Other (Specify)

- A. Additional products not listed in City Standard.

PART 3 - EXECUTION

3.01 General

- A. All pipes shall slope uniformly from given elevations shown on the Plans.
- B. All pipes shall be accurately laid true to line and grade, utilizing accepted construction methods.
- C. Damaged or cracked pipe and fittings shall not be installed and shall be removed from site.
- D. Install all pipe in locations shown on the Plans, except where existing conditions necessitate minor changes.
- E. All pipe and fittings shall be kept clean and closed throughout the course of construction.
- F. Connections to existing sanitary sewer stubs shall be "TV-ed" and air tested prior to the start of construction per the City of Roseville Design and Construction Standards, latest edition.

3.02 Installation

- A. Installation of the specified pipe lines shall conform to the City of Roseville Design and Construction Standards, latest edition.
- B. Notify the Inspector a minimum of 48 hours prior to covering of work to ensure timely inspections.
- C. Cutting of AC or concrete paving shall be clean, vertical and straight, using a saw, or other tool specific to this application. Replace paving to existing or better condition prior to work.
- D. Trench and backfill shall be per City of Roseville Design and Construction Standards, latest edition.
- E. Catch basins and drain inlets shall be installed with a concrete collar with "No Dumping" message and fish symbol depressed into the concrete or bolted in place, consistent with Drawing DR-20 the City of Roseville Design and Construction Standards, latest edition.

- F. Drain inlets installed in mulched planter areas shall have a 12-inch wide collar of 2- to 6-inch river cobble placed over filter fabric.
- G. Channel drains shall be set per manufacturer's instructions. Place slotted grates along the entire length of the backstop, including wing fencing, wherever concrete is placed adjacent to the backstop system. Provide a below grade piped connection at all gate openings into the infield area. Do not install grated drain sections at these entry/exit points.
- H. Drain inlets at drinking fountains shall be located under jug filler and connected to storm drain per local codes.
- I. Manholes shall be per City of Roseville Design and Construction Standards, latest edition. Install grate flush with finish grade.
- J. Sanitary Sewer Clean-outs shall be installed with 3M ball markers and shall be located within planted or turf areas, whenever possible. Place clean-outs at 100' intervals throughout the project. Clean-outs shall not be located within play areas. Install per City of Roseville Design and Construction Standards, latest edition.
- K. Upon completion, thoroughly flush storm drain system in the presence of the Parks Inspector.
- L. Installation of additional products not listed in the City Standards.

3.03 Tracer Wire

- A. Install tracer wire on top of the potable water lines
- B. Tracer wire shall be continuous with no splices.

3.04 Potable Water Warning Tape

- A. To be used on all potable water piping installed within the same project limits as on-site recycled water piping.
- B. Install plastic warning tape in pipe backfill, six inches above pipe, for the entire length of the pipe.

3.05 Cleaning

- A. Keep site clean at all times. Remove from the site all debris and rubbish and legally dispose.

END OF SECTION



Parks, Recreation & Libraries Department

Section 5:
FORMS & QUALITY EXPECTATIONS

PAGES

Ⓔ

AIA DOCUMENT G703

APPLICATION NUMBER:
APPLICATION DATE:
PERIOD TO:

[illegible]

REQUEST FOR FIELD INSTRUCTION

Distribution to:

☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐ INSPECTOR
☐ FIELD
☐ OTHER

CONTRACT FOR (project name, address):

RFI NUMBER:

TO: **City of Roseville**
Parks, Recreation & Libraries
Park Development Division
311 Vernon Street
Roseville CA 95678

INITIATION DATE:

CONTRACT DATE:

Category:

☐ Direction not given in Contract Documents
☐ Interpretation of contract requirements
☐ Conflict in contract requirements

Reference:

Contract Drawings _____
Shop Drawings _____
Specifications _____

Subject:

Submitted By: _____ Possible Cost Impact: yes/no Possible Time Impact: yes/no

REPLY:

Answered By: _____ Date: _____ Page ____ of ____

CHANGE ORDER

AIA DOCUMENT G701

Distribution to:
☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐ INSPECTOR
☐ FIELD
☐ OTHER

CONTRACT FOR (project name, address):

CHANGE ORDER NUMBER:

TO (Contractor):

INITIATION DATE:

CONTRACT DATE:

You are directed to make the following changes in this Contract:

Not valid until signed by both the Owner and Architect/Inspector.

Signature of the Contractor indicates his agreement herewith, including any adjustments in the Contract Sum or Contract Time.

The original (Contract Sum) (Guaranteed Maximum Cost) was\$
Net change by previously authorized Change Orders\$
The (Contract Sum) (Guaranteed Maximum Cost) prior to this Change Order was\$
The (Contract Sum) (Guaranteed Maximum Cost) will be (increased) (decreased) (unchanged) by this Change Order.
The new (Contract Sum) (Guaranteed Maximum Cost) including this Change Order will be\$
The Contract Time will be (increased) (decreased) (unchanged) by () Days.
The Final Contract Working date of this Change Order therefore is

Architect/Inspector

Contractor

Address

Address

Authorized:

City of Roseville, Parks & Recreation Department
Owner

311 Vernon Street

Roseville, CA 95678

By: _____

By: _____

By: _____

Date: _____

Date: _____

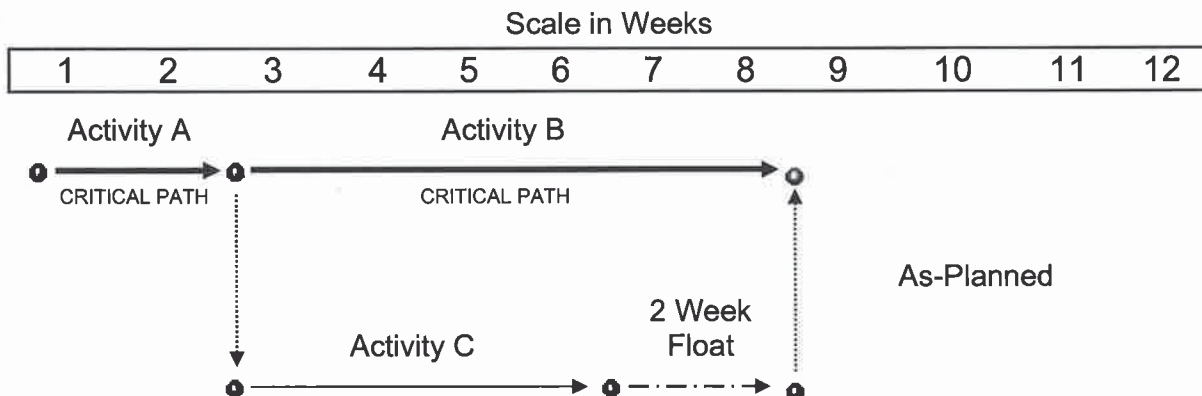
Date: _____

Project Schedule Sample

Checklist of Preparation of CPM Schedules

1. The structural breakdown of the project.
2. The types of work to be performed and the labor trades involved.
3. Permit requirements.
4. Procurement, fabrication, delivery, installation and test activities for major materials and equipment.
5. Submittal and approval of shop and working drawings and material samples.
6. Availability and access to work areas.
7. Procurement and delivery of owner-furnished equipment.
8. Interfaces and dependencies with preceding, concurrent and follow-up contractors (and their subcontractors, if any).
9. Availability of workforce and special skills required.
10. Material and equipment restrictions and availability.
11. Distance to and from the jobsite for the labor force, the delivery of materials and the company's personnel.
12. Potential utility interruptions.
13. Temporary construction utility storage space.
14. Laydown space and storage space.
15. Environmental controls.
16. Special regulations.
17. Climate considerations.
18. Special construction equipment and techniques.
19. Interim milestone dates.
20. Contingency plans for critical events.
21. Any other significant elements peculiar to the project in question.

Sample Contemporaneous Time Frame Analysis





Submittal Summary

Project: _____

To be completed by the
City of Roseville Project Manager

Contractor: _____

Reviewed By: _____

#	Item Description	Drawing Sheet / Spec. Reference	(select one)	Date Received	Status *	Date Returned
			as specified substitution			
			as specified substitution			
			as specified substitution			
			as specified substitution			
			as specified substitution			
			as specified substitution			
			as specified substitution			
			as specified substitution			
			as specified substitution			
			as specified substitution			
			as specified substitution			
			as specified substitution			
			as specified substitution			

*Status: 1) No Exceptions Taken, 2) Make Corrections Noted, 3) Revise & Resubmit, 4) Submit Specified Item, 5) Rejected

CITY OF ROSEVILLE PARK IMPROVEMENT INSPECTION RECORD

Park Name: _____

Address
Contractor

***Building, Public Works (PW) and Environmental Utilities (EU) must sign this card in addition to the Building Inspection Card.**

For Building Construction Contact Building Department	Date	Inspector
Ground Plumbing		
Service Grounding		
Foundation/Forms		
Wire/Membrane		
Joist or Girders		
Floor Insulation		
Ground Mechanical		
Roof Shear		
Wall Shear		
Rough Mechanical		
Rough Plumbing		
DWV		
Rough Electrical (Walls)		
Rough Framing (Walls)		
Roof Framing/Trusses		
Insulation		
Lath		
Scratch Coat		
Sheet Rock Nail		
Roof Sheathing		
Exterior Shear Nail		
Handicap Access		
DO NOT COVER UNTIL ABOVE HAVE BEEN ACCEPTED.		

ACCEPTED PLANS MUST BE ON THE JOBSITE
OR INSPECTIONS WILL NOT BE MADE.

THIS INSPECTION CARD MUST BE POSTED IN
A CONSPICUOUS PLACE VISIBLE FROM THE
STREET.

CONTRACTORS WILL BE RESPONSIBLE FOR ALL
UTILITY BILLS INCURRED PRIOR TO FINAL
APPROVAL/ACCEPTANCE.

For Utilities Construction	Contact	Date	Inspector
Water (Street to R/W) (R/W to Building) *	EU		
Sewer, incl. TV test (Street to R/W) (R/W to Building) *	EU		
Recycled Water	EU		
Water (Building)	Bldg		
Sewer (Building)	Bldg		
Domestic Water (R/W to DF)	EU		
Domestic Water (DF)	Bldg		
Electrical (Street to transformer)	Electric		
Electrical (Transformer to building/lights)	Bldg		
Irrigation Mainline	Parks		
DO NOT COVER UNTIL ABOVE HAVE BEEN ACCEPTED.			
PRESSURE TEST AND APPROVAL REQUIRED UPON COMPLETION OF COMPACTION			
*Confirm Inspecting Department at Pre-Construction Meeting			

City Department List

Department	Phone Number	Fax Number
Parks	(916) 774-5748	(916) 746-1759
Engineering	(916) 774-5339	(916) 774-5379
Electric	(916) 774-5600	(916) 784-3797
Environ. Utilities	(916) 774-5770	(916) 774-5690
Building*	(916) 774-5333	(916) 774-5394
Fire	(916) 774-5800	(916) 774-5810
Police	(916) 774-5000	(916) 781-2344

*Request for inspection must be called prior to 3:30pm, Monday through Friday, in order to be scheduled for the next business day.

For Park Improvements	Contact	Date	Inspector
Rough Grading	Parks		
Storm Drain	Parks		
Drain & Manhole locations	Parks		
Electrical Box location	Parks		
Depth of trenches i.e. SD, SS Irrigation Mainline	Parks		
Compaction of trenches, i.e. SD, SS, Irrigation Mainline	Parks		
Play Area Drainage	Parks		
Irrigation Mainline, incl. Pressure test, Trace wire test & Thrust blocks	Parks		
Swing Joints (sample)	Parks		
Flow Meter	Parks		
Shade Shelters	Bldg		
Structural Footings for fencing taller than 6' (backstops, netting, etc.)	Bldg		
DO NOT COVER UNTIL ABOVE HAVE BEEN ACCEPTED			
Compaction tests for hardscape	Parks		
Hardscape layout	Parks		
Preliminary finish grading	Parks		
Overall ADA compliance	Parks		
ADA Compliance to Structure/Bldg	Bldg		
Concrete Forms (prior to pouring)	Parks		
Concrete Finish (sample)	Parks		
Concrete	Parks		
Electrical (Struct. Footings)	Bldg		
Grout Pack (for walls)	Parks		
Asphalt Paving	PW or Parks		

For Park Improvements	Contact	Date	Inspector
SWPPP	PW		
Plant Material (upon delivery)	Parks		
Plant Placement (prior to planting)	Parks		
Irrig. Head Coverage (prior to seeding)	Parks		
Site Furniture Locations (prior to installation)	Parks		
Sign Locations (prior to installation)	Parks		
Controller Installation & Programming (prior to final acceptance)	Parks		
DF- Plumbing	Bldg		
Bacteria Test	EU		

Other

For Park Improvements	Contact	Date	Inspector

Comments

This completed inspection record shall be submitted to the Parks Department Project Manager prior to final acceptance of the project.

Final Sign Off

Parks Inspector

Date

CITY OF ROSEVILLE

STREETSCAPE INSPECTION RECORD

PROJECT NAME:

PROJECT ADDRESS:

CITYWIDE JOB #:

EN #:

CONTRACTOR (NAME & PHONE #):

FOREMAN (NAME & PHONE #):

**APPROVED PLANS AND PARKS CONSTRUCTION STANDARDS (CURRENT EDITION)
MUST BE PRESENT ON THE JOBSITE OR INSPECTIONS WILL NOT BE MADE.
THIS INSPECTION CARD MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY BILLS INCURRED PRIOR TO FINAL
APPROVAL/ACCEPTANCE.**

CITY INSPECTOR TO DATE AND INITIAL EACH BOX BELOW AS EACH ITEM IS APPROVED FOR EACH SHEET/PAGE#

Irrigation Main Line	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
24" Coverage (24" distance between top of pipe and finish grade)					
Trace Wire					
Control Valve Wires (2 extra)					
Saddle Taps					
Control Valves (gate/ball valve & union)					
Quick Coupler					
Gate Valves					
Reclaimed Water Tape					
Thrust Blocks (48 hrs. before MPT)					
Sleeves					
Mainline Pressure Test (MPT)					
Backfill & Compaction					

DO NOT COVER UNTIL ALL OF THE ABOVE IS ACCEPTED

Irrigation Laterals	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
18" Coverage (18" distance between top of pipe and finish grade)					
Swing Arms					
Spray Heads					
Sleeves					
Backfill & Compaction					

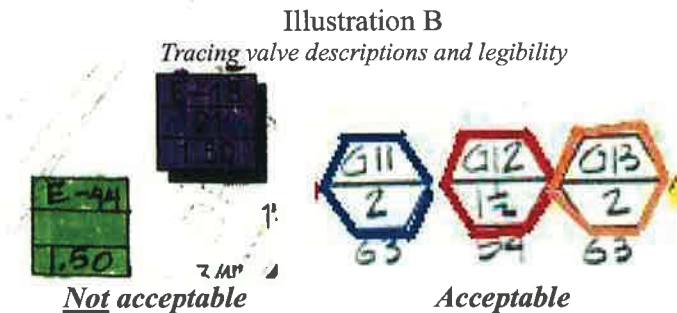
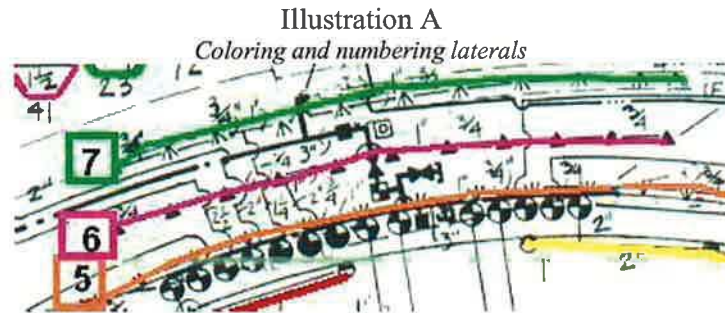
DO NOT COVER UNTIL ALL OF THE ABOVE IS ACCEPTED

Valve Boxes	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
Valve Boxes					
Permanently Branded & Tags					

Soil / Site Preparation	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
Soil Analysis					
Soil Amendments					
Rototilling					
Finish Grade					
Pre-emergent					
Plant Material Quality	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
Trees					
Shrubs					
Turf					
Plant Material Installation	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
Trees					
Shrubs					
Turf					
Mulch					
Irrigation POC & Controller	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
Master Valve Flow Sensor					
Automatic Controller					
Irrigation Final Items	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
Coverage Test					
Cross Connection Survey					
Construction Reviews	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
Pre-final Review					
Maintenance Period					
Final Review					
Turn-In Requirements	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
As-Built Plans					
Controller Chart					
Other Misc. Inspections	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
INSPECTIONS MUST BE CALLED-IN 48 HOURS PRIOR TO DESIRED INSPECTION TIME. A CITY INSPECTOR WILL RESPOND WITHIN 48 HOURS.					
PRIMARY CITY INSPECTOR:			PHONE#		
SECONDARY CITY INSPECTOR:			PHONE#		

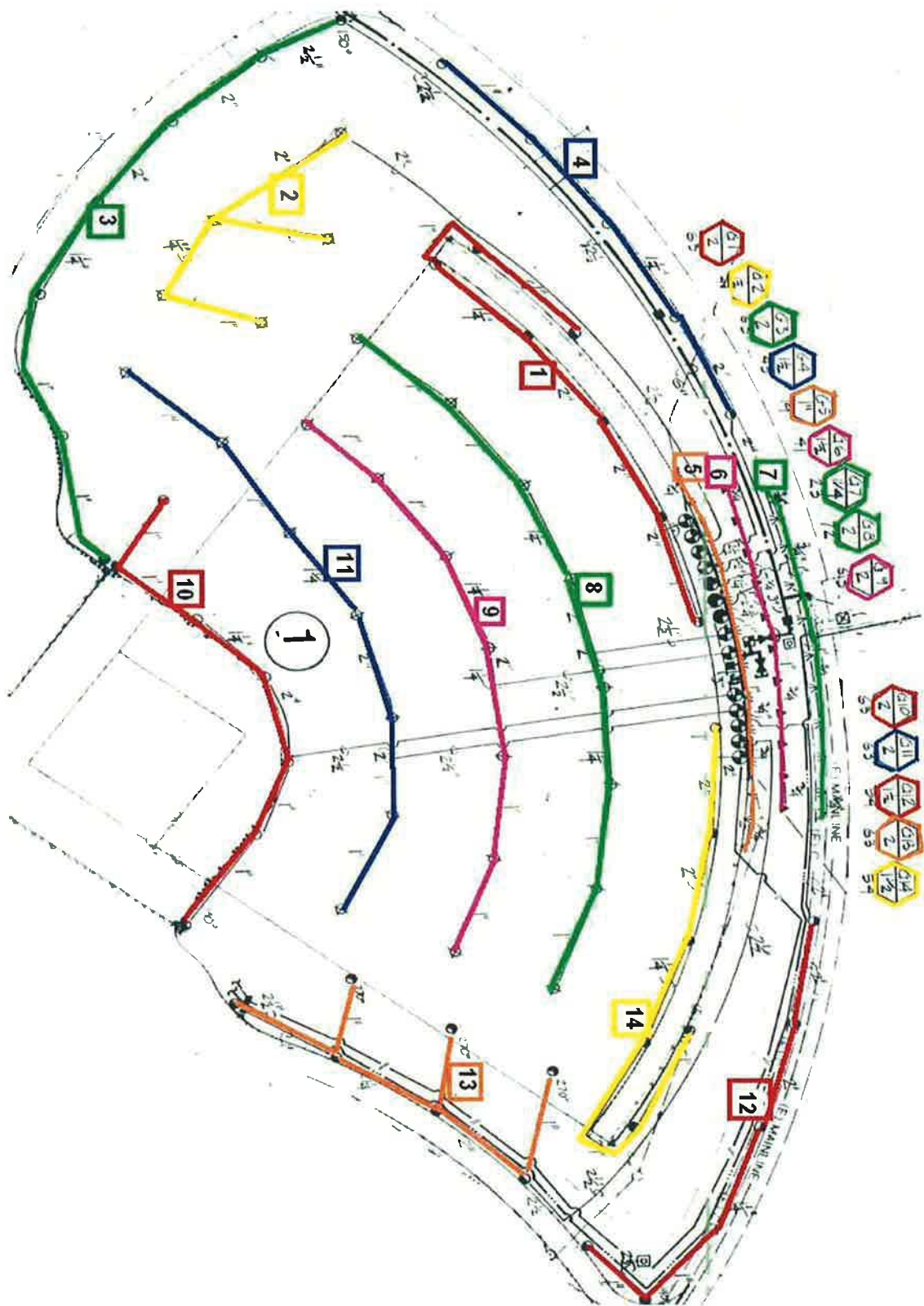
Irrigation Color Laminate Schematic Example

1. A minimum of 5 colors should be used, and separated so no adjoining laterals are the same color.
2. Laterals shall be traced in a manner that reflects the actual pipe installation, and to include all heads. In cases where Nettafim is used, the area covered by the valve should be outlined. (*see illustration A*)
3. Valve descriptions shall be outlined with the same color as the lateral it runs. DO NOT color in or cover the valve description with color. The valve number shall also be printed at/on the actual lateral. (*see illustration B*)
4. Valve descriptions should be of a size and quality that is easily legible (More than one sheet may be required for larger areas).
5. Valve descriptions shall accurately reflect the valve number, size and flow rate as it is installed.



**See complete example on next page*

Irrigation Color Laminate Schematic Example



***Not to scale

Controller Name

Station	In Use	Flow Rate (gpm)			Size (sq. ft.)	Precipt Rate (in/hr)	Description
1	☒	1					
2	☒	1					
3	☒	1					
4	☒	1					
5	☒	1					
6	☒	1					
7	☒	1					
8	☒	1					
9	☒	1					
10	☒	1					
11	☒	1					
12	☒	1					
13	☒	1					
14	☒	1					
15	☒	1					
16	☒	1					
17	☒	1					
18	☒	1					
19	☒	1					
20	☒	1					
21	☒	1					
22	☒	1					
23	☒	1					
24	☒	1					
25	☒	1					
26	☒	1					



making water work

since 1986

Controller Name

Station	In Use	Flow Rate (gpm)			Size (sq. ft.)	Precipt Rate (in/hr)	Description
27	☒	1					
28	☒	1					
29	☒	1					
30	☒	1					
31	☒	1					
32	☒	1					
33	☒	1					
34	☒	1					
35	☒	1					
36	☒	1					
37	☒	1					
38	☒	1					
39	☒	1					
40	☒	1					
41	☒	1					
42	☒	1					
43	☒	1					
44	☒	1					
45	☒	1					
46	☒	1					
47	☒	1					
48	☒	1					



Updated Water Audit Process

Coverage Tests and Irrigation Audits for City of Roseville Parks and Streetscapes

Purpose:

- Maximize irrigation water efficiency by ensuring proper installation and functioning of irrigation system as designed.
- Analyze water requirements and irrigation use in the context of each site's unique conditions.
- Develop irrigation schedules based on water requirements, quality and availability.
- Make maintenance recommendations to keep the irrigation system working reliably and cost effectively.

Coverage Tests:

- Prior to planting, the Contractor shall perform a coverage test to confirm that water coverage is complete and adequate, and produces no overspray onto hardscapes.
- Performed on the entire irrigation system and in the presence of the Parks Inspector.
- The irrigation system must be connected to the City water system through the water meter. Temporary connections are not allowed.
- For park projects with turf:
 - o Survey of the Distribution Uniformity (Low Quarter) of each irrigation zone containing turf to be performed prior to planting of turf.
 - o The irrigation system must be 100% complete, including functionality of the irrigation controller and booster pump, if present.
 - o Reported deficiencies in Distribution Uniformity may require corrective measures prior to approval of turf planting.

Irrigation Audits:

- A landscape irrigation audit shall be performed after all landscape and irrigation is installed and 100% complete.
- All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.
- The water audit shall conform to the specific water audit requirements of the City of Roseville Environmental Utilities Department, and any supplemental requirements from the City of Roseville Parks, Recreation & Libraries

Department. The contractor shall submit a comprehensive landscape irrigation audit. This shall include, but is not limited to:

- o A completed Field Audit Submission Package **(City of Roseville provided forms only)**
- o Complete system evaluation, including site conditions, system and flow data.
- o Scheduling parameters used to set the irrigation controller.
- o An Irrigation schedule for the landscape provided to the owner.
- A minimum of 25% of all zones shall be audited. The 25% minimum shall be a representative sample of each irrigation method present (i.e. Rotors, bubblers, rotary nozzles, drip, etc.), and is in addition to any turf zones audited during the coverage test.
- Any deficiencies noted in the audit report such as, but not limited to, run-off, overspray, obstruction of spray patterns, etc., shall be corrected and signed off as such by the original irrigation auditor prior to submission of the report. Do not submit audit reports with uncorrected deficiencies.

Best Management Practices for Preparing for a Water Audit

System tune-up	• Level and adjust sprinkler heads flush with finish grades or as outlined in the Parks Construction Standards. • Flush all nozzles, unplug any plugs. • Adjust spray patterns to eliminate overspray over hardscapes, fences and walls. • Double check all heads are matched precipitation rates per station.
Calculate correct run times. Develop water schedules based on weather and/or fine tune the water schedules	• Recognize that each station's performance will vary. Adjust schedules outlined in the approved plans accordingly. • Reflect changes in actual site conditions and microclimates. • Make notations of schedule adjustments on the as-built plans.
Test operating pressures	• Test pressure at the point of connection (after the backflow), middle of the system and at the end of the system. • Consider pressure changes at build-out.

**excerpted from "Certified Landscape Irrigation Auditor" book by the Irrigation Association.*

Root Management Cue Card

Consistent root management in the nursery promotes structurally stable and healthy trees in the landscape. Improperly managed root balls can form permanent defects, such as circles and bends on the periphery. Follow these guidelines for managing roots to reduce defects on young trees.

The root ball should be inspected at each shift to a larger container starting with the liner (the young tree in its original container, Fig. 1A). Root pruning on the periphery and bottom of liner root ball removes most defects (Fig. 1B).

Cut a root back to the point just behind the bend (Fig. 2A) to remove the bend. Cutting the root at a point after the bend (Fig. 2B) is less effective because the bend remains. Roots that grow down and around the sides of the liner root ball become woody as they enlarge in diameter (Fig. 3, right). These woody roots retain their original deflected orientation, which can cause health and stability problems for the tree.

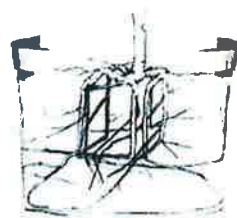
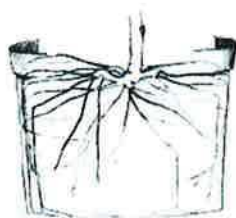


Figure 3. A quality root system develops if the roots of liners (see Fig. 1) are properly pruned when the tree is shifted to a larger container (left). A poor root system develops when deformed roots are not pruned during shifting (right).

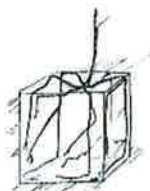


Figure 1A. Roots growing on the periphery of the liner.



Figure 1B. Pruning the liner to remove roots growing on the periphery.

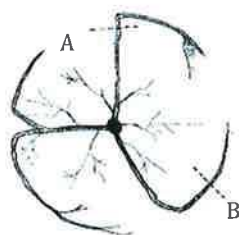


Figure 2. Cut roots at (A) to form new roots that grow away from the trunk (see Fig. 5). Do not cut roots at (B), since the defects can regrow.

Pruning a tree's roots when shifting it to a larger container or before planting it in the landscape improves the root system because it cuts roots back to straight, radial root segments attached to the trunk (Fig. 4). A pruned root ball will be smaller than it was before pruning. Certain types of containers reduce root growth on the periphery of the root ball, so less root pruning may be needed. In some instances, root defects develop further inside the root ball. In these cases, prune root balls deep enough to remove defects.

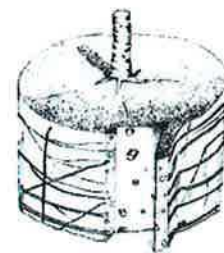


Figure 4. Pruning the roots on the periphery of a container root ball.

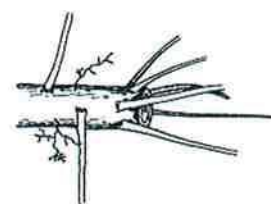


Figure 5. Roots growing from a cut root.

In the weeks and months following root pruning, new roots grow away from the cut ends in a fanlike manner (Fig. 5). These new roots provide greater stability and should not girdle the tree.

Whether root defects can be corrected depends on their location in the root ball, severity, tree species, water management, size of roots, and time of year. It is easier to cut defective roots when a tree is younger than when it is older (Fig. 6).

Ideally, roots should be inspected and defective roots pruned at each shift to a larger container, reducing the need to heavily prune larger roots.

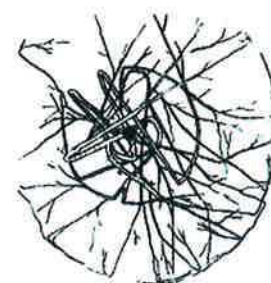


Figure 6. The liner, 5-gallon, and 15-gallon containers left an imprint on this root system. These root defects would be difficult to correct at this stage.

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Tree Training Cue Card

Trees that grow to be large are more structurally sound and cost-effective to maintain when trained with a central dominant leader that extends 30 feet or more into the crown (Fig. 1, left). Vigorous, upright branches and stems that compete with the central leader can become weakly attached (Fig. 1, right).

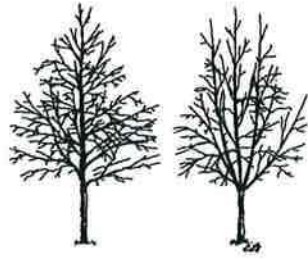


Figure 1. Good tree structure (left); poor structure (right).

Trees with branches spaced along the central leader, or trunk, (Fig. 1, left) are stronger than trees with branches clustered together (Fig. 1, right). Prune newly planted trees to one central leader by shortening competing stems (Fig. 2). All branches and stems should be shorter than the central leader after pruning is completed (Fig. 2, right).

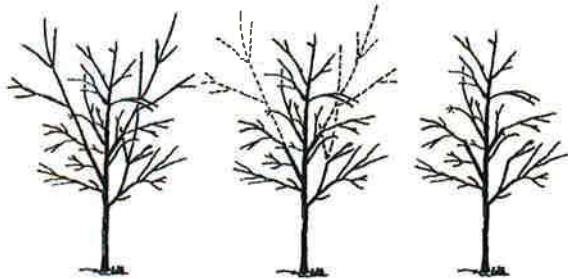


Figure 2. Shorten competing stems to improve structure.

Shorten or remove branches that are larger than half the trunk diameter at planting and every few years thereafter. Shorten them by cutting back to a live lateral branch (Fig 3, top drawing). This lateral branch should be pointed away from the trunk and it should not be growing upright. The central leader should be more visible in the crown center after pruning. Only large-diameter branches need to be pruned because they compete with the leader and could be weakly attached (Fig 3, L). Small branches (Fig. 3, S) do not need pruning because they will not compete with the leader.

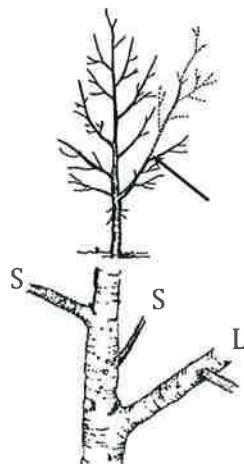


Figure 3. Only large branches need pruning (L). Small branches (S) do not need to be pruned.

Shorten the largest low branches when the tree is young to keep them small (Fig. 4). These shortened branches may be removed later for clearance; removing small branches creates smaller wounds with less likelihood of decay.

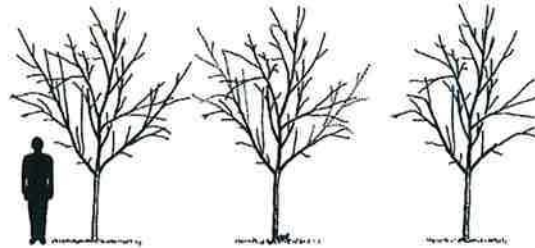


Figure 4. Shorten larger low branches to encourage growth in the leader and improve tree structure.

The best way to shorten large or long stems and branches is to cut them back to a live lateral branch (Fig 5). This slows growth on the pruned parts and encourages growth in the dominant leader creating sound structure.



Figure 5. Reduce a stem back to a live lateral branch to slow its growth.

Remove larger branches by making three cuts (Fig. 6). This prevents the bark from peeling or splitting off the trunk below the cut. Make the final cut back to the branch collar (enlarged area around union of branch and trunk).

Structural Pruning Checklist

1. Develop and maintain a central leader.
2. Identify the lowest branch in what will become the permanent crown.
3. Prevent branches below the permanent crown from growing larger than half the trunk diameter.
4. Space main branches along the central leader.
5. Reduce vigorous upright stems back to lateral branches.

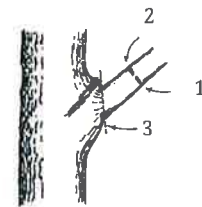


Figure 6. Remove large branches using three cuts.

Pruning Safety

Prune from the ground using proper tools and safety equipment. Do not prune near power lines.

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Tree Planting Cue Card

Selecting quality trees: Planting quality trees begins by choosing vigorous, structurally sound trees from the nursery. Strong trees have straight roots, a thick trunk with taper, and a good branch structure appropriate for the species (Fig. 1). The root collar (the uppermost roots) should be in the top 2 inches of the root ball.



Figure 1. Quality tree ready for planting.

Digging the hole: A firm, flat-bottomed hole will prevent trees from sinking. Dig the hole only deep enough to position the root collar even with the landscape soil surface (Fig. 2). Use a rototiller or shovel to loosen soil in an area three times the size of the root ball. This loose soil promotes rapid root growth and quick establishment.

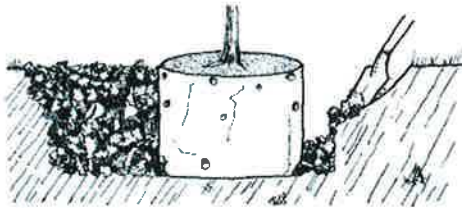


Figure 2. Loosening soil in a large area around the root ball allows for rapid root growth and quick establishment.

Installing the tree:

Remove soil and roots from the top of the root ball to expose the root collar; cut away any roots that grow over the collar (Fig. 3). Also cut any roots that circle or mat along the sides and bottom of the root ball (Fig. 4). The root collar should be even with the landscape soil after planting (see Fig. 3). Backfill with soil removed from the hole. Minimize air pockets by packing gently and applying water. Build a berm 4 inches tall around the rootball to help force water through the root ball. Enlarge the berm as the tree establishes.

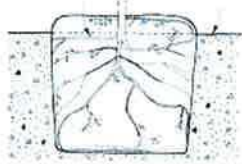


Figure 3. Remove soil and roots growing over the root collar (A) and place collar level with soil surface (B).

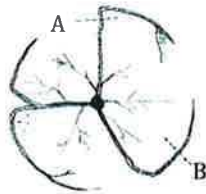
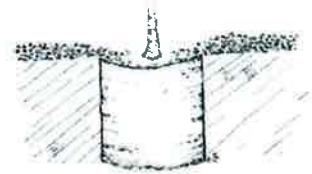


Figure 4. Cut roots at (A) to form new roots that grow away from the trunk. Do not cut roots at (B), since the root defects will regrow.

Staking: Staking holds trees erect and allows the root ball to anchor. Secure the trunk at the point where the tree stands straight. A second stake tied directly to the trunk made of bamboo may be required to straighten the upper trunk.

Mulching: A layer of organic mulch, such as leaf litter, shredded bark, or wood chips, helps protect tree roots from temperature extremes and conserves soil moisture. Mulch also helps prevent grass from competing with the tree for water and nutrients. The mulched area makes it easier to operate mowers and weed eaters without hitting the trunk and compacting soil. Apply mulch to a depth of 3 to 4 inches (slightly thinner on top of the root ball).



Irrigating: Consistent irrigation is critical for establishment.

1. Apply about 3 gallons irrigation per inch of trunk diameter to the root ball 2 or 3 times a week for the first growing season.
2. Increase volume and decrease frequency as the tree becomes established.
3. Weekly irrigation the second year and bimonthly irrigation the third year should be sufficient for establishment.
4. Once established irrigation requirements depend on species, climate and soil conditions.
5. Irrigation devices should be regularly checked for breaks and leaks.

Pruning: Training young trees promotes structurally sound growth and overall tree health. Cut back or remove codominant stems (stems that compete with the central leader) to encourage growth in the central leader (below).

Before Pruning



After Pruning



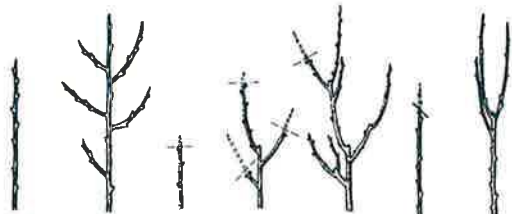
Tree Quality Cue Card

Shade trees that grow to be large should have one relatively straight central leader. Heading the tree is acceptable provided the central leader is retrained.

Desirable

Desirable

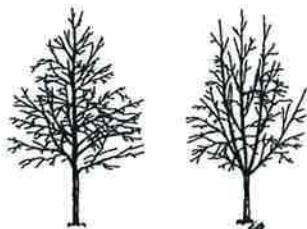
Not desirable



Main branches should be well distributed along the central leader, not clustered together. They should form a balanced crown appropriate for the cultivar or species.

Desirable

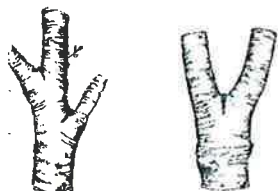
Not desirable



The diameter of branches that grow from the central leader, or trunk, should be no larger than two-thirds (one-half is preferred) the diameter of the trunk measured just above the branch.

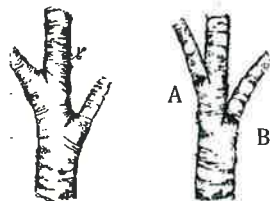
Desirable

Not desirable



Desirable

Not desirable



The largest branches should be free of bark that extends into the branch union, known as included bark (see A and B).

Desirable

Not desirable



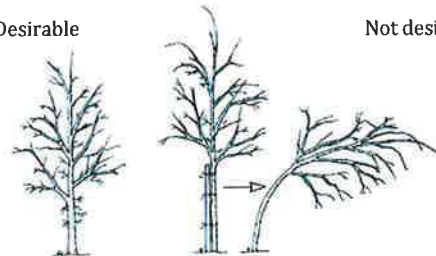
Temporary branches particularly on trees less than 1 inch caliper should be present along the lower trunk below the lowest main branch. These branches should be no larger than 3/8 inch in diameter.

The trunk should be free of wounds, sunburned areas, conks (fungal fruiting bodies), wood cracks, bleeding areas, signs of boring insects, cankers, or lesions. Properly made recent pruning cuts are acceptable.

The trunk caliper (thickness) and taper should be sufficient so that the tree remains vertical without a stake.

Desirable

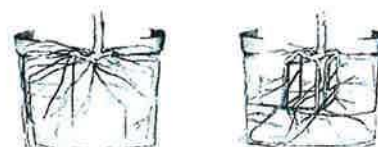
Not desirable



The root collar (the uppermost roots) should be within the upper 2 inches of the soil media (substrate). The root collar and the inside portion of the root ball should be free of defects, including circling, kinked, and stem girdling roots. You may need to remove soil near the root collar to inspect for root defects.

Desirable

Not desirable



The tree should be well rooted in the soil media. Roots should be uniformly distributed throughout the container. The tree's structure and growth should be appropriate for the species or cultivar. When the container is removed, the root ball should remain intact. When the trunk is lifted, both the trunk and root system should move as one.

The root ball should be moist throughout at the time of inspection and delivery. The roots should show no signs of excess soil moisture as indicated by poor root growth, root discoloration, distortion, death, or foul odor. The crown should show no signs of moisture stress as indicated by wilted, shriveled, or dead leaves or branch dieback.

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STRUCTURAL PRUNING GUIDELINES OF NEW TREES

- Structural prune tree before you plant it.
- Develop and/or maintain a central leader.
- Remove dead branches at the point of attachment.
- Remove diseased, decayed, broken, weakly attached, and/or crossing branches.
- Reduce or remove co-dominant leaders and branches.
- Space main branches along one central leader.

BEFORE



**OPTION A:
REDUCTION CUT**



**OPTION B:
REMOVAL CUT**



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We accomplish this by...

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To enhance lives and the community by providing exceptional experiences.

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Fax: 916 774-5251
www.roseville.ca.us/parks

UPDATED JUNE 2015

Tree and Plant Root Management Standards & Quality Expectations

Parks, Recreation & Libraries



This brochure is provided to you to ensure that the City's expectations are conveyed to you in a practical and understandable format. These standards and quality expectations are outlined in greater detail in the Parks Construction Standards.



GIRDLING / CIRCLING ROOTS

If trees are held too long in containers / boxes roots are not able to spread out to the sides anymore and will be deflected by the sidewalls of the container. Roots will then start to girdle or circle around the container walls. If a tree is planted with a circling or girdling roots, the roots will continue to circle and girdle; the roots will not be able to extend to the sides. Trees planted with a girdled or circled root system will also create a structural instability in the future and the trees will fall over within 5 years of planting. Proper root pruning will assure safe, sound and healthy trees.

EXAMPLES



ROOT PRUNING GUIDELINES PRIOR TO PLANTING

Root prune root ball on all four sides by shaving/cutting by using a sharp hand pruning saw.

Start at the top of the root ball and slice down to the bottom like a cake; slice/shave all 4 sides.



On a 15 gal tree cut/shave at least 1-1.5 inches off the root ball on all 4 sides.



On a 24" or 36" box tree cut/shave at least 2 inches of root ball on all 4 sides.



Cut and remove all remaining/girdling roots with a sharp pruning shear.



This process will remove any girdling and circling roots deflected by the container wall.

Spread all roots of the sliced root ball to the side to allow proper root development.

ROOT COLLAR INSPECTION

Most often the root collar is buried with soil by the nursery. The root collar (uppermost roots) should be within the upper two inches of soil media and should be free of defects such as circling or girdling roots. You may need to remove some soil in order to find and inspect the root collar. The root collar must be visible before the tree can get planted. Do not bury root collar when planting the tree.



TREE PLANTING & MULCHING

1. Spread out roots to the side of the planting hole.
2. Plant tree at least 3 inches above grade on mount to prevent bowl effect.
3. The tree's beginning root flare must be located at top of grade with installed sod.
4. Water tree when planted.
5. Stake tree.
6. Place mulch around tree, 4 ft. in diameter, with a thickness of 4 inches. Stay 6 inches away from tree trunk to prevent stem decay.

EXPECTATIONS

The City of Roseville's Parks, Recreation & Libraries Department joins you in your efforts in designing parks that are creative, innovative and functional. Following is a list of expectations, which assist us in accomplishing these goals:

QUALITY

Quality is a priority for Roseville parks. We define quality by:

1. Designs include a signature element that separates the park from others. These help our residents to identify with our parks without having to know the park name.
2. Designs that are functional, addresses long term maintenance concerns and are aesthetically pleasing.
3. Designs that meet federal, state and local codes and ordinances.
4. Construction documents that are complete, thorough and easily read with particular attention to grading and irrigation.

ON TIME

Deadlines and milestones are mutually set and met. Communication to anything contrary is provided.

ON BUDGET

Accurate cost estimating is provided and reflective of the most current industry costs. Designs meet the stipulated budget.

INNOVATIVE

To be innovative does not automatically equal high cost. Innovation and creativity can be found in all aspects of the project and can be found in paying attention to the details. Innovation can simply be in the form of finding new ways to accomplish a traditional outcome more effectively and more efficiently.

The expectations shown are only a small collection of samples of what the City of Roseville considers quality finish work. Please consult the Parks Construction Standards for a more detailed outline of design guidelines.



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UPDATED JUNE 2015

Design Standards & Quality Expectations

Parks, Recreation & Libraries



This brochure is provided to you to ensure that the City's expectations are conveyed to you in a practical and understandable format. These standards and quality expectations are outlined in greater detail in the Parks Construction Standards.



OUR EXPECTATIONS



Ensure ADA access and path of travel and other code requirements.



Ensure grading considers mowers and on-going maintenance needs.



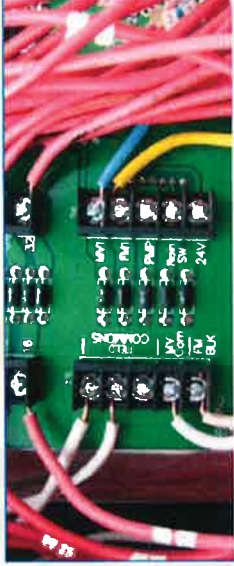
Ensure drains are appropriately located and slopes into the drains are not overly exaggerated nor too gradual.



Site features consider heavy use, potential vandalism and misuse such as skate boards.



Play areas are attractive and contain interest.



Irrigation designs adhere to the standards outlined in the Parks Construction Standards.



Irrigation designs consider site specific constraints and compensate for these challenges.



Irrigation designs consider the most water efficient approach, takes full advantage of available technology and takes steps beyond meeting minimal requirements.



Landscaping offers good variety of sizes, textures and shapes as well as seasonal change.



Trees are selected specific for the space provided, eg, small tree species for a narrow planter, etc.



The City seeks knowledgeable, experienced and creative partners as our design consultants. We search for partners who are flexible, open to ideas and who are willing to push innovation forward by providing suggestions, ideas and solutions.

EXPECTATIONS

The City of Roseville's Parks & Recreation Department joins you in your efforts in building a successful park project. Following is a list of expectations, which pertain to this project:

PROJECT APPROACH

This project is a City project. Professional courtesy is to be displayed at all times. Professional courtesy can be defined as being a team member, displaying an interest in obtaining and performing quality work, a willingness to listen to other team member's opinions, accepting responsibility where the responsibility lies, and acknowledging that we all are pursuing the same goal, that is, to build the best park/project we can.

CORRESPONDENCE

All correspondence shall contain a cover sheet, transmittal or memorandum indicating the name of the recipient, the date and a summary of what is either being transmitted or requested. Typical forms are provided in the Parks Standards book, which shall be used during the course of construction.

DISCREPANCIES

Discrepancies between the plans/specifications and the Parks Construction Standards shall be immediately brought to the attention of the Project Manager. In most cases, the Parks Standards shall prevail over the project plans and specifications. Lack of notification shall place sole responsibility on the contractor without guarantee of City approval.

PRIOR NOTICE

Lack of prior notice for any item of work requiring inspection or review will result in a delay of work. Notice shall be given to the Project Manager a minimum of 48 hours in advance. Same day notices will not be accepted.

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UPDATED JUNE 2015

Irrigation Construction Standards & Quality Expectations

Parks, Recreation & Libraries



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OUR EXPECTATIONS



Valve boxes aligned and square with hardscape. Boxes are set at 2-1/2" above finish grade in planting areas and 1-1/2" above finish grade in turf areas.



Valves placed centered in valve box, aligned square within the box, tagged and filled with drain rock.



Quick coupler valves set 2-1/2" above finish grade in planting areas, placed centered within the valve box and anchored with an angle iron, 36" long.



Backflow prevention device, meter and flow sensor are aligned.



Irrigation heads at grade in planters and in turf areas.



Irrigation enclosure contains equipment, neatly aligned. Manuals and irrigation station layouts are contained inside.



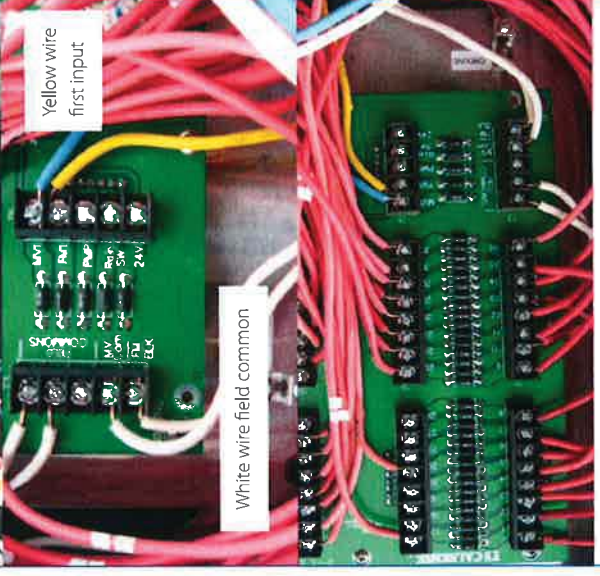
Ground rod 8' from control panel in irrigated areas.



Master valve wiring installed correctly.



Irrigation control wiring installed neatly and correctly.



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The City of Roseville's Mission Statement

"To create and maintain a vibrant community environment and enhance the quality of life for our residents, businesses, customers and partners."

We accomplish this by...

Providing exceptional facilities, programs and services in a fiscally responsible manner.

Parks, Recreation & Libraries Mission

To enhance lives and the community by providing exceptional experiences.

For additional information, contact the
Parks, Recreation & Libraries Department

Tel: 916 772-PLAY (7529)

Fax: 916 774-5251

www.roseville.ca.us/parks

UPDATED JUNE 2015

Landscaping Construction Standards & Quality Expectations

Parks, Recreation & Libraries



This brochure is provided to you to ensure that the City's expectations are conveyed to you in a practical and understandable format. These standards and quality expectations are outlined in greater detail in the Parks Construction Standards.



OUR EXPECTATIONS



Scarify root ball on sides and bottom.



Plant shrubs 2 inches higher with soil over root ball.



Plant shrubs in a basin and place 2" mulch in basin.



Apply two inches of mulch in shrub/groundcover areas.



Space plants per plan.



Trees staked per the City standards.



Plant trees in a basin and place 2" of mulch in basin.

EXPECTATIONS

The City of Roseville's Parks & Recreation Department joins you in your efforts in building a successful park project. Following is a list of expectations, which pertain to this project:

PROJECT APPROACH

This project is a City project. Professional courtesy is to be displayed at all times. Professional courtesy can be defined as being a team member, displaying an interest in obtaining and performing quality work, a willingness to listen to other team member's opinions, accepting responsibility where the responsibility lies, and acknowledging that we all are pursuing the same goal, that is, to build the best park/project we can.

CORRESPONDENCE

All correspondence shall contain a cover sheet, transmittal or memorandum indicating the name of the recipient, the date and a summary of what is either being transmitted or requested. Typical forms are provided in the Parks Standards book, which shall be used during the course of construction.

DISCREPANCIES

Discrepancies between the plans/specifications and the Parks Construction Standards shall be immediately brought to the attention of the Project Manager. In most cases, the Parks Standards shall prevail over the project plans and specifications. Lack of notification shall place sole responsibility on the contractor without guarantee of City approval.

PRIOR NOTICE

Lack of prior notice for any item of work requiring inspection or review will result in a delay of work. Notice shall be given to the Project Manager a minimum of 48 hours in advance. Same day notices will not be accepted.

The expectations shown are only a small collection of samples of what the City of Roseville considers quality finish work. Please consult the Parks Construction Standards for a more detailed outline of design guidelines.



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UPDATED JUNE 2015

Park Construction Standards & Quality Expectations

Parks, Recreation & Libraries



This brochure is provided to you to ensure that the City's expectations are conveyed to you in a practical and understandable format. These standards and quality expectations are outlined in greater detail in the Parks Construction Standards.



OUR EXPECTATIONS



Valve boxes aligned and square with hardscape. Boxes are set at 2-1/2" above finish grade in planting areas and 1-1/2" above finish grade in turf areas.



Valves placed centered in valve box, aligned square within the box, tagged and filled with drain rock.



Quick coupler valves set 2-1/2" above finish grade in planting areas, placed centered within the valve box and anchored with an angle iron, 36" long.



Backflow prevention device, meter and flow sensor are aligned.



All posts are plumb, and fall zones are maintained at 8". Age appropriate signs are installed.



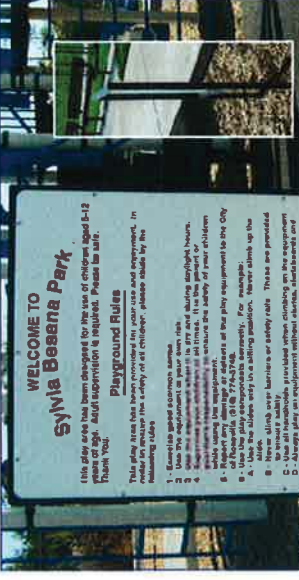
Picnic table and benches are horizontal and all bolts are tight. Seat heights are as specified. Concrete slobber is removed.



Irrigation enclosure contains equipment, neatly aligned. Manuals and irrigation station layouts are contained inside.



Electrical transformer and irrigation controller enclosure are aligned.



"Playground Rules" sign is located near all play areas and in plain view. The sign is durable and constructed of aluminum with vinyl lettering. The frame/posts are tubular steel powder coated to match play structure colors.



Vertical surfaces are consistent throughout. Vertical expansion joints are provided and are smooth with the finish surfaces. All edges have been eased at a consistent radius.



Medium broom finished concrete with clean, deep score joints spaced appropriately. No visible cracks or discoloration.

TREE SELECTION

The types of trees selected for planting is dependent on the space available, the urban forest inventory, and the specific plan. A specific plan has been developed with design guidelines outlining the types of preferred trees that help define the aesthetics of the area. Tree selections may be changed over time based on long term maintenance and safety concerns.



PLANT SELECTION

The types of shrubs and groundcovers are selected for aesthetics. Taller shrubs and hedges are planted to hide fences and walls. Smaller shrubs are selected to minimize the need for pruning. Perennials are selected for annual accent color, but without the need for annual replacement. Groundcovers are selected to provide green space while being cautious to not create trash collectors. Harsh routine pruning shortens the life span of shrubs, thus increasing long term costs.



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UPDATED JUNE 2015

Street Landscape Standards & Quality Expectations

Parks, Recreation & Libraries



This brochure is provided to you to ensure that the City's expectations are conveyed to you in a practical and understandable format. These standards and quality expectations are outlined in greater detail in the Parks Construction Standards.



PREFERRED PRUNING APPROACHES



✓ "Boxed" pruning along fences, sound walls and parking lot edges to create a continuous hedge.



✓ Plants in medians retain natural shapes, but clipped away from street pavement.



✓ Strapped leafed plants cut back in Fall only and only if they are deciduous species.



✓ Use the shrub's natural shape in the landscapes.

STREET TREE STANDARDS

Street Trees are to be:

- Pruned to ensure an overhead clearance over the street of 15'.
- Pruned to ensure an overhead clearance of 10' over sidewalks.
- Limbs might be pruned when branches overhang adjacent property and pose impending property damage.

Trees will be removed:

- if the roots are or will be causing pavement damage;
- if the structural integrity of the tree is compromised;
- if the health of the tree is declining; or
- if the tree is dead.



PLEASE DO NOT



✗ Prune shrubs in balls or squares if not next to fences, walls or parking lots.



✗ Prune trees without appropriate arboricultural practices.



✗ Prune evergreen plants.



✗ Leave dead plants in place.



Parks, Recreation & Libraries Department

Section 6:
PARKS STANDARD DETAILS

PARKS CONSTRUCTION STANDARDS

INDEX		2019 PARKS STANDARDS	Deleted: 2017
IRRIGATION			
CONTROLLER		PK-1	
MASTER VALVE - CALSENSE		PK-2	
NOT IN USE		PK-3	
RECYCLED WATER FILTER		PK-4	
PIPE AT PAVEMENT		PK-5	
PIPE TRENCH		PK-6	
POP-UP ROTOR		PK-7	
POP-UP SPRAY		PK-8	
ROOT WATERING SYSTEM		PK-9	
THRUST BLOCK		PK-10	
VALVE - 3" AND SMALLER		PK-11	
VALVE - 4" AND LARGER		PK-12	
VALVE - DRIP CONTROL		PK-13	
VALVE - QUICK COUPLING		PK-14	
VALVE - REMOTE CONTROL AT GRADE		PK-15	
<u>DRIP FLUSH VALVE, AND OPERATION INDICATOR</u>		PK-16	Formatted: Not Expanded by / Condensed by Deleted: - REMOTE CONTROL BELOW GRADE
LANDSCAPE			
GROUNDCOVER PLANTING		PK-17	
SHRUB PLANTING		PK-18	
SHRUBS ON SLOPES		PK-19	
TREE PLANTING		PK-20	
TREES ON SLOPES		PK-21	
MISCELLANEOUS			
BARBEQUE		PK-22	
DRINKING FOUNTAIN		PK-23	
PICNIC TABLE AND BENCH INSTALLATION HEIGHTS		PK-24	
HEADER		PK-25	
KEystone SEAT WALL/ RETAINING WALL		PK-26	
MOWBAND		PK-27	
PARK IDENTIFICATION SIGN		PK-28	
SECURITY LIGHT WITH CONCRETE COLLAR		PK-29	
PAVING			
ASPHALT CONCRETE PAVING		PK-30	
CONCRETE PAVING		PK-31	
CONTROL JOINTS		PK-32	
DECOMPOSED GRANITE PAVING		PK-33	
PLAY AREAS			
<u>PLAY AREA - ACCESS RAMP "A"</u>		<u>PK-34</u>	Moved down [1]: NOT IN USE Moved down [2]: PK-34 Moved (insertion) [2]
PLAY AREA - ACCESS RAMP "B"		PK-35	
PLAY AREA - CONCRETE CURB		PK-36	
PLAY AREA - DRAIN		PK-37	
PLAY AREA - PERFORATED PIPE DRAIN		PK-38	

PARKS CONSTRUCTION STANDARDS

INDEX	2019 PARKS STANDARDS
BOLLARDS & FENCES (ACCESS RESTRICTIONS)	
STATIONARY BOLLARD	PK-39
CHAIN LINK FENCE	PK-40
POST AND CABLE FENCE	PK-41
SPLIT RAIL FENCE	PK-42
BIKE TRAILS	
BIKE TRAIL - SECTION	PK-43
BIKE TRAIL - STRIPING	PK-44
SPORTS FIELDS	
NOT IN USE	PK-45
NOT IN USE	PK-46
BALL FIELD LAYOUT	PK-47
DUGOUT LAYOUT	PK-48
INFIELD EDGE DRAIN & WARNING TRACK	PK-49
SIDELINE FENCE	PK-50
SKINNED INFIELD IRRIGATION LAYOUT	PK-51
NOT IN USE	PK-52
HORSESHOE COURT LAYOUT	PK-53
VOLLEYBALL COURT LAYOUT	PK-54
BASKETBALL HALF-COURT LAYOUT	PK-55

Deleted: 2017

Moved (insertion) [1]

Deleted: BACKSTOP WITH HOOD

AUTOMATIC SPRINKLER CONTROL UNIT,
SECURE TO A VANDAL RESISTANT
ENCLOSURE AND SECURE ENCLOSURE TO
A CONCRETE PAD. SEE IRRIGATION LEGEND
FOR MANUFACTURER AND MODEL NUMBER
OF CONTROLLER AND ENCLOSURE.

INSTALL GROUNDING ROD PER MANUFACTURER'S
RECOMMENDATIONS

1" MIN.
2" MIN.
6" MIN.

CONNECT CONTROL AND COMMON WIRES
TO TERMINAL STRIPS IN ENCLOSURE.
LEAVE ENOUGH EXCESS WIRE TO ALLOW
FOR EXPANSION LOOP. WIRE SHOULD
REACH THE TOP OF THE ENCLOSURE.

ON-OFF SWITCH AND 120 VOLT GFI
WEATHERPROOF OUTLET. (LOCATE
INSIDE ENCLOSURE)

ALL WEATHER FOAM SEALANT

CONCRETE FOOTING, INSTALL ABOVE
GRADE, SLOPE TOP TO DRAIN AT
A MINIMUM OF 2%.

FINISH GRADE

DEPTH OF CONDUIT
PER LOCAL CODE

PROVIDE SPARE 3" DIA. MINIMUM PVC CONDUIT,
EXTEND 6" BEYOND EDGE OF CONCRETE
PAD. SEAL END WITH DUCT TAPE.

PROVIDE 3" DIA. MINIMUM PVC CONDUIT FOR WIRES.
EXTEND 6" BEYOND EDGE OF CONCRETE PAD.
ELECTRICAL CONDUIT PER CODE TO POWER SOURCE

PROVIDE 3/4" DIA. MINIMUM PVC CONDUIT FOR
MASTER VALVE AND FLOW SENSOR WIRES

PROVIDE 3/4" DIA. MINIMUM PVC CONDUIT FOR
PUMP CONTROL WIRES

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DION LOUTHAN, CPRP
ASSISTANT CITY MANAGER

NOTES

1. COMMON WIRE TO BE WHITE & CONTROL WIRE TO BE RED IN COLOR. BUNDLE AND TAPE AT INTERVALS OF 10 FT. O. C.
2. NO SPLICES SHALL BE MADE BETWEEN CONTROLLER AND REMOTE CONTROL VALVES UNDER 500 LINEAL FEET.
3. ORDER WITH MANUFACTURER'S FACTORY FINISH STAINLESS STEEL.
4. INSULATE AROUND INSIDE BASE OF BOX WITH ALL WEATHER FOAM SEALANT.
5. GROUNDING ROD SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS..
6. GROUND TEST TO BE CONDUCTED AFTER INSTALLATION, NOT TO EXCEED 25 OHMS.
7. MASTER VALVE WIRE SHALL BE BLUE.
8. PROVIDE COLOR CODED MAP OF VALVE LOCATIONS.

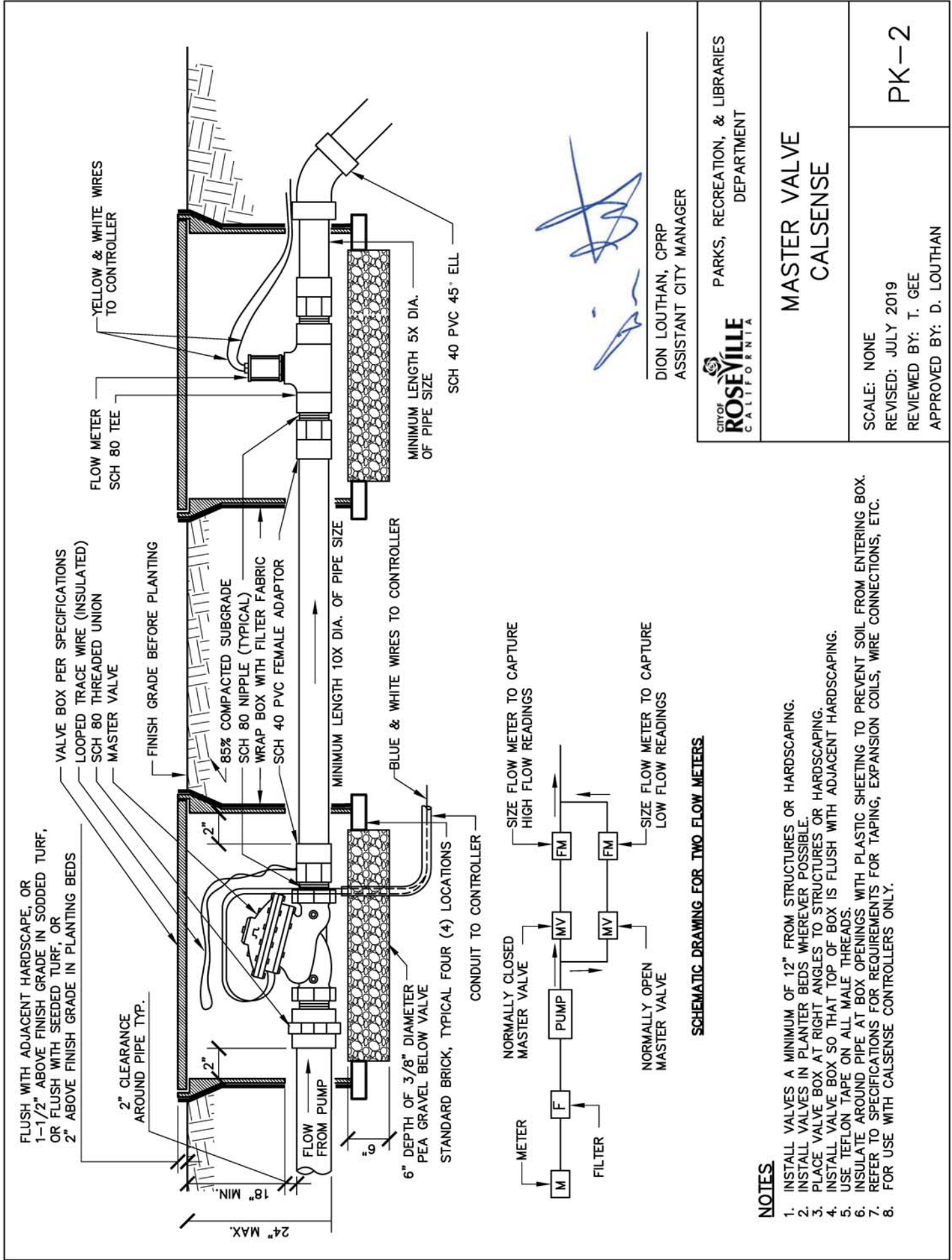


PARKS, RECREATION, & LIBRARIES
DEPARTMENT

CONTROLLER

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

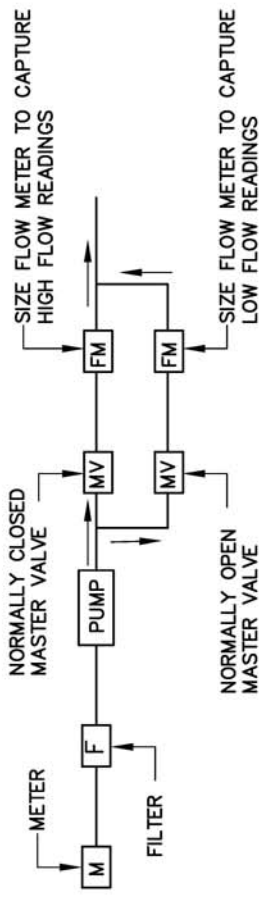
PK-1



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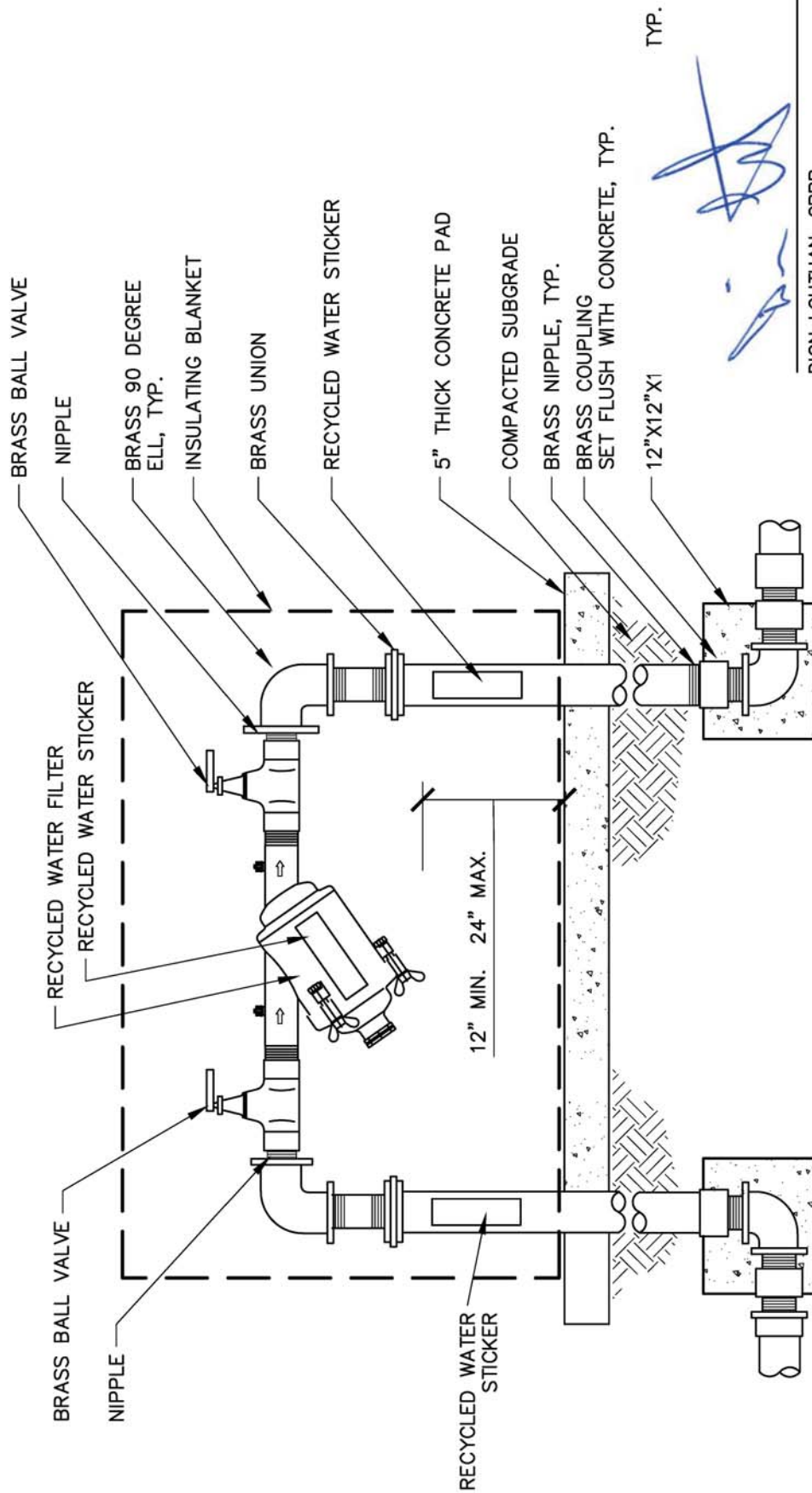
CITY OF ROSEVILLE CALIFORNIA PARKS, RECREATION, & LIBRARIES DEPARTMENT	
MASTER VALVE CALSENSE	
SCALE: NONE REVISED: JULY 2019 REVIEWED BY: T. GEE APPROVED BY: D. LOUTHAN	PK-2



SCHEMATIC DRAWING FOR TWO FLOW METERS

NOTES

1. INSTALL VALVES A MINIMUM OF 12" FROM STRUCTURES OR HARDSCAPING.
2. INSTALL VALVES IN PLANTER BEDS WHEREVER POSSIBLE.
3. PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
4. INSTALL VALVE BOX SO THAT TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPING.
5. USE TEFLON TAPE ON ALL MALE THREADS.
6. INSULATE AROUND PIPE AT BOX OPENINGS WITH PLASTIC SHEETING TO PREVENT SOIL FROM ENTERING BOX.
7. REFER TO SPECIFICATIONS FOR REQUIREMENTS FOR TAPING, EXPANSION COILS, WIRE CONNECTIONS, ETC.
8. FOR USE WITH CALSENSE CONTROLLERS ONLY.



CITY OF
ROSEVILLE
CALIFORNIA

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DEPARTMENT

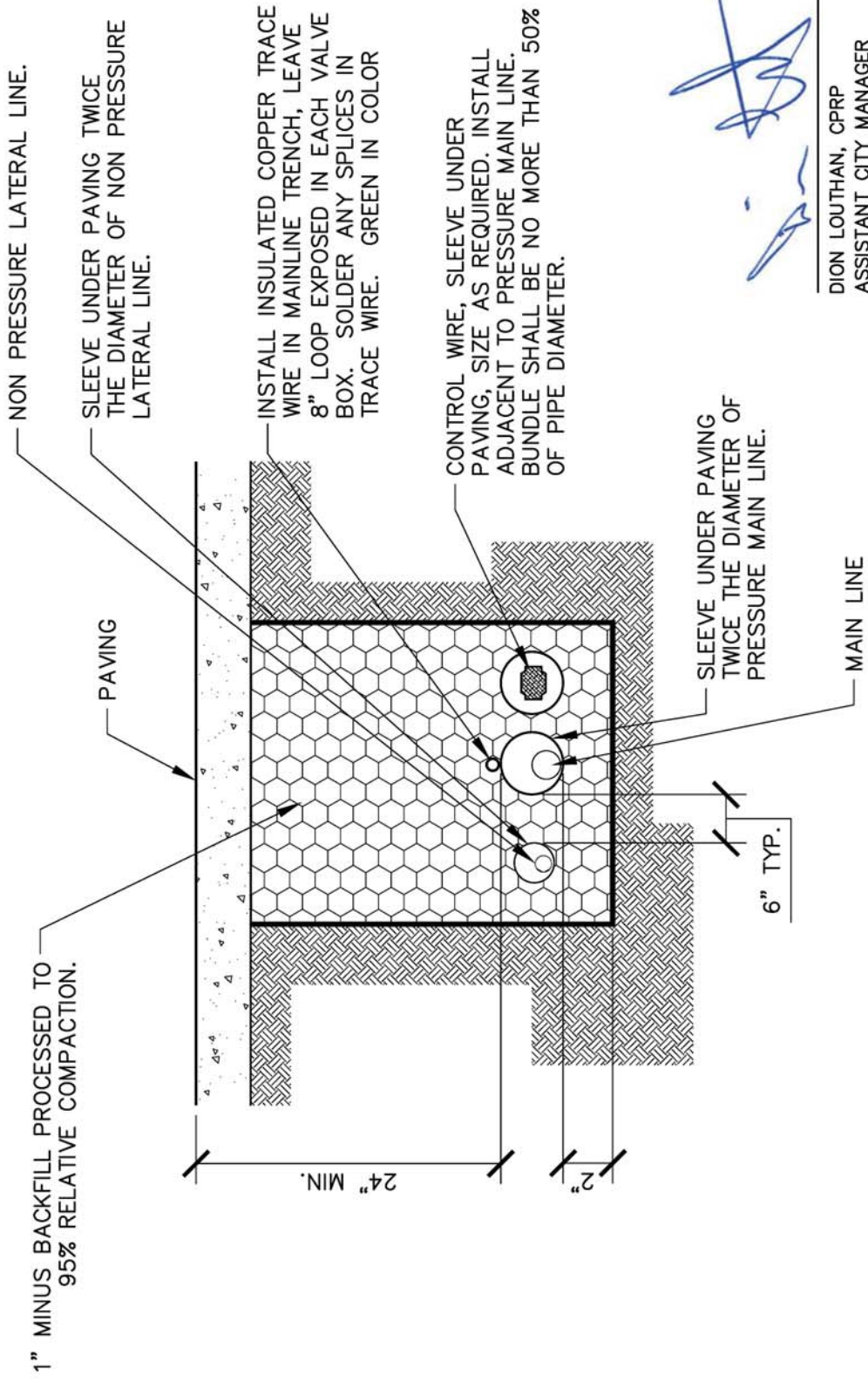
RECYCLED WATER FILTER

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-4

NOTES

1. USE TEFLON TAPE ON ALL THREADED FITTINGS.
2. LOCATE IN SHRUB/GROUNDCOVER AREA WHENEVER POSSIBLE.
3. PROVIDE INSULATING BLANKET OVER RECYCLED WATER FILTER.
4. PIPE AND FITTINGS 3" OR SMALLER SHALL BE BRASS; 4" OR LARGER SHALL BE DUCTILE IRON.
5. RECYCLED WATER STICKERS SHALL BE PURPLE AND SHALL READ "RECYCLED WATER - DO NOT DRINK"



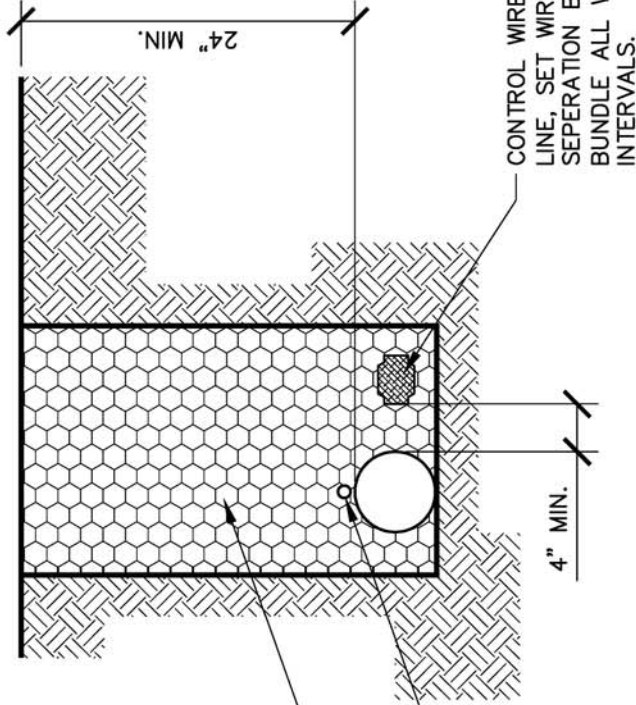
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 CITY OF ROSEVILLE PARKS, RECREATION, & LIBRARIES DEPARTMENT	
PIPE AT PAVEMENT	
SCALE: NONE REVISED: JULY 2019 REVIEWED BY: T. GEE APPROVED BY: D. LOUTHAN	PK-5

NOTES

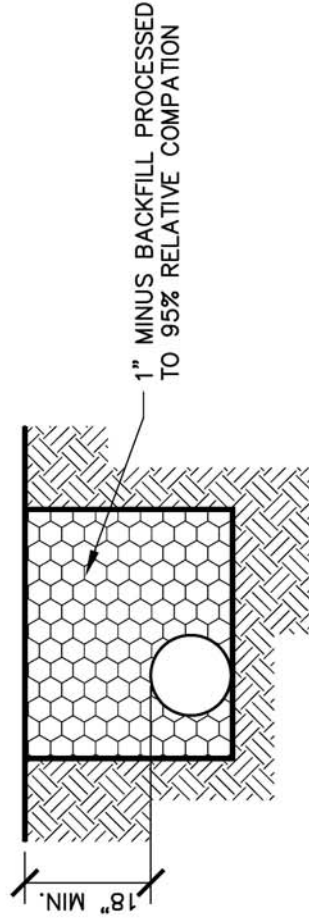
1. ALL SLEEVES TO BE SCHEDULE 40 PVC.
2. EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPING.
3. CAP BOTH ENDS OF ALL SPARE SLEEVES AND MARK BOTH ENDS WITH 3M LOCATOR BALLS.
4. INSTALL SPARE SLEEVE UNDER ROADWAYS



PRESSURE MAIN LINE

1" MINUS BACKFILL PROCESSED TO 95% RELATIVE COMPACTION

INSTALL INSULATED COPPER TRACE WIRE IN MAINLINE TRENCH, LEAVE 8" LOOP EXPOSED IN EACH VALVE BOX. SOLDER ANY SPLICES IN TRACE WIRE. GREEN IN COLOR



NON PRESSURE LATERAL

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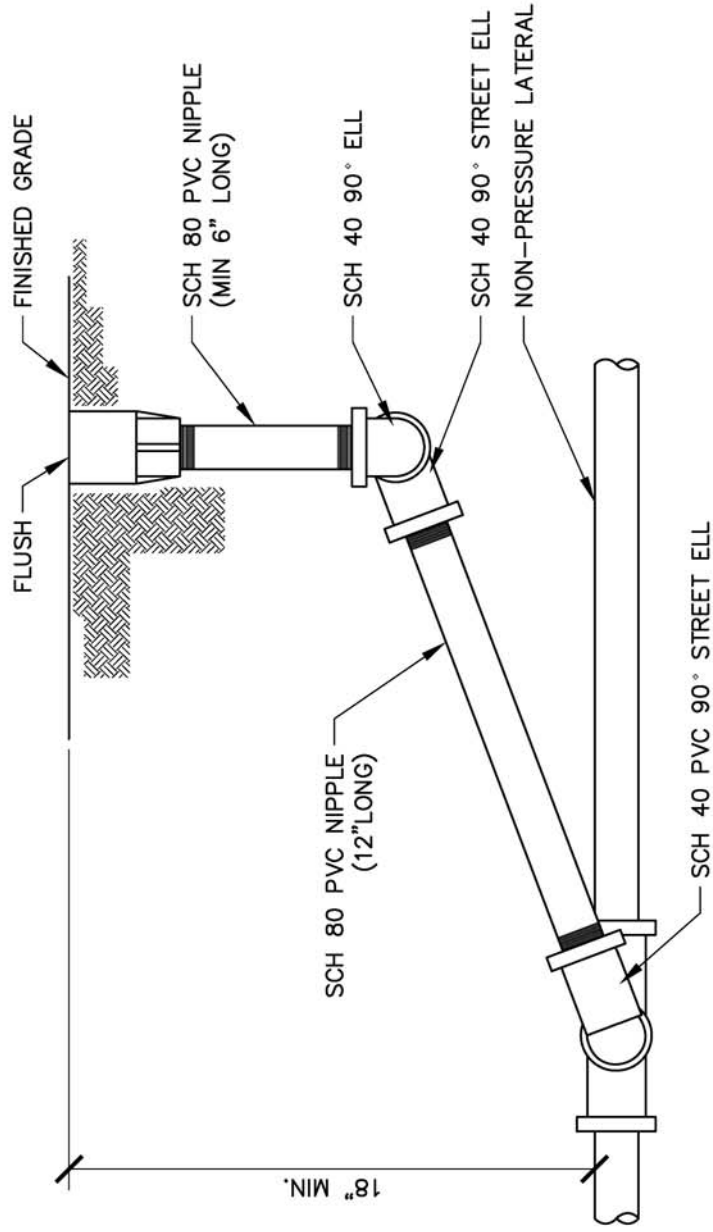
PIPE TRENCH

NOTES

1. RECLAIMED WATER REQUIRES BURIED TAPE LINE PER PUBLIC WORKS CONSTRUCTION STANDARDS.

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
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PK-6



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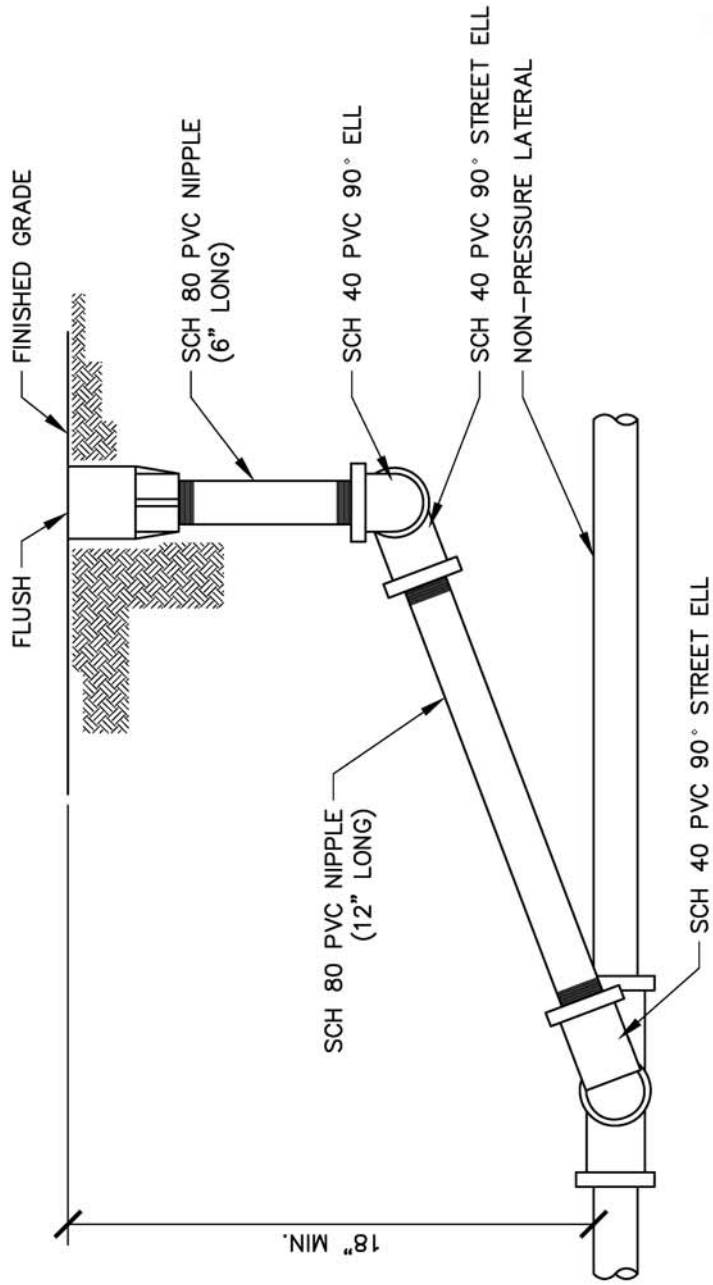
NOTES

1. LOCATE HEAD 2" FROM WALKS, CURBS, HARDSCAPING, MOW STRIPS, AND HEADER BOARDS, **OR AS REQUIRED BY CURRENT WELO REGULATIONS.**
2. LOCATE HEAD 12" FROM ALL STRUCTURES.
3. USE TEFLON TAPE ON ALL THREADED FITTINGS. DO NOT USE MARLEX FITTINGS.
4. SWING JOINT ASSEMBLY PIPE SIZE MUST MATCH INLET SIZE OF SPRINKLER.
5. PREFABRICATED SWING JOINTS ARE ALLOWED, UPON APPROVAL.

POP-UP ROTOR

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
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PK-7



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DEPARTMENT

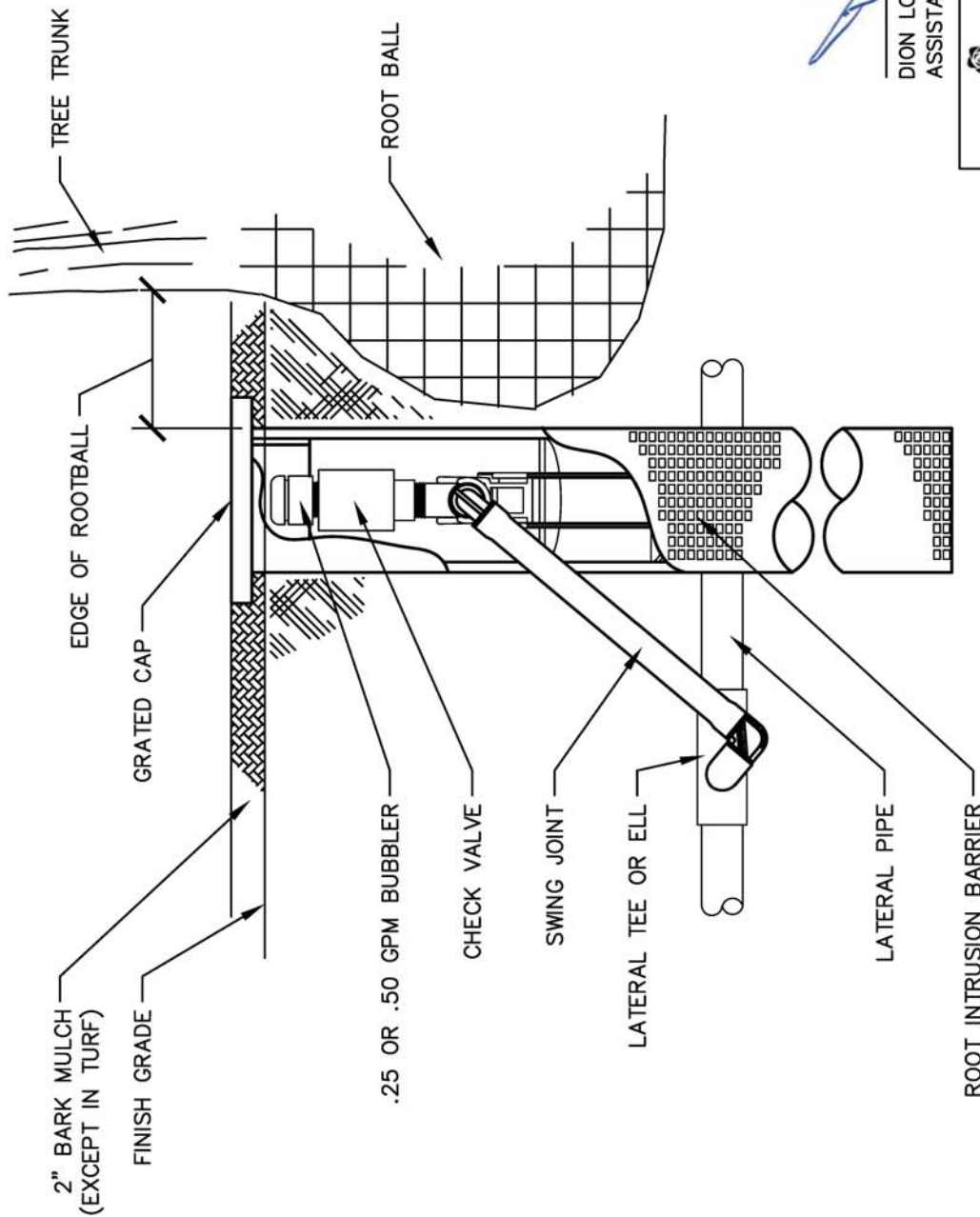
NOTES

1. LOCATE HEAD 2" FROM WALKS, CURBS, HARDSCAPING, MOW STRIPS, AND HEADER BOARDS, **OR AS REQUIRED BY CURRENT WELO REGULATIONS**
2. LOCATE SPRAY HEADS 12" FROM ALL STRUCTURES IN TURF AREAS AND 6" FROM ALL STRUCTURES IN GROUND-COVER AREAS.
3. USE TEFLON TAPE ON ALL THREADED FITTINGS. DO NOT USE MARLEX FITTINGS.
4. PREFABRICATED SWING JOINT ARE ALLOWED, UPON APPROVAL.
5. 6" LONG SCH 80 PVC RISER NIPPLE NOT REQUIRED FOR 12" POPUP HEADS.

POP-UP SPRAY

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-8



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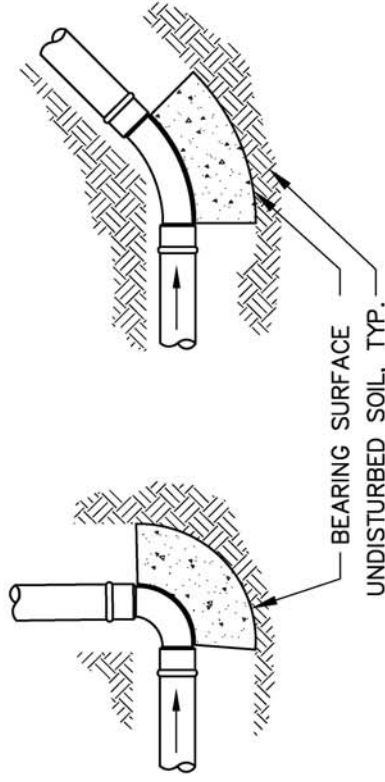
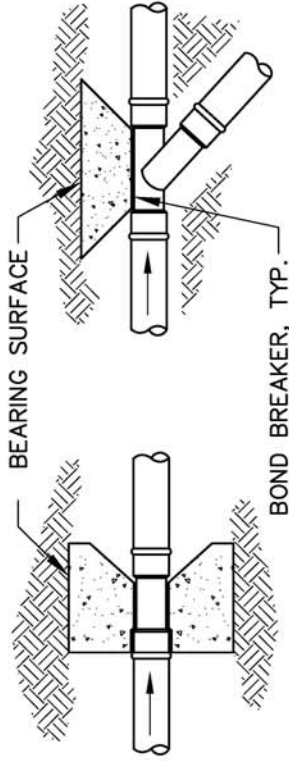
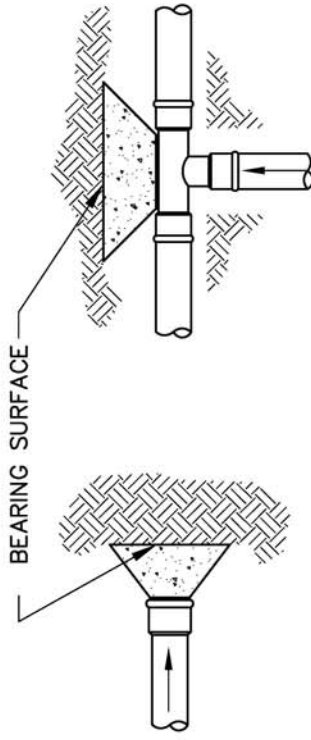
PARKS, RECREATION, & LIBRARIES

DEPARTMENT

ROOT WATERING SYSTEM

SCALE: NONE REVISED: JULY 2019 REVIEWED BY: T. GEE APPROVED BY: D. LOUTHAN	PK-9
---	------

- NOTE**
1. INSTALL FILTER FABRIC SLEEVE
 2. SEE PLANS AND SPECS FOR APPROVED MANUFACTURERS AND MODEL NUMBERS



MINIMUM BEARING SURFACE AREA

PIPE SIZE	TEE AND PLUG	90 DEGREE BEND	45 DEGREE BEND
1-1/2"	0.45 SQ. FT.	0.63 SQ. FT.	0.34 SQ. FT.
2"	0.69 SQ. FT.	0.97 SQ. FT.	0.53 SQ. FT.
2-1/2"	1.0 SQ. FT.	1.41 SQ. FT.	0.77 SQ. FT.
3"	1.48 SQ. FT.	2.10 SQ. FT.	1.14 SQ. FT.
4"	2.43 SQ. FT.	3.45 SQ. FT.	1.87 SQ. FT.
6"	5.25 SQ. FT.	7.41 SQ. FT.	4.02 SQ. FT.
8"	9.08 SQ. FT.	12.83 SQ. FT.	6.96 SQ. FT.
10"	14.93 SQ. FT.	21.07 SQ. FT.	11.44 SQ. FT.

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CITY OF ROSEVILLE
PARKS, RECREATION, & LIBRARIES
DEPARTMENT

NOTES

1. SIZE THRUST BLOCKS AS SPECIFIED ABOVE.
2. DO NOT ENCASE CONTROL WIRES IN THE CONCRETE.
3. ALL FITTINGS MUST BE WRAPPED WITH POLYETHYLENE TO PREVENT CONCRETE FROM ADHERING TO BOLTS OR PIPES.
4. JOINTS AND BOLTS SHALL BE ACCESSIBLE FOR REPAIRS.

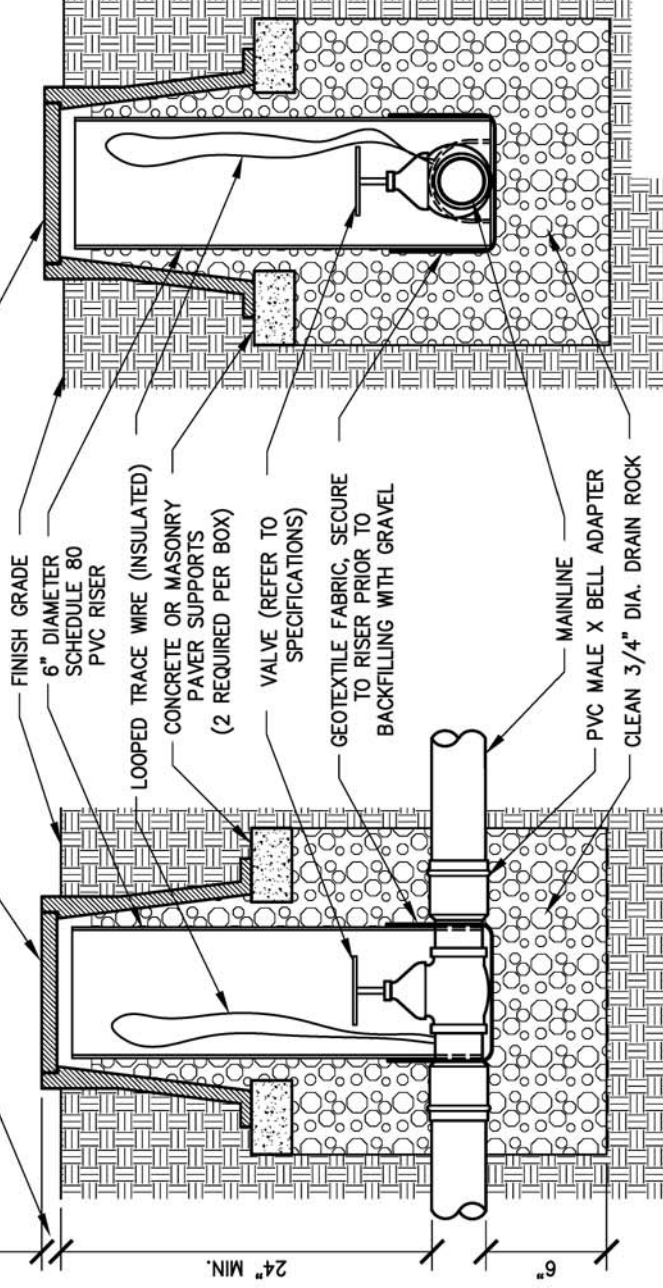
THRUST BLOCKS

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-10

FLUSH WITH ADJACENT HARDSCAPE, OR 1-1/2" ABOVE FINISH GRADE IN SODDED TURF, OR
FLUSH WITH SEEDED TURF, OR 2" ABOVE FINISH GRADE IN PLANTING BEDS

10" ROUND VALVE BOX & COVER



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PARKS, RECREATION, & LIBRARIES
DEPARTMENT

VALVE 3" AND SMALLER

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

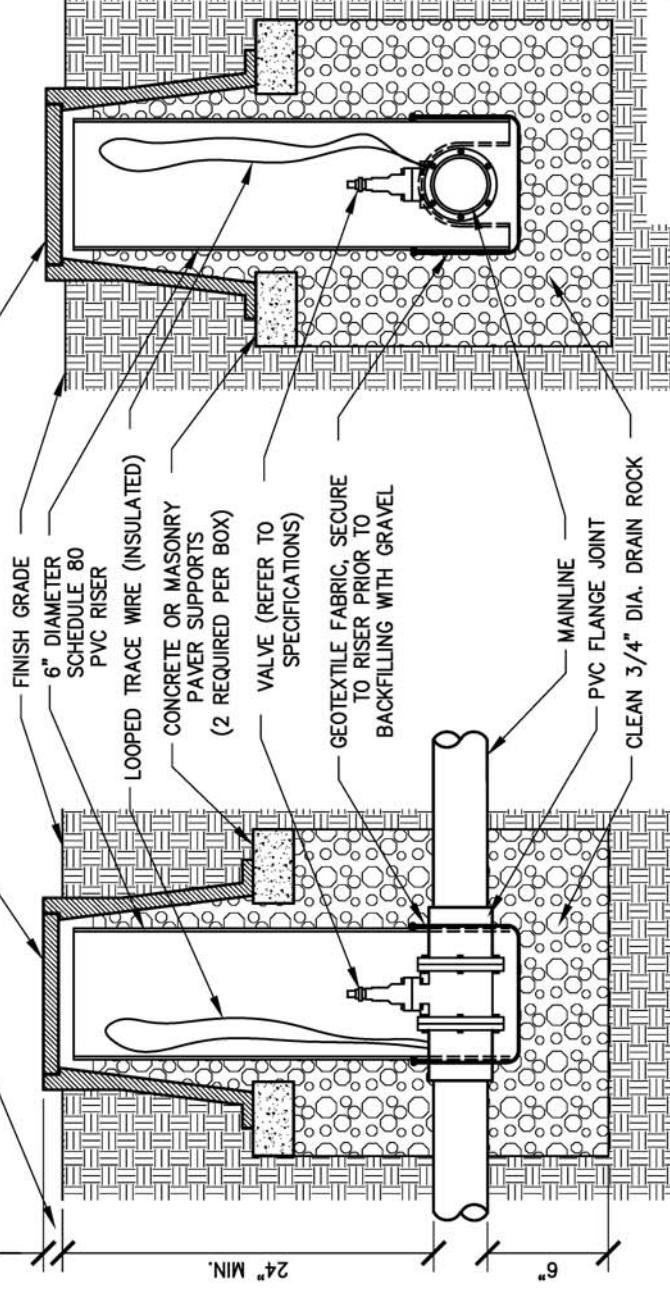
PK-11

NOTES

1. COMPACT SOIL AROUND BOX TO 90% MINIMUM COMPACTION.
2. PLACE DRAIN ROCK PRIOR TO INSTALLING VALVE BOX.
3. GATE VALVE AND FITTINGS SHALL BE LINE SIZE UNLESS OTHERWISE NOTED.
4. USE TEFLON TAPE ON ALL THREADED FITTINGS.
5. LOCATE VALVES IN SHRUB/GROUND COVER AREAS WHENEVER POSSIBLE.
6. LOOP EXTRA TRACER WIRE UP TO TOP OF BOX.

FLUSH WITH ADJACENT HARDSCAPE, OR 1-1/2" ABOVE FINISH GRADE IN SODDED TURF, OR
FLUSH WITH SEEDED TURF, OR 2" ABOVE FINISH GRADE IN PLANTING BEDS

10" ROUND VALVE BOX & COVER



FINISH GRADE

6" DIAMETER
SCHEDULE 80
PVC RISER

LOOPE TRACE WIRE (INSULATED)

CONCRETE OR MASONRY
PAVER SUPPORTS
(2 REQUIRED PER BOX)

VALVE (REFER TO
SPECIFICATIONS)

GEOTEXTILE FABRIC, SECURE
TO RISER PRIOR TO
BACKFILLING WITH GRAVEL

MAINLINE

PVC FLANGE JOINT

CLEAN 3/4" DIA. DRAIN ROCK

24" MIN.

6"

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ASSISTANT CITY MANAGER

 PARKS, RECREATION, & LIBRARIES DEPARTMENT	VALVE 4" AND LARGER		PK-12
SCALE: NONE REVISED: JULY 2019 REVIEWED BY: T. GEE APPROVED BY: D. LOUTHAN			

NOTES

1. COMPACT SOIL AROUND BOX TO 90% MINIMUM COMPACTION.
2. PLACE DRAIN ROCK PRIOR TO INSTALLING VALVE BOX.
3. GATE VALVE AND FITTINGS SHALL BE LINE SIZE UNLESS OTHERWISE NOTED.
4. USE TEFLON TAPE ON ALL THREADED FITTINGS.
5. LOCATE VALVES IN SHRUB/GROUND COVER AREAS WHENEVER POSSIBLE.
6. LOOP EXTRA TRACER WIRE UP TO TOP OF BOX.

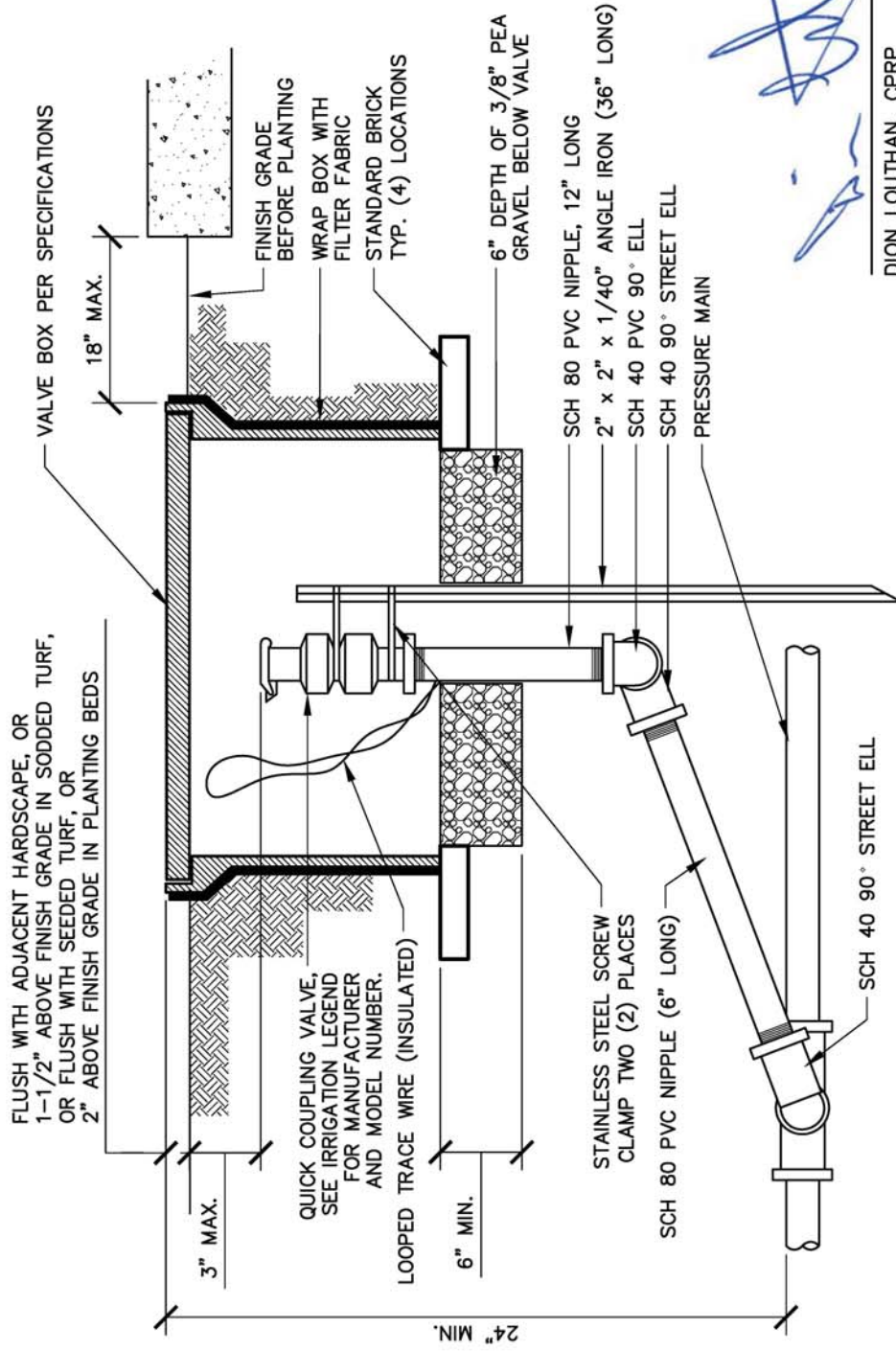


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ASSISTANT CITY MANAGER

- CITY OF ROSEVILLE**
CALIFORNIA
- PARKS, RECREATION, & LIBRARIES
DEPARTMENT**

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LO

PK-13



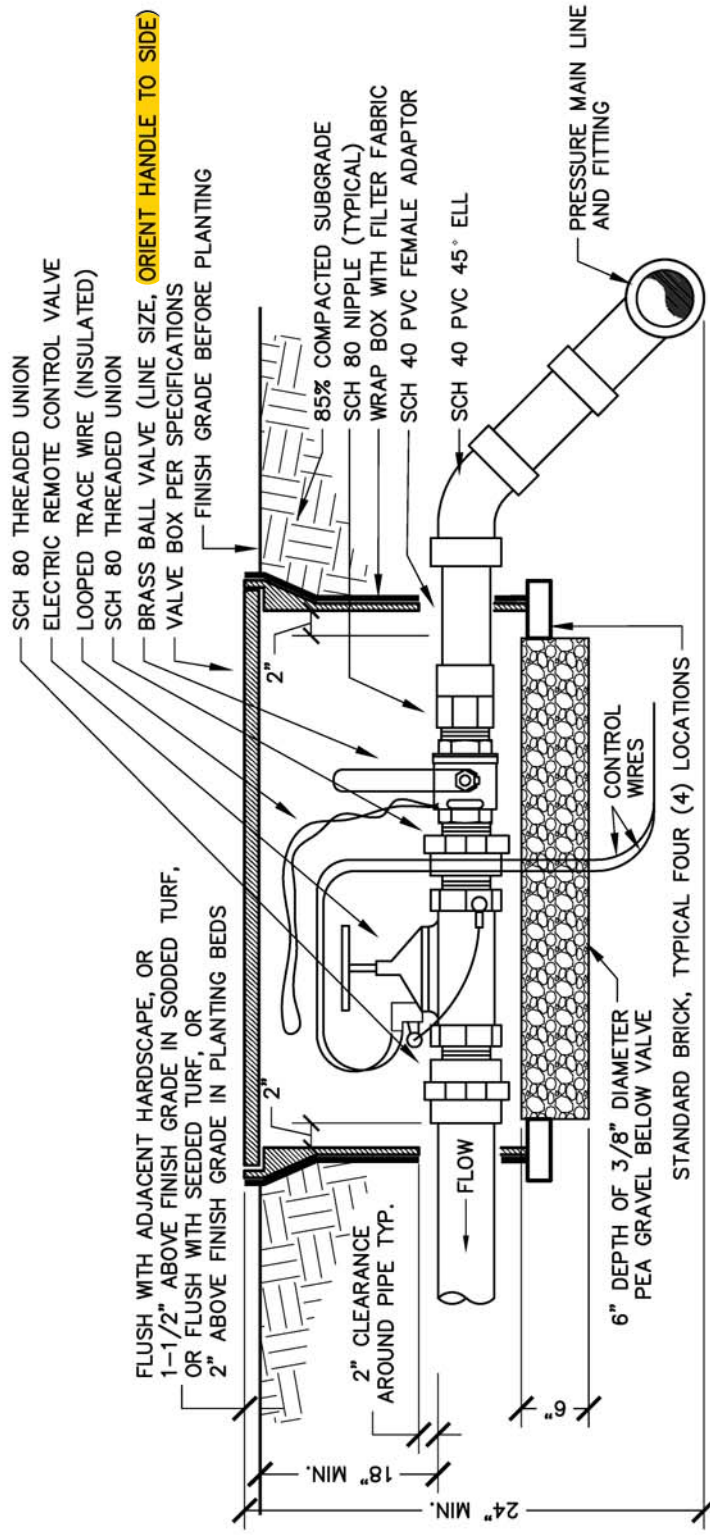
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DION LOUTHAN, CPRP
ASSISTANT CITY MANAGER

 CITY OF ROSEVILLE CALIFORNIA	PARKS, RECREATION, & LIBRARIES DEPARTMENT
VALVE QUICK COUPLING	
SCALE: NONE REVISED: JULY 2019 REVIEWED BY: T. GEE APPROVED BY: D. LOUTHAN	PK-14

NOTES

1. INSTALL VALVE BOXES SO THAT THE TOP OF THE BOX IS FLUSH WITH THE TOP OF THE ADJACENT HARDSCAPE.
2. USE TEFLON TAPE ON ALL THREADED CONNECTIONS.



NOTES

1. INSTALL VALVES A MINIMUM OF 12" FROM STRUCTURES OR HARDSCAPING.
2. INSTALL VALVES IN PLANTER BEDS WHEREVER POSSIBLE.
3. PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
4. INSTALL VALVE BOX SO THAT TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPING.
5. USE TEFLON TAPE ON ALL MALE THREADS.
6. PROVIDE SCHEDULE 80 THREADED UNION ON DOWNSTREAM SIDE.
7. INSULATE AROUND PIPE AT BOX OPENINGS WITH PLASTIC SHEETING TO PREVENT SOIL FROM ENTERING BOX.
8. REFER TO SPECIFICATIONS FOR REQUIREMENTS FOR TAPING, EXPANSION COILS, WIRE CONNECTIONS, ETC.
9. ALL RCV'S SHALL BE TAGGED INDICATING STATION #S.
10. ALL VALVE BOXES SHALL HAVE STATION #S PERMANENTLY BURNED ON VALVE BOX LIDS. MARKINGS SHALL BE AS FOLLOWS:
TURF VALVES: T#
LANDSCAPE AREA VALVES: L#
BUBBLER VALVES: B#

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ASSISTANT CITY MANAGER

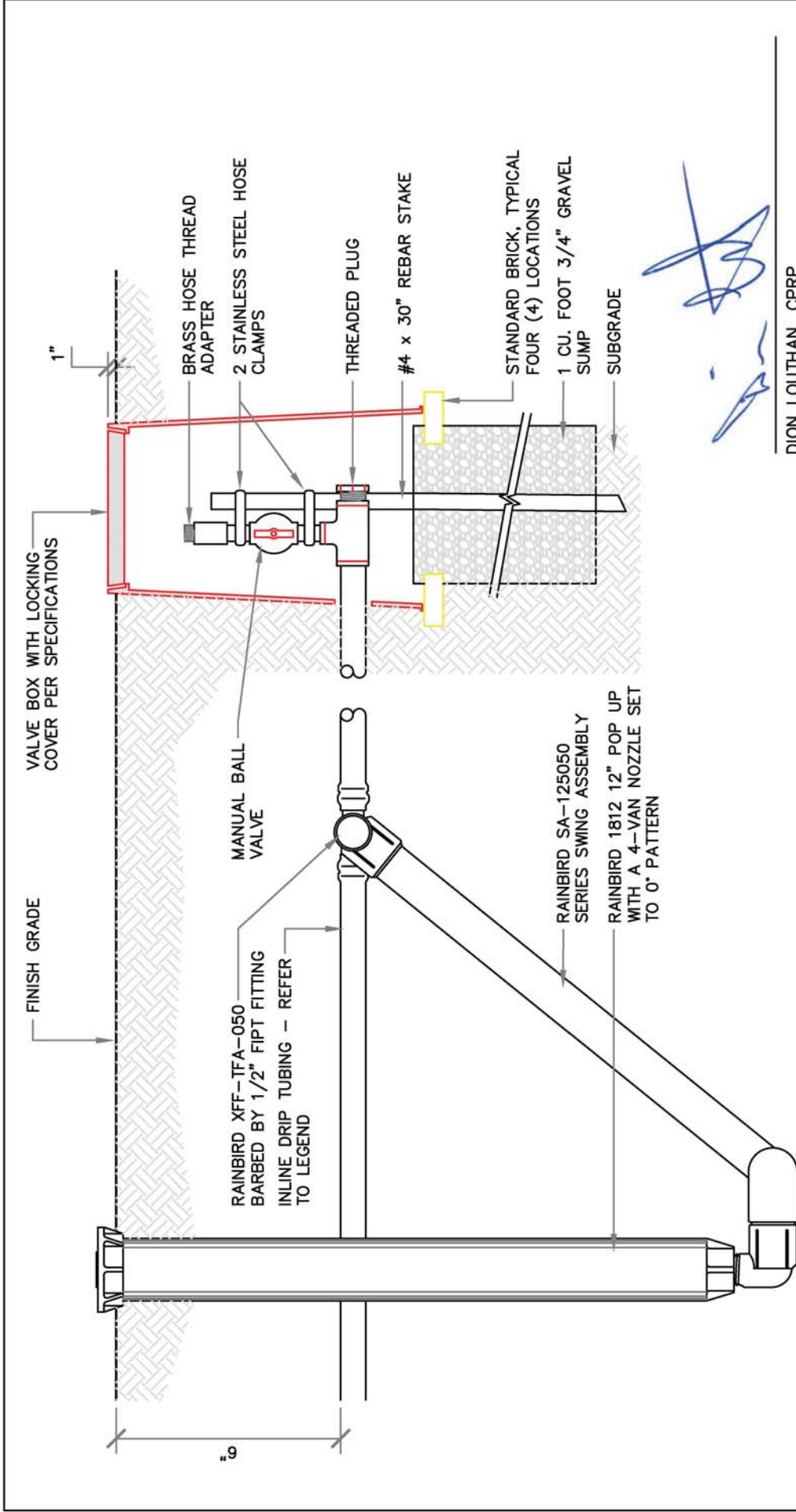


PARKS, RECREATION, & LIBRARIES
DEPARTMENT

VALVE REMOTE CONTROL AT GRADE

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-15



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ASSISTANT CITY MANAGER



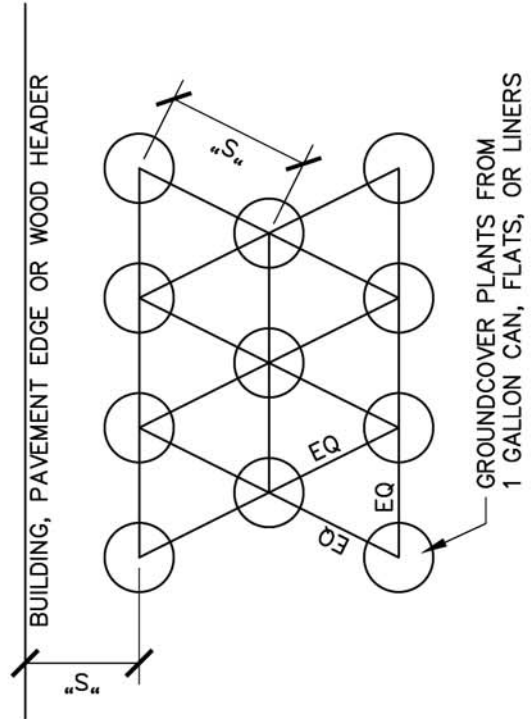
DRIP FLUSH VALVE AND OPERATION INDICATOR

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

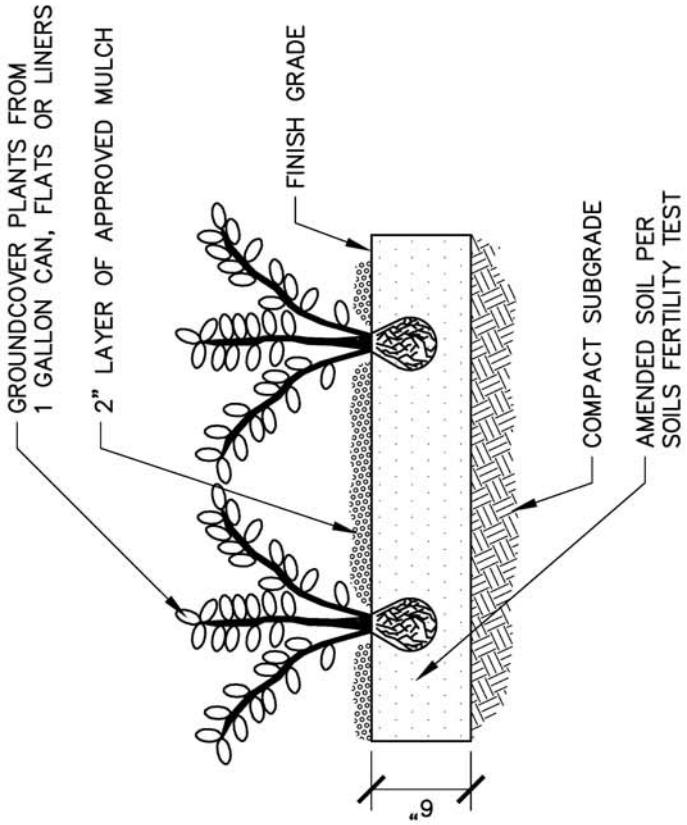
PK-16

NOTES

1. CENTER BALL VALVE IN VALVE BOX OPENING TO ALLOW EASY ACCESS.
2. INSTALL OPERATION INDICATOR WITHIN 18" OF FLUSH VALVE.
3. PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
4. USE TEFLON TAPE ON ALL MALE THREADS.
5. INSTALL 3M LOCATOR BALLS AT ALL BOXES.
6. REFER TO SPECIFICATIONS FOR REQUIREMENTS FOR TAPING, EXPANSION COILS, WIRE CONNECTIONS, ETC.



PLAN



SECTION

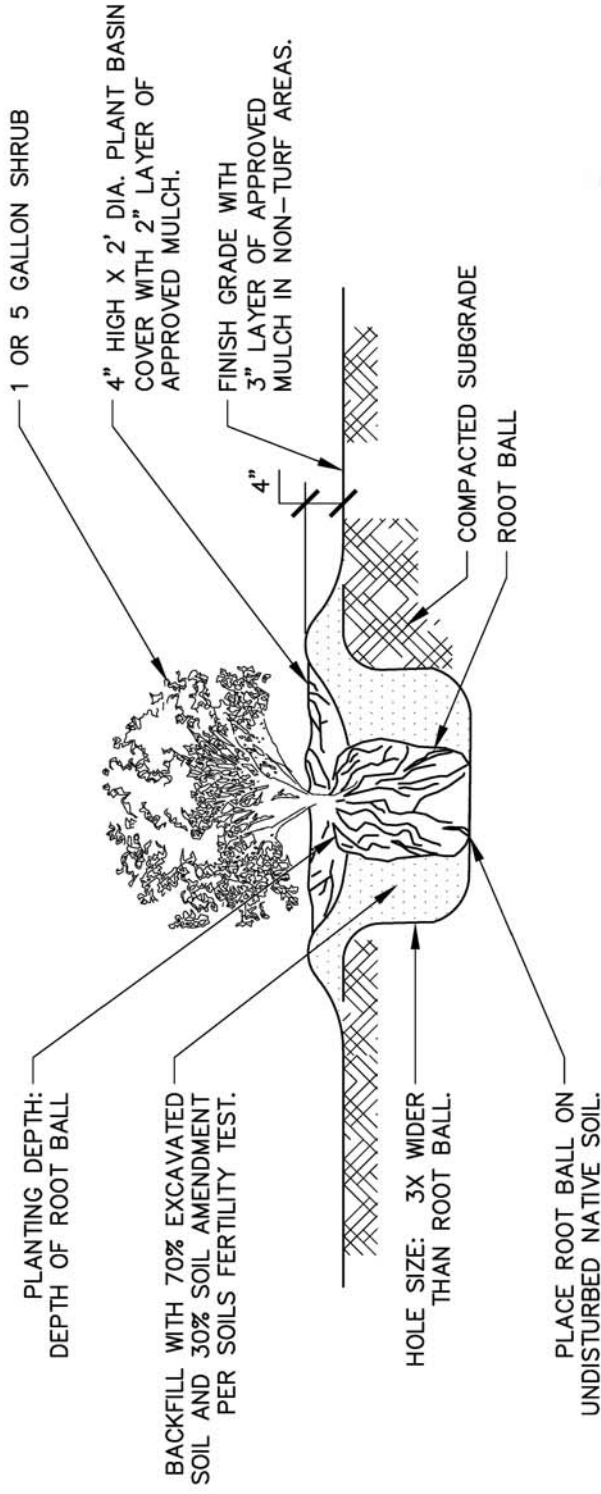
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DION LOUTHAN, CPRP
ASSISTANT CITY MANAGER

	PARKS, RECREATION, & LIBRARIES DEPARTMENT
GROUNDCOVER PLANTING	
SCALE: NONE REVISED: JULY 2019 REVIEWED BY: T. GEE APPROVED BY: D. LOUTHAN	PK-17

NOTES

1. "S" REFERS TO PLANT SPACING, SEE PLANT TABLE ON CONSTRUCTION DOCUMENTS.



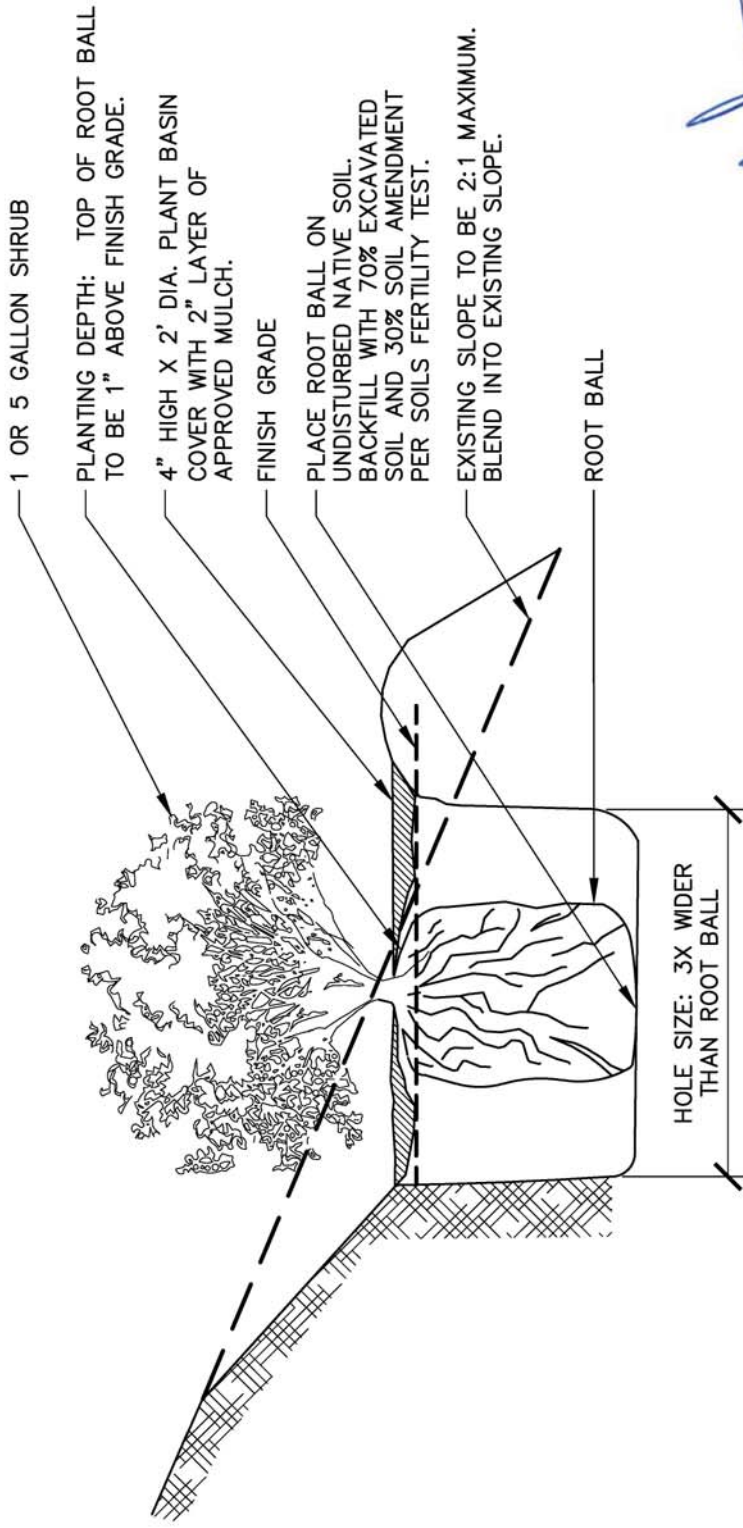
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DION LOUTHAN, CPRP
ASSISTANT CITY MANAGER

 CITY OF ROSEVILLE CALIFORNIA	PARKS, RECREATION, & LIBRARIES DEPARTMENT
SHRUB PLANTING	
SCALE: NONE REVISED: JULY 2019 REVIEWED BY: T. GEE APPROVED BY: D. LOUTHAN	PK-18

NOTES

1. AMENDMENT SHALL BE CONSISTENT WITH SOILS FERTILITY TEST.
2. PLANTING AREAS SHALL BE TREATED WITH PRE-EMERGENT PRIOR TO PLANTING TO PREVENT GERMINATION OF WEED SEEDS.
3. SCORE ROOT BALL IN VARIOUS LOCATIONS.



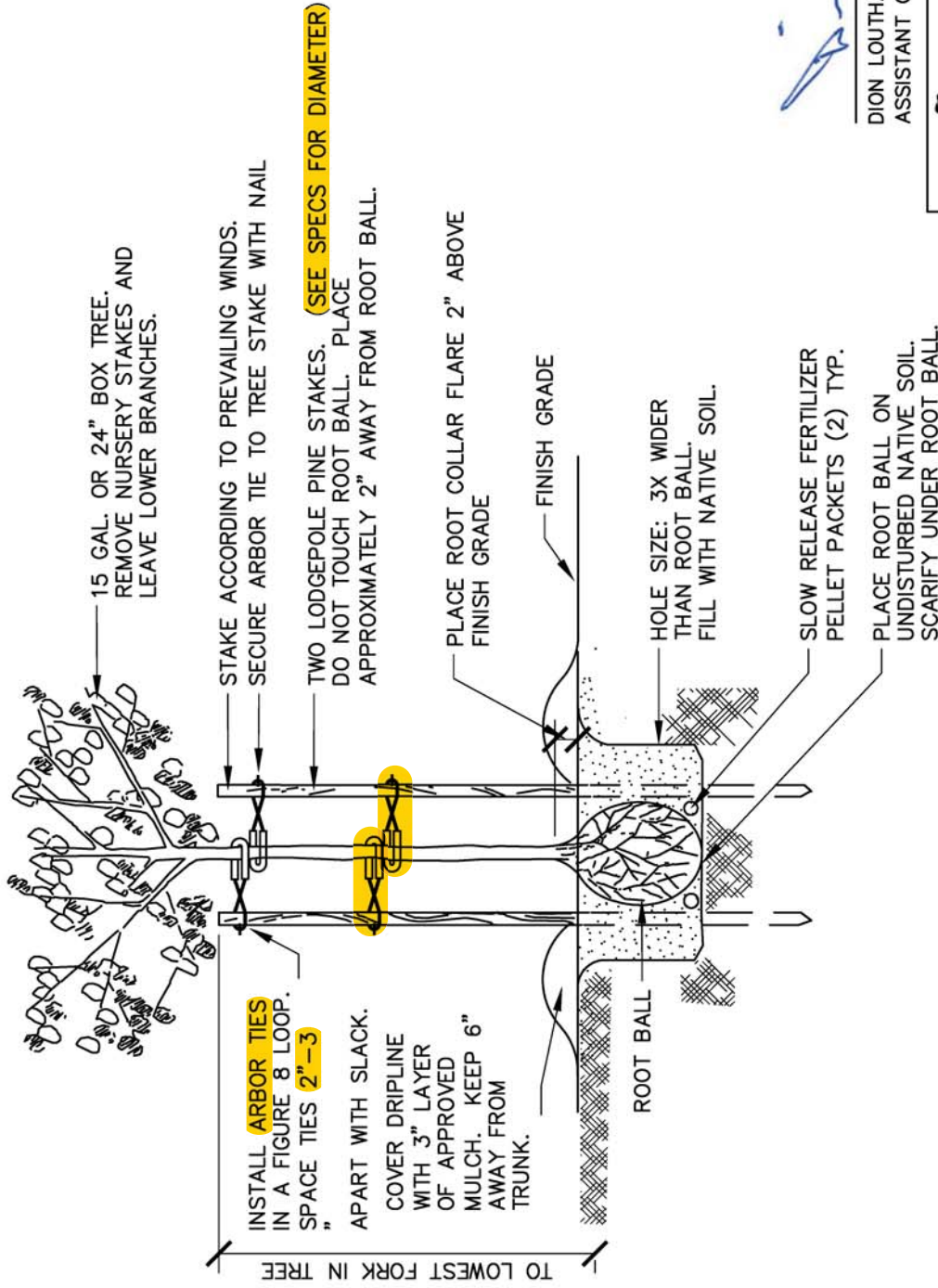
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DION LOUTHAN, CPRP
ASSISTANT CITY MANAGER

 CITY OF ROSEVILLE CALIFORNIA	PARKS, RECREATION, & LIBRARIES DEPARTMENT	SHRUBS ON SLOPES
SCALE: NONE REVISED: JULY 2019 REVIEWED BY: T. GEE APPROVED BY: D. LOUTHAN	PK-19	

NOTES

1. PLANTER AREAS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED BEFORE PLANTING TO PREVENT GERMINATION OF WEED SEEDS.
2. BUBBLERS TO BE PLACED ON UPHILL SIDE OF SHRUB.
3. SCORE ROOT BALL IN VARIOUS LOCATIONS.

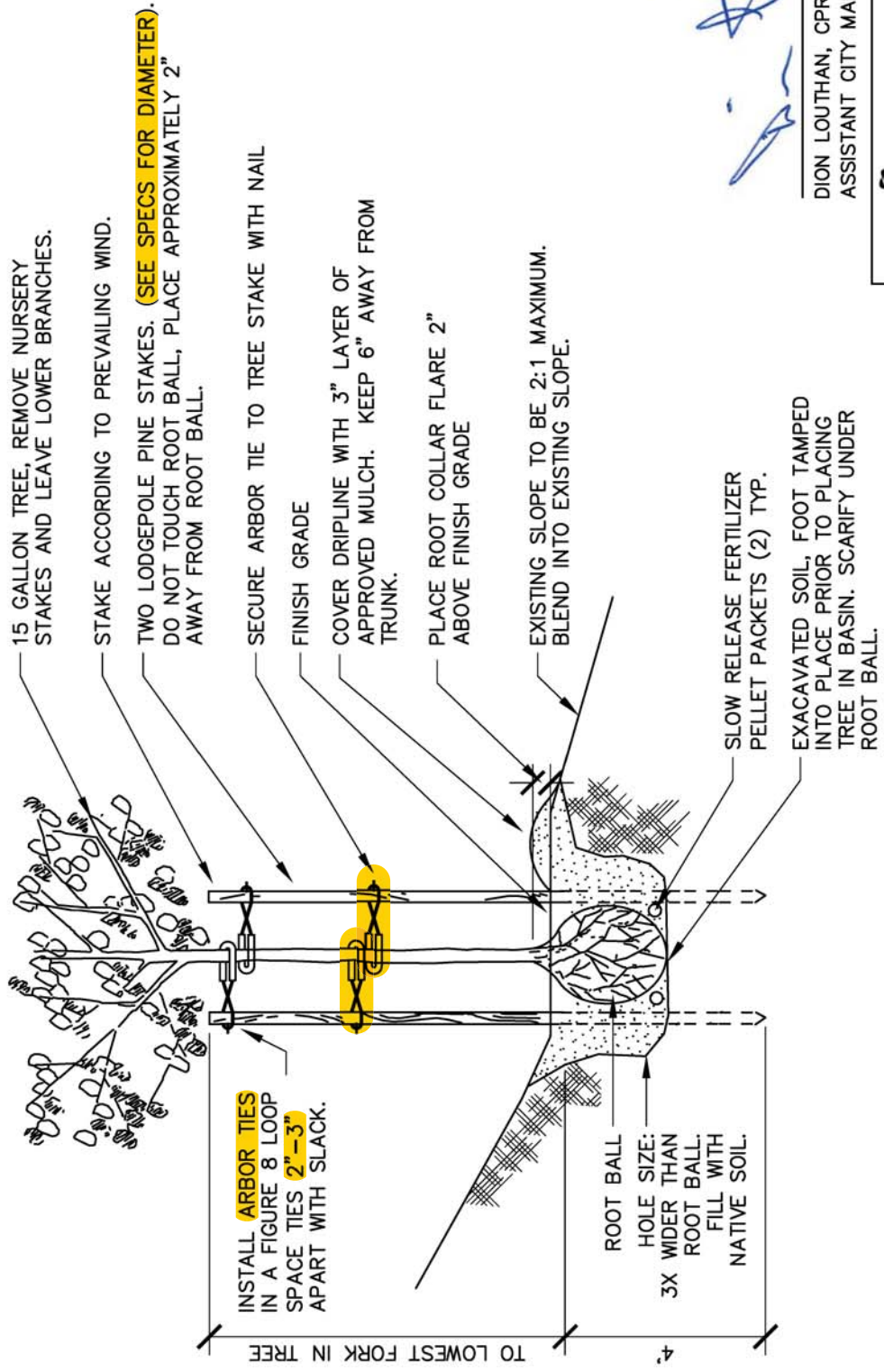


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ASSISTANT CITY MANAGER

 CITY OF ROSEVILLE CALIFORNIA	PARKS, RECREATION, & LIBRARIES DEPARTMENT	SCALE: NONE REVISED: JULY 2019 REVIEWED BY: T. GEE APPROVED BY: D. LOUTHAN
PK-20		

NOTES

1. SCORE ROOT BALL AND CUT GIRDLING ROOTS ON ALL FOUR SIDES OF ROOT BALL.
2. FOR LAWN AREAS: PROVIDE A 3' DIA. AREA FREE OF TURF.
3. TREES LESS THAN 8' IN HEIGHT REQUIRE AN 8' STAKE. TREES 8' OR GREATER IN HEIGHT REQUIRE A 10' STAKE.
4. INSTALL 2 ARBOR TIES, AT 2/3 OF TREE HEIGHT AND 2 ARBOR TIES AT 1/2 OF TREE HEIGHT.
5. TREE STAKES SHOULD BE INSERTED INTO THE GROUND TO A MINIMUM DEPTH OF 18".



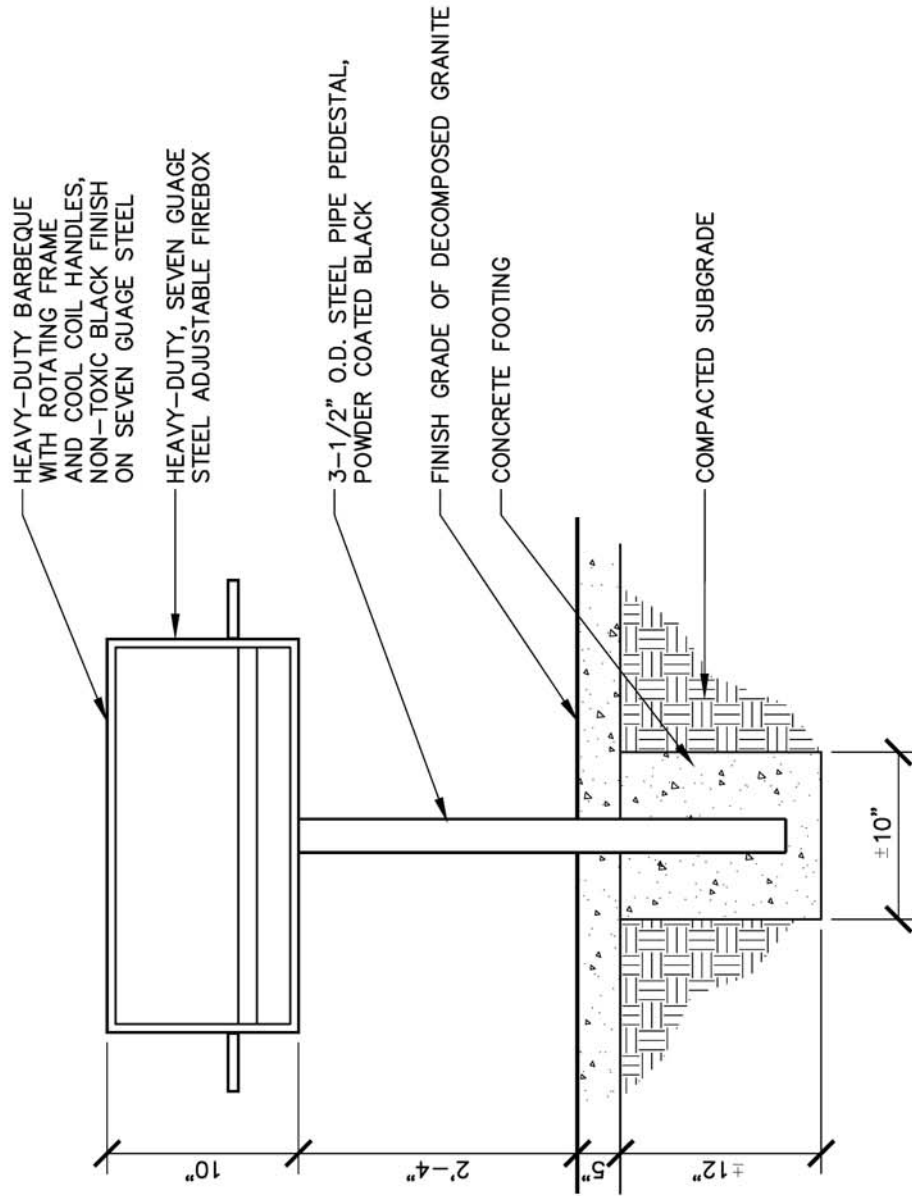
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DION LOUTHAN, CPRP
ASSISTANT CITY MANAGER

 CITY OF ROSEVILLE CALIFORNIA	
PARKS, RECREATION, & LIBRARIES DEPARTMENT	
TREES ON SLOPES	
SCALE: NONE REVISED: JULY 2019 REVIEWED BY: T. GEE APPROVED BY: D. LOUTHAN	PK-21

NOTES

1. SCORE ROOT BALL AND CUT GIRDLING ROOTS ON ALL FOUR SIDES OF ROOT BALL.
2. TREES LESS THAN 8' IN HEIGHT REQUIRE AN 8' STAKE. TREES 8' OR GREATER IN HEIGHT REQUIRE A 10' STAKE.
3. **INSTALL 2 ARBOR TIES, AT 2/3 OF TREE HEIGHT AND 2 ARBOR TIES AT 1/2 OF TREE HEIGHT.**
4. TREE STAKES SHOULD BE INSERTED INTO THE GROUND TO A MINIMUM DEPTH OF 18".



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DION LOUTHAN, CPRP
ASSISTANT CITY MANAGER



PARKS, RECREATION, & LIBRARIES
DEPARTMENT

NOTES

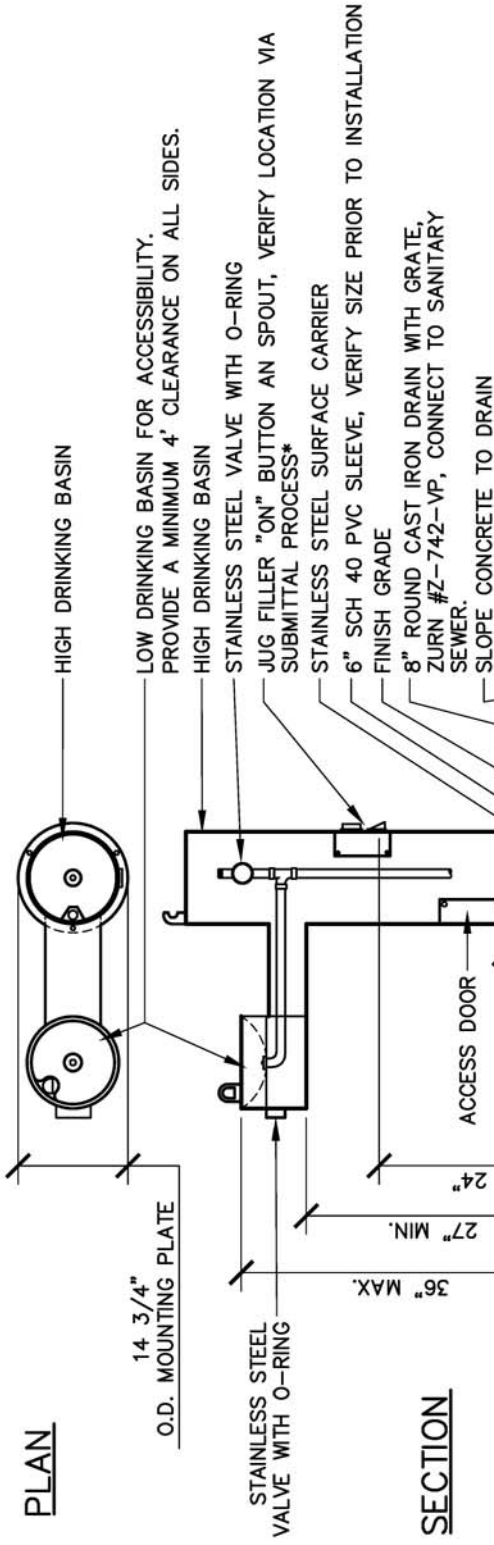
1. INSTALL FOOTING PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.
2. SEE PROJECT SPECIFICATIONS FOR MODEL NUMBER AND TYPE.
3. LOCATE ADEQUATE DISTANCE FROM STRUCTURES AND TREES IN ORDER TO PREVENT THE POTENTIAL FOR CLIMBING.

BARBEQUE

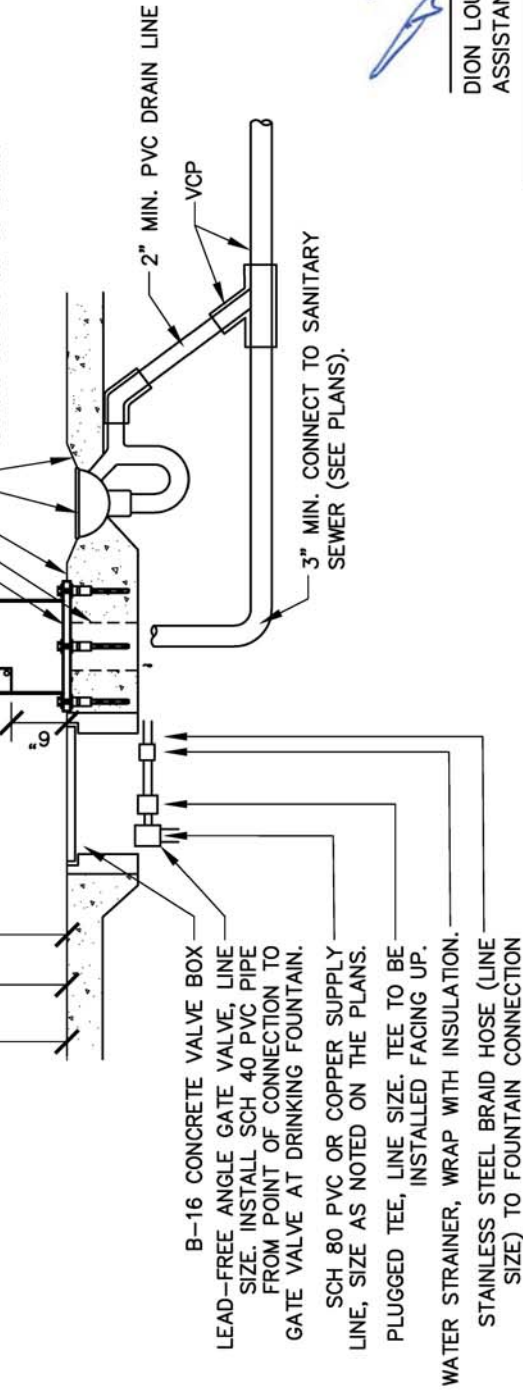
SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-22

PLAN



SECTION



NOTES

1. PROVIDE LINE SIZE TWO WAY CLEAN OUT EVERY 100' ON SANITARY SEWER LINE UPSTREAM OF Y.
 2. 10" STAINLESS STEEL SURFACE CARRIER REQUIRED.
 3. FOUNTAIN BASE PER MANUFACTURER'S SPECIFICATIONS.
 4. LOCATION OF DRINKING FOUNTAIN "ON" BUTTON AND LOCATION OF JUG FILLER SPOUT SHALL BE DETERMINED VIA THE SUBMITTAL PROCESS.
- * JUG FILLER OPTION TO BE INCLUDED ON BALL FIELDS ONLY.

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ASSISTANT CITY MANAGER

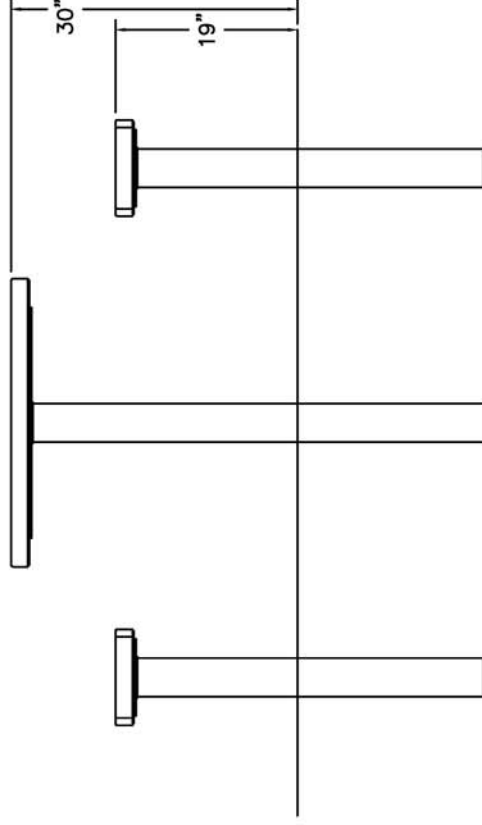


PARKS, RECREATION, & LIBRARIES
DEPARTMENT

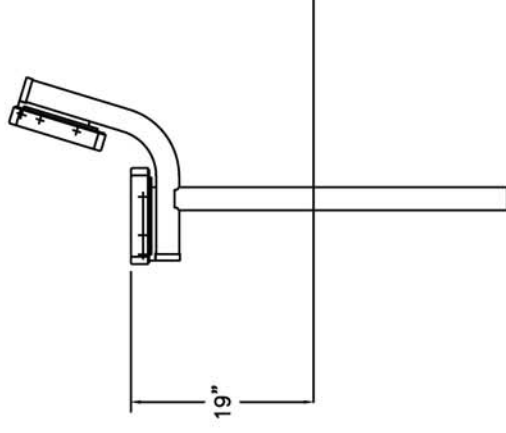
DRINKING FOUNTAIN

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-23



TABLE



BENCH

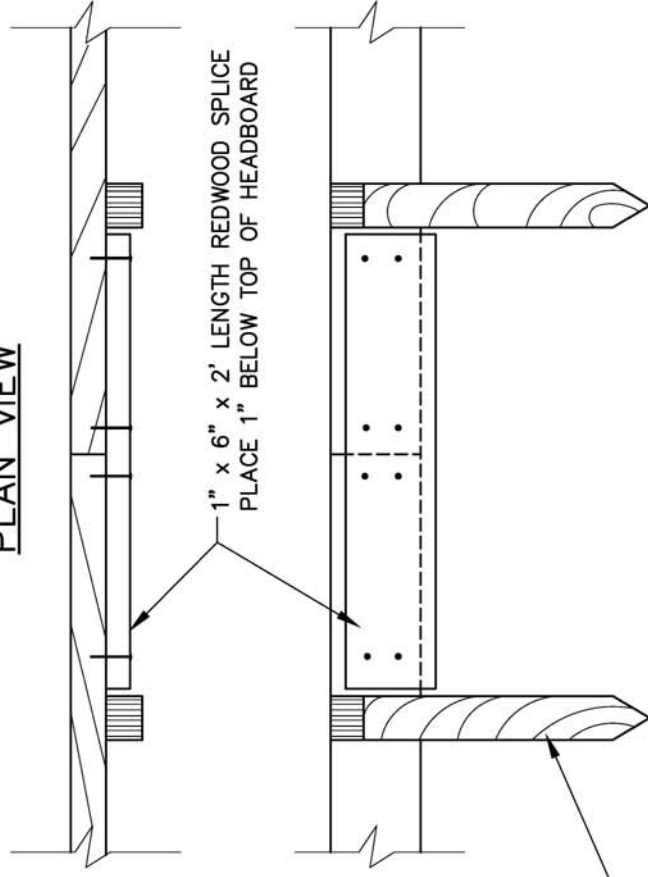
NOTES

1. INSTALL FOOTINGS PER MANUFACTURERS RECOMMENDATIONS.

DION LOUTHAN, CPRP
ASSISTANT CITY MANAGER

	PARKS, RECREATION, & LIBRARIES DEPARTMENT
PICNIC TABLE AND BENCH INSTALLATION HEIGHTS	
SCALE: NONE REVISED: JULY 2019 REVIEWED BY: T. GEE APPROVED BY: D. LOUTHAN	PK-24

PLAN VIEW



SPLICE DETAIL

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ASSISTANT CITY MANAGER

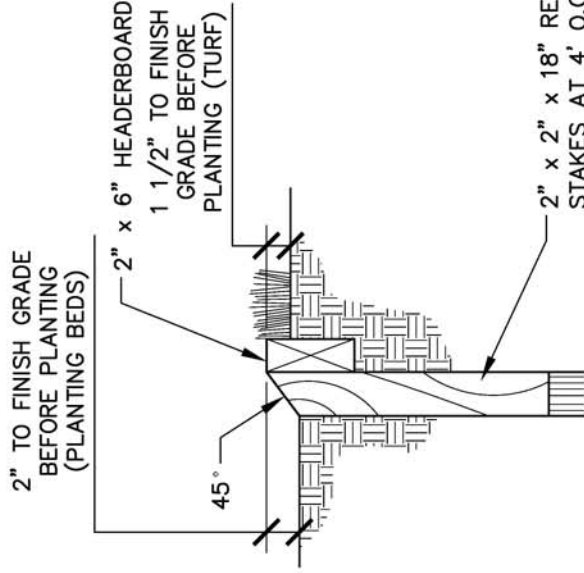


PARKS, RECREATION, & LIBRARIES
DEPARTMENT

HEADER

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

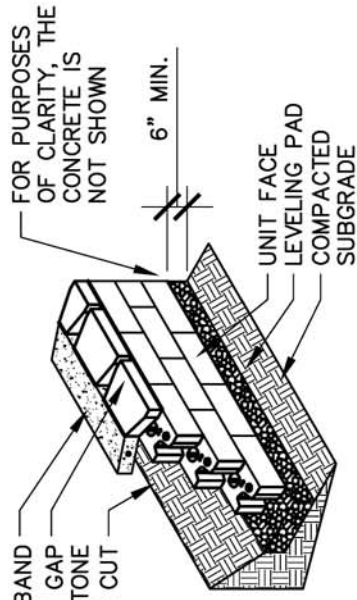
PK-25



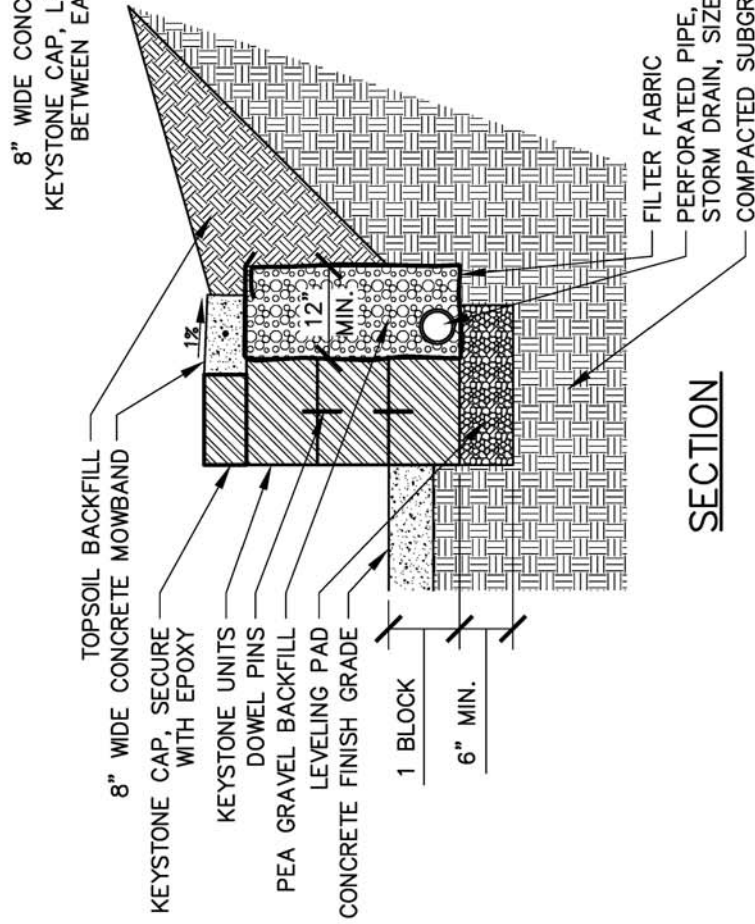
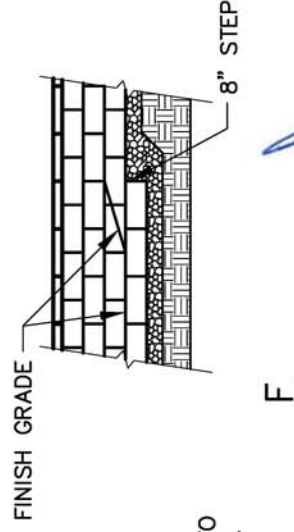
SECTION

NOTES

1. USE TWO 1" x 6" REDWOOD ON ALL CURVES (WHERE NECESSARY).
2. INSTALL ALL STAKES AND SPLICES ON PLANTING SIDE OF HEADER BOARD.
3. ALL NAILS SHALL BE GALVANIZED.
4. ALL LUMBER SHALL BE REDWOOD, ROUGH CONSTRUCTION HEART GRADE IN ACCORDANCE TO CALIFORNIA REDWOOD ASSOCIATION GRADING RULES.
5. UTILIZE ONLY AS APPROVED BY CITY. DO NOT USE IN TURF OR PLANTED AREAS.



ISOMETRIC VIEW



SECTION

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ASSISTANT CITY MANAGER

CITY OF ROSEVILLE
PARKS, RECREATION, & LIBRARIES
DEPARTMENT

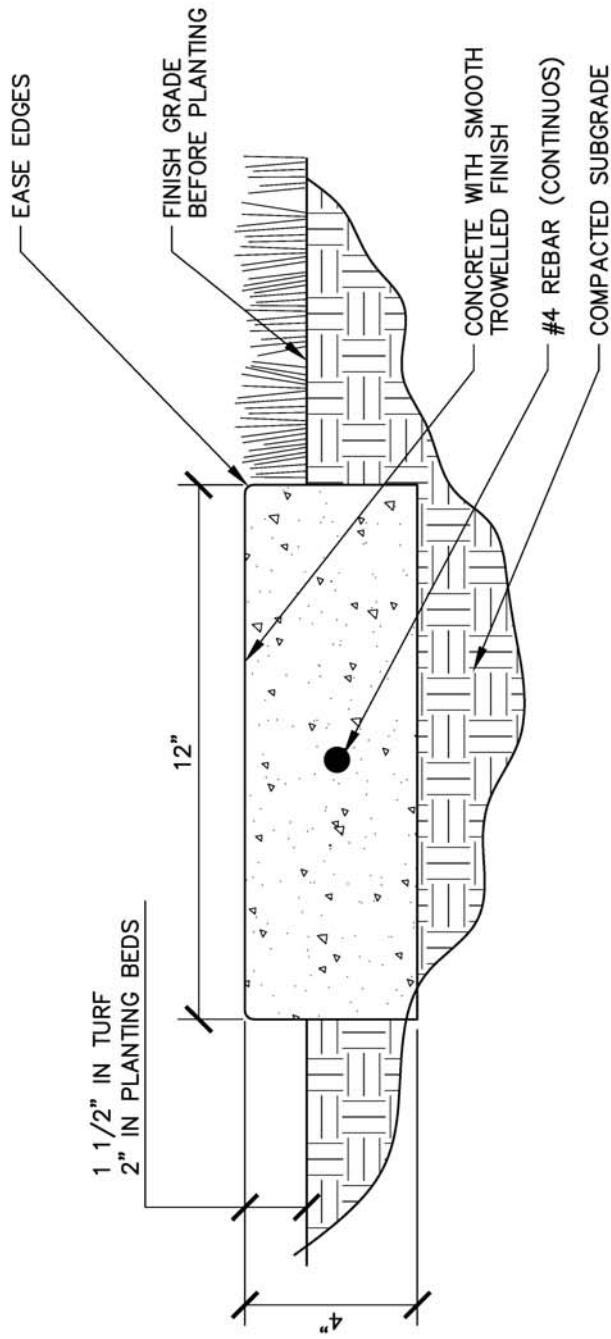
KEYSTONE SEAT WALL RETAINING WALL

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-26

NOTES

1. KEYSTONE UNITS FOR THIS PROJECT SHALL BE COMPACT STRAIGHT FACE UNITS (18"W x 8"H x 12"D) AND MINICAP UNITS (18"W x 4"H x 10"D).
2. THE LEVELING PAD IS TO BE CONSTRUCTED OF COMPACTED CLASS II AGGREGATE BASE OR 2,000 PSI CONCRETE.
3. SUBGRADE COMPACTED TO A MINIMUM OF 95% RELATIVE DENSITY.
4. LEAVE NON-GROUTED GAP BETWEEN CAP STONES AT FRONT, GROUT AT BACK TO HOLD.
5. APPLY ANTI-GRAFFITI SEALANT TO ALL SURFACES. WALL NOT TO BE USED IN A PUBLIC RIGHT-OF-WAY.



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ASSISTANT CITY MANAGER

CITY OF ROSEVILLE
PARKS, RECREATION, & LIBRARIES
DEPARTMENT

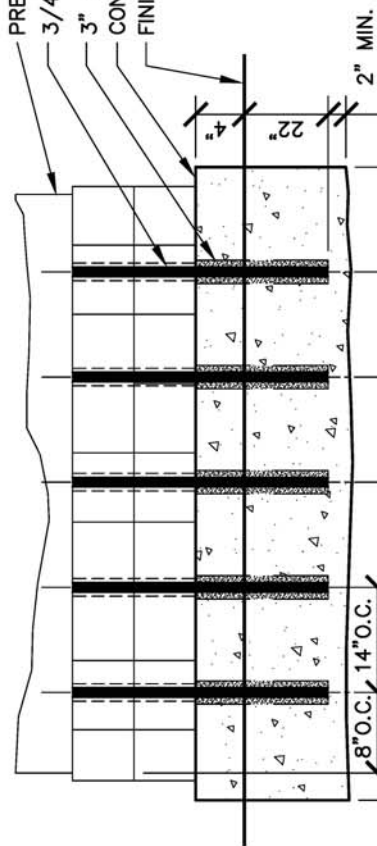
MOWBAND

NOTES

- WHERE VEHICULAR SERVICE/MAINTENANCE TRAFFIC WILL CROSS MOWBANDS, CONCRETE SECTIONS SHALL BE THICKENED TO 6" (SELECT AREAS ONLY).
- PROVIDE 1/2" SCORE JOINTS AT 20' O.C.

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-27



"Add Quote Here"
(See note 4 & 5)

BACK

FULL COLOR CITY LOGO, INSET INTO CONCRETE AND PAINTED, DO NOT PLACE BORDER AROUND LOGO
INSET LETTERING, FONT HELVETICA BOLD, DARK BLUE TO MATCH LOGO COLOR

CONCRETE FOOTING DETAIL

INSET STRIPE

CAP COLOR: DARK GRAY (DAVIS #860 @ 5 LBS/SACK)
SMOOTH FINISH, GROUT TO MATCH
EPOXY IN PLACE

BODY COLOR: MIAMI BUFF (DAVIS #5447 @ 1 LB PER SACK)
LIGHT SANDBLAST FINISH

BASE COLOR: DARK GRAY (DAVIS #860 @ 5 LBS/SACK)
SMOOTH FINISH, GROUT TO MATCH

CONCRETE FOOTING

FINISH GRADE

**DION LOUTHAN, CPRP
ASSISTANT CITY MANAGER**



CITY OF ROSEVILLE
CALIFORNIA

PARKS, RECREATION, & LIBRARIES
DEPARTMENT

PARK IDENTIFICATION SIGN

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOHMEYER

PK-28

NOTES

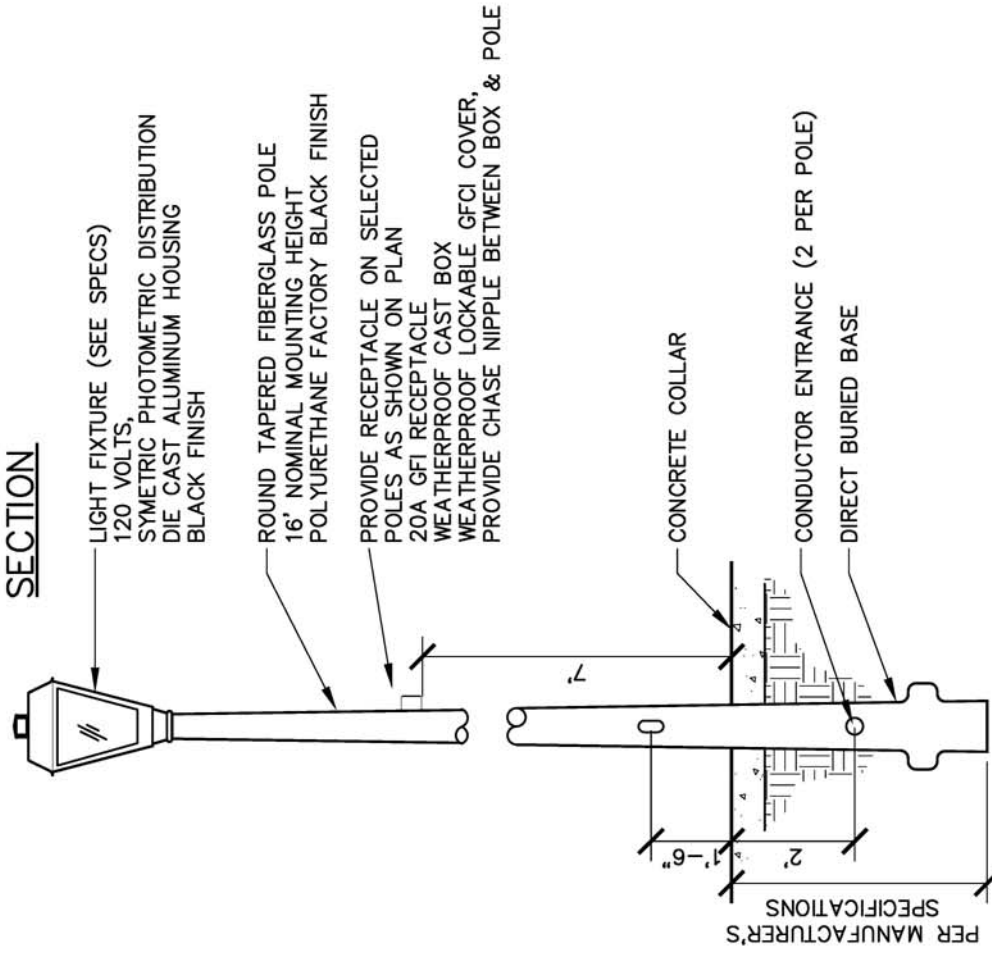
1. CONSULT PROJECT MANAGER FOR CITY OF ROSEVILLE LOGO SPECIFICATIONS.
2. SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO SIGN CONSTRUCTION.
3. CONSTRUCT CONCRETE FOOTING PER MANUFACTURER'S SPECIFICATIONS.
4. COORDINATE PARK NAME, DEDICATION YEAR, ADDRESS AND QUOTE ON BACK OF SIGN WITH PROJECT MANAGER PRIOR TO PLACING ORDER.
5. QUOTE ON BACK OF SIGN: INSET LETTERING: 2-1/2" TALL, FONT HELVETICA, DARK BLUE.

✓ BASE WITH SCORE LINES TO HAVE APPEARANCE OF TILE

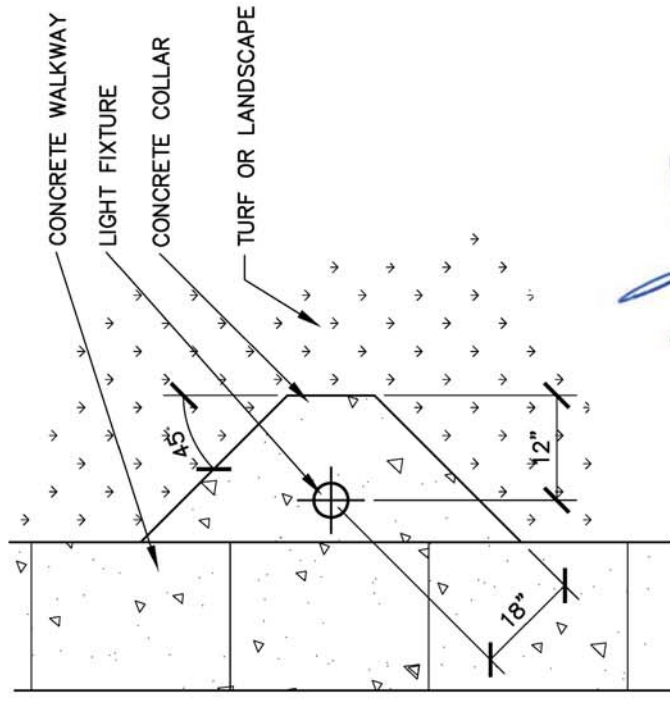
ELEVATION

SIDE ELEVATION

SECTION



PLAN



DION LOUTHAN, CPRP
ASSISTANT CITY MANAGER



PARKS, RECREATION, & LIBRARIES
DEPARTMENT

SECURITY LIGHT WITH CONCRETE COLLAR

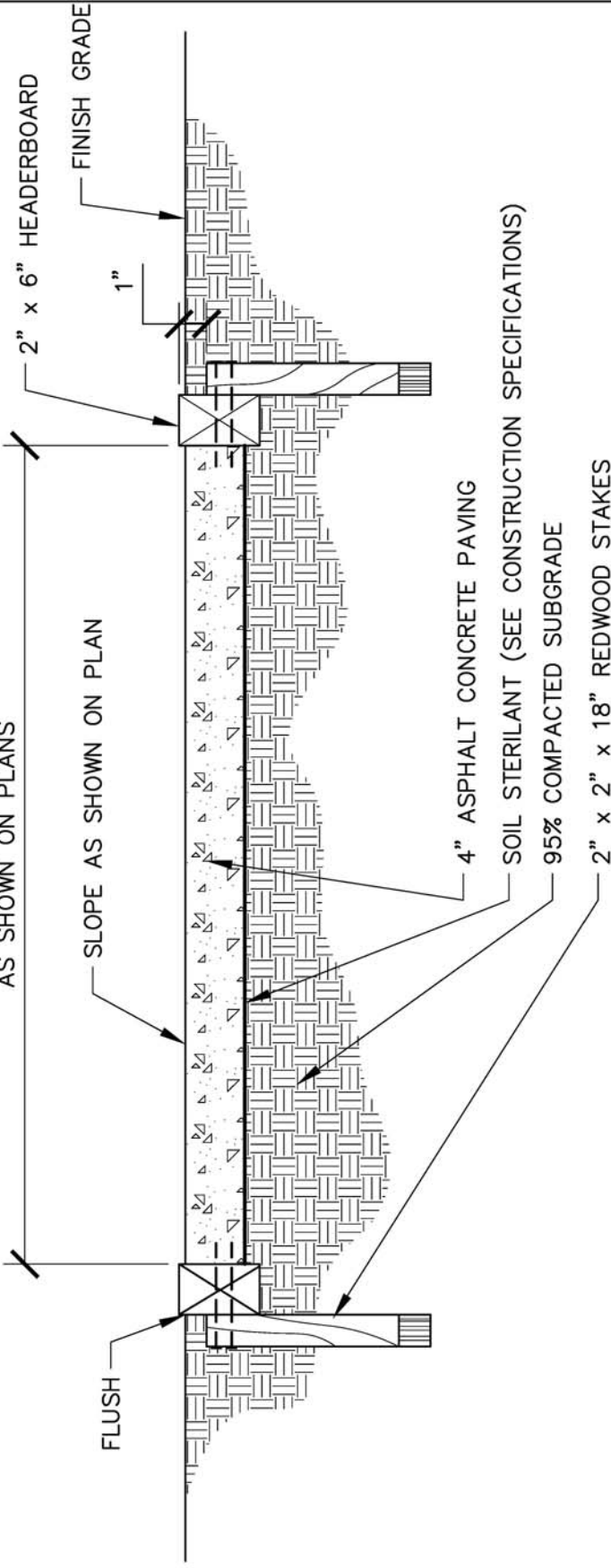
SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-29

NOTES

1. INCLUDE MANUAL BYPASS IN POWER PEDESTAL FOR MANUAL OVERRIDE.
2. ALL LIGHTS TO BE LOCATED ADJACENT TO WALKWAYS.

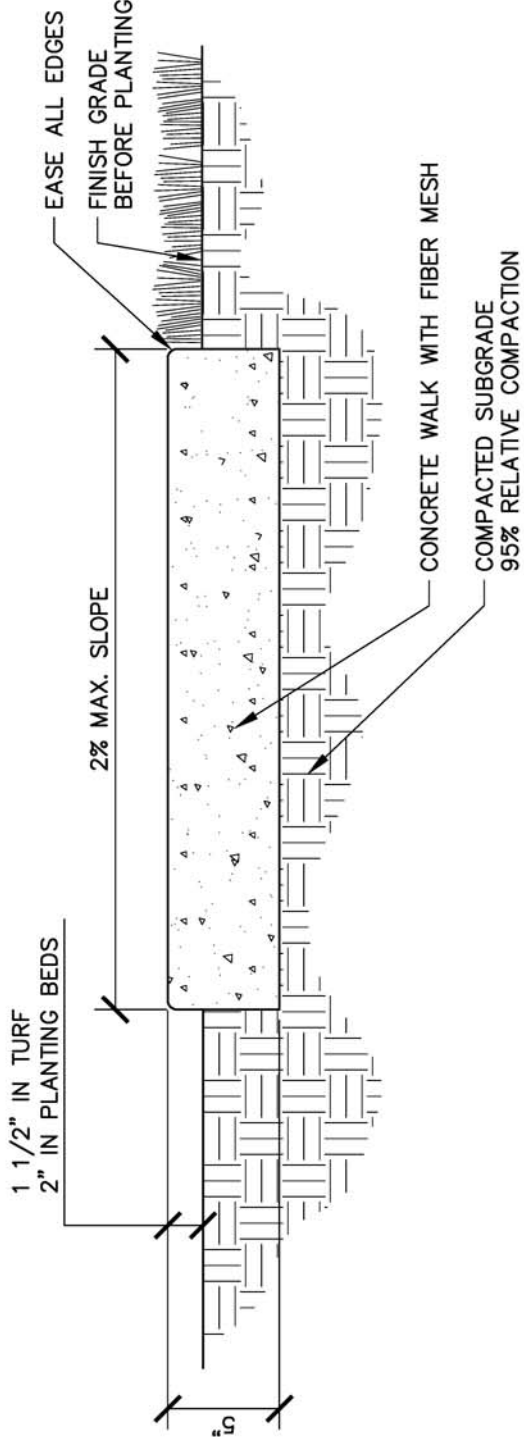
AS SHOWN ON PLANS



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DION LOUTHAN, CPRP
ASSISTANT CITY MANAGER

CITY OF ROSEVILLE CALIFORNIA PARKS, RECREATION, & LIBRARIES DEPARTMENT	
ASPHALT CONCRETE PAVING	
NOTES	PK-30
1. HEADER BOARD SHALL BE REDWOOD, ROUGH, CONSTRUCTION HEART GRADE, IN ACCORDANCE TO CALIFORNIA REDWOOD ASSOCIATION GRADING RULES.	
2. ALL NAILS SHALL BE GALVANIZED 16 PENNY.	
3. TYPE A ASPHALT CONCRETE REQUIRED.	
SCALE: NONE REVISED: JULY 2019 REVIEWED BY: T. GEE APPROVED BY: D. LOUTHAN	



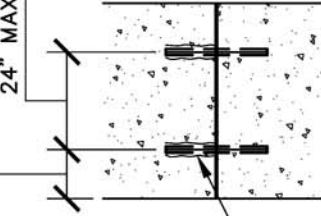

DION LOUTHAN, CPRP
ASSISTANT CITY MANAGER

 CITY OF ROSEVILLE CALIFORNIA	PARKS, RECREATION, & LIBRARIES DEPARTMENT
CONCRETE PAVING	
SCALE: NONE REVISED: JULY 2019 REVIEWED BY: T. GEE APPROVED BY: D. LOUTHAN	PK-31

NOTES

1. PROVIDE CONTROL JOINTS **2" DEEP** AT INTERVALS THE WIDTH OF THE WALK.
2. CLASS "A" SIX SACK CONCRETE.
3. MEDIUM BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL UNLESS OTHERWISE SPECIFIED.

6" MIN.
24" MAX O.C.



12" LONG #4 SMOOTH
DOWELS AT 24" O.C.
LOCATE HORIZONTALLY
IN CENTER OF SLAB,
PAPER-WRAP ONE END

PLAN VIEW

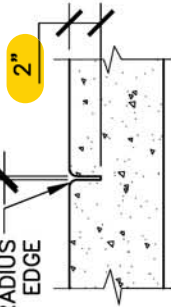
1/8" RADIUS
EDGE



SECTION

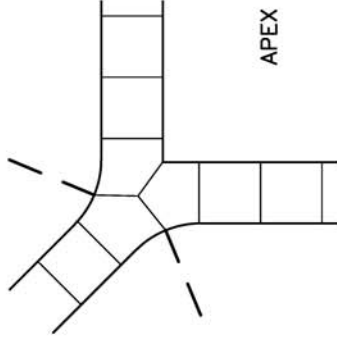
DOWLED COLD JOINT

1/8" RADIUS
EDGE

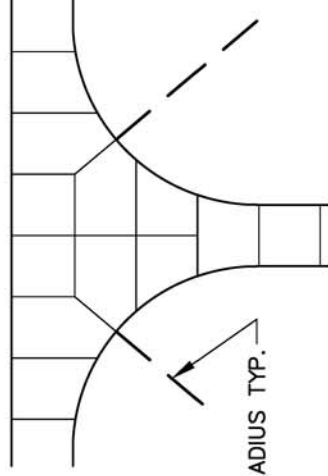


SECTION

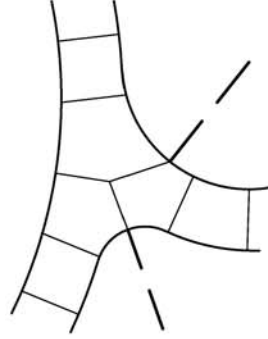
CONTROL JOINT



Y INTERSECTION



LARGE T INTERSECTION



T AND Y INTERSECTION

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ASSISTANT CITY MANAGER



PARKS, RECREATION, & LIBRARIES
DEPARTMENT

NOTES

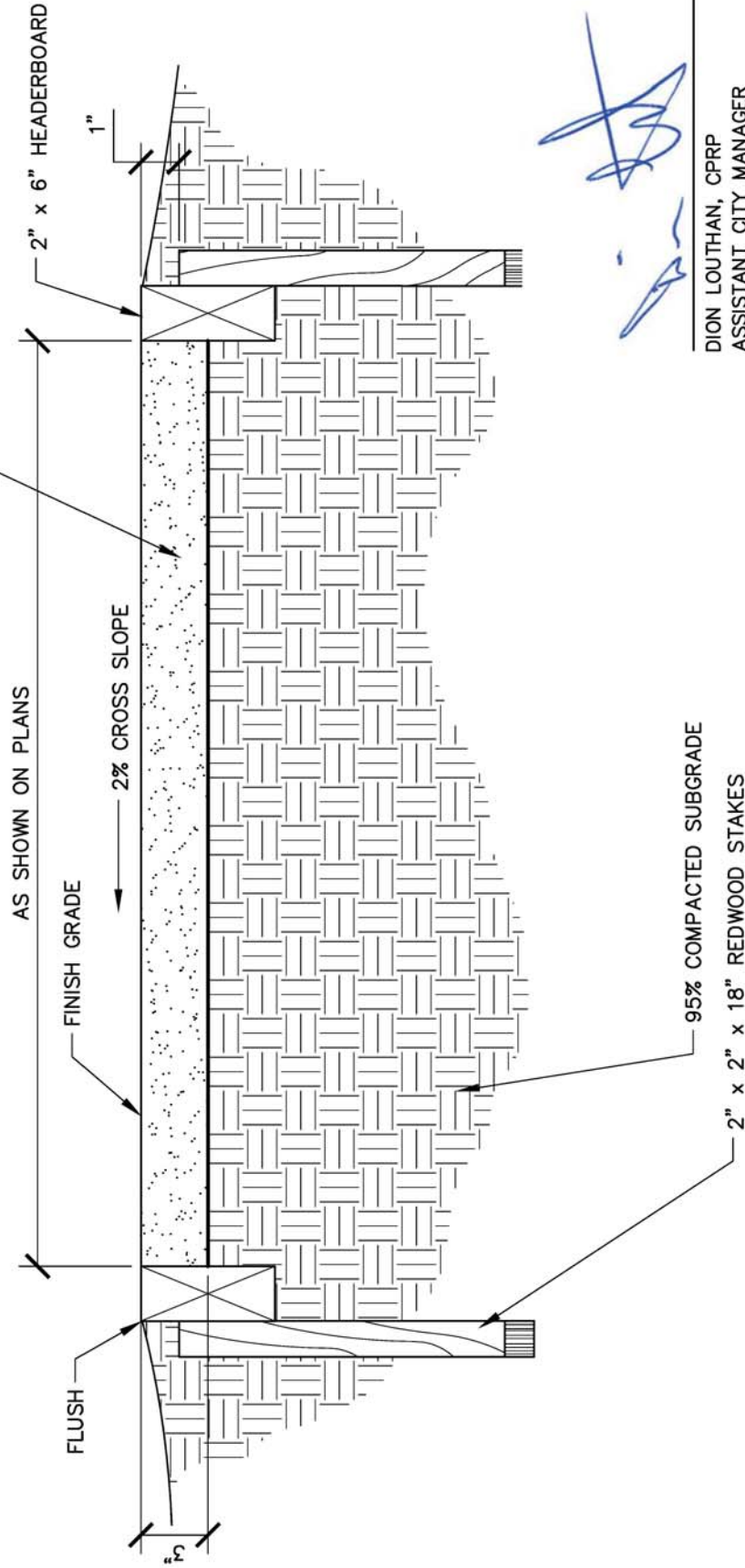
1. CONTROL JOINTS SHALL NOT DIVIDE CONCRETE INTO SHAPES CONTAINING AN INTERIOR ANGLE OF 45 DEGREES OR LESS.
2. JOINTS SHALL BE SPACED EQUAL TO THE WIDTH OF THE PATH. EXAMPLE: A 10 FT. WIDE PATH SHALL HAVE JOINTS SPACED AT 10 FT. O.C.

CONTROL JOINTS

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-32

DECOMPOSED GRANITE, MOISTEN AND COMPACT TO 95% WITH A 350 LB. ROLLER FOR FINISH GRADE. PLACE IN TWO LIFTS.



[Signature]

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ASSISTANT CITY MANAGER



PARKS, RECREATION, & LIBRARIES
DEPARTMENT

DECOMPOSED GRANITE PAVING

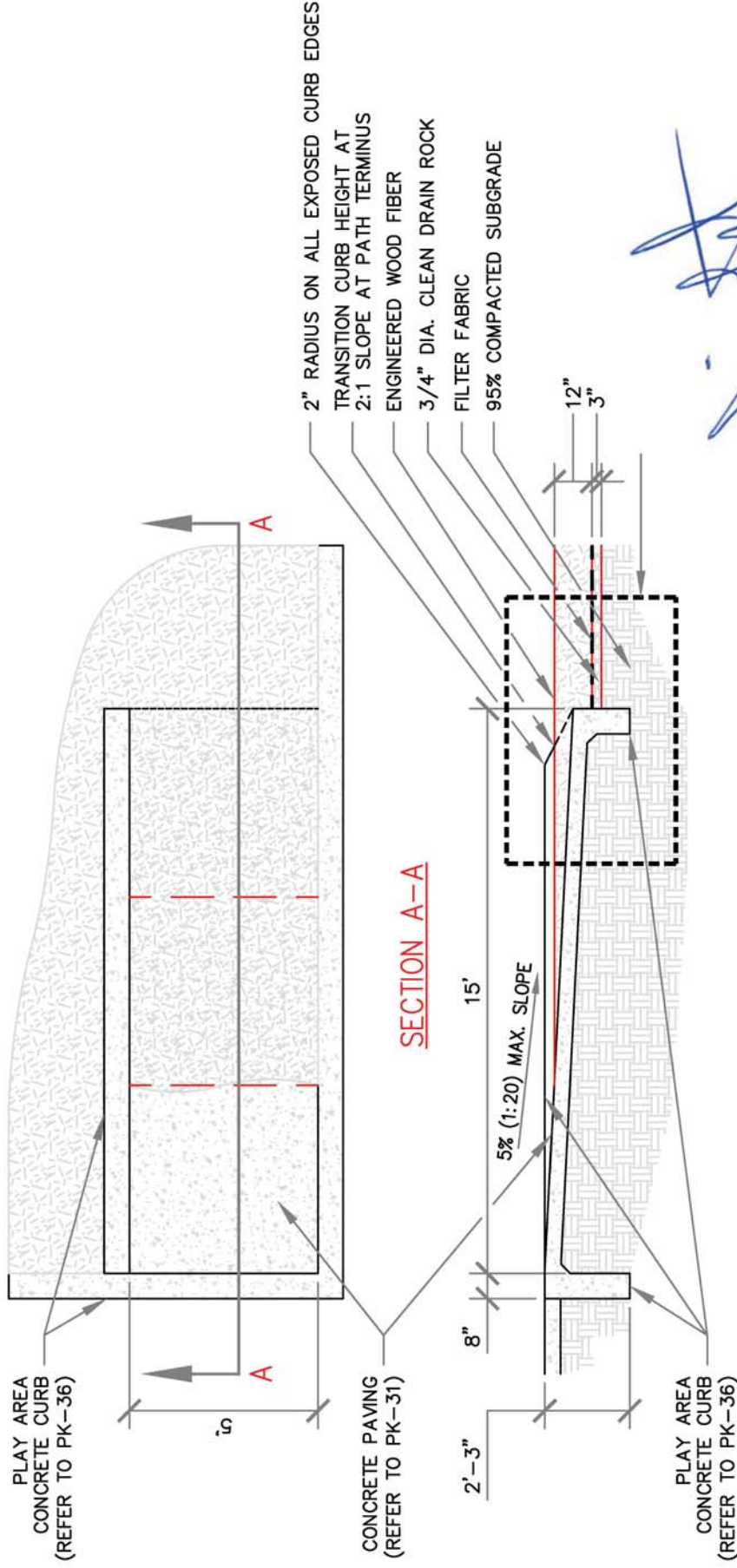
SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-33

NOTES

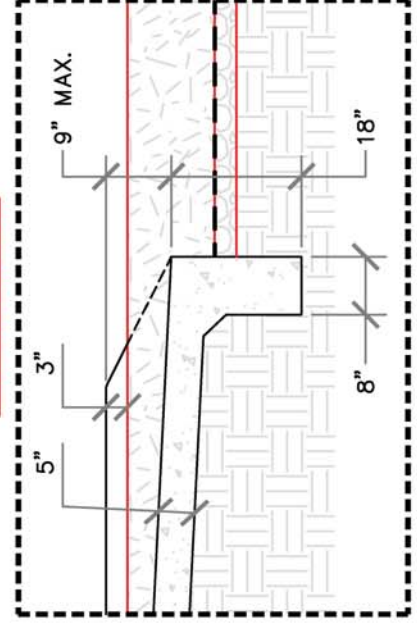
1. CONTRACTOR TO SUBMIT SAMPLE OF LIGHT TAN OR CALIFORNIA GOLD DECOMPOSED GRANITE FOR APPROVAL BY CITY.

PLAN VIEW



SECTION A-A

ENLARGEMENT



[Signature]

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ASSISTANT CITY MANAGER

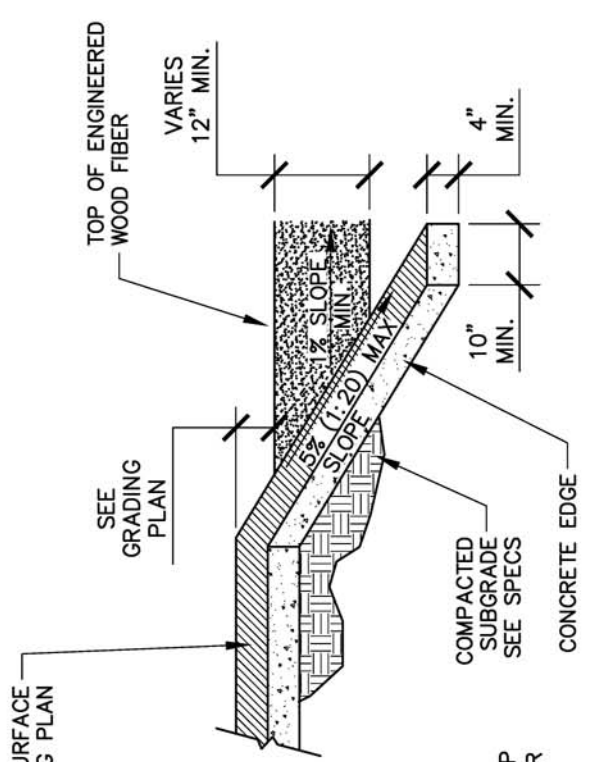
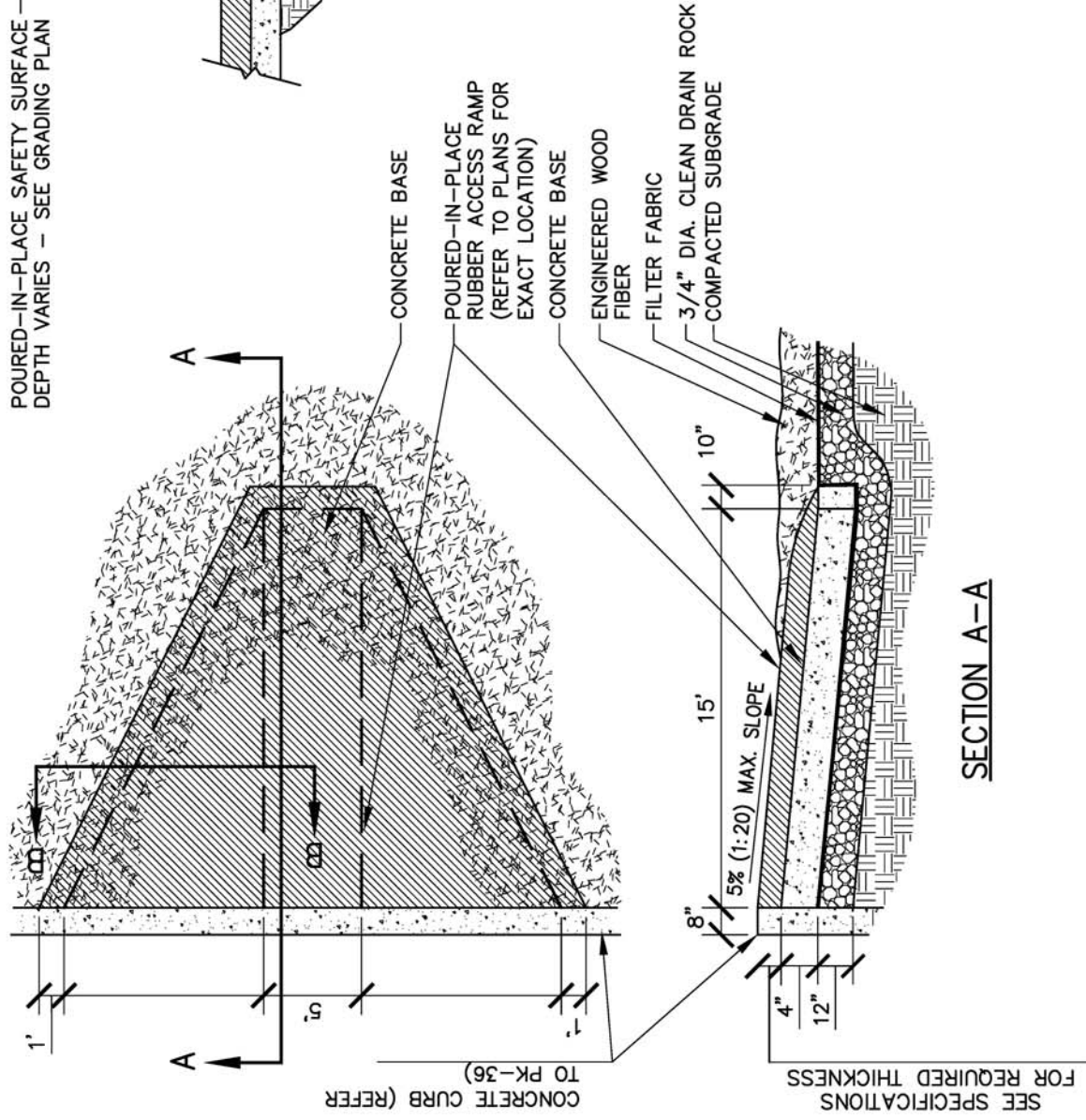


PARKS, RECREATION, & LIBRARIES
DEPARTMENT

PLAY AREA
ACCESS RAMP "A"

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-34



SECTION B-B

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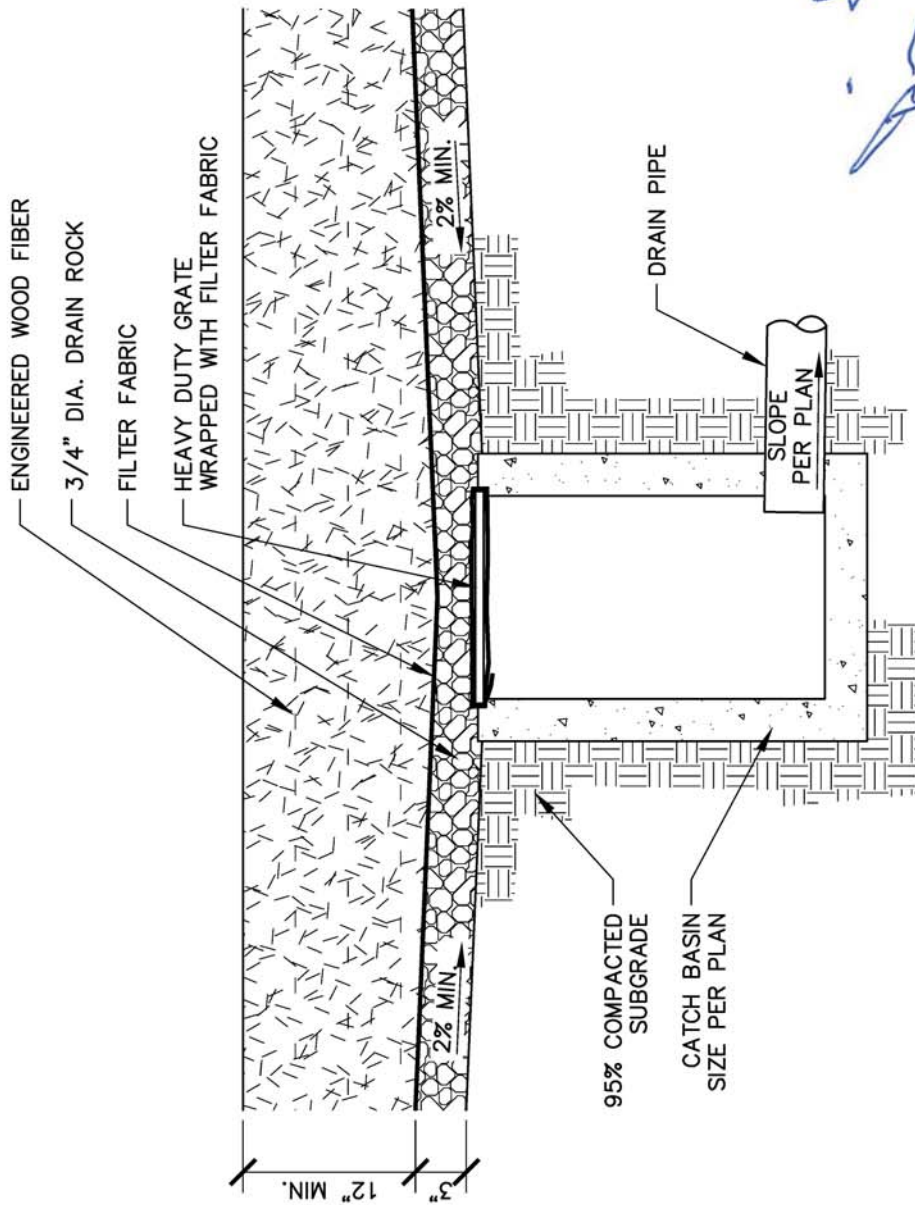
DION LOUTHAN, CPRP
ASSISTANT CITY MANAGER

 CITY OF ROSEVILLE CALIFORNIA	PARKS, RECREATION, & LIBRARIES DEPARTMENT	SCALE: NONE REVISED: JULY 2019 REVIEWED BY: T. GEE APPROVED BY: D. LOUTHAN
PLAY AREA ACCESS RAMP "B"		
PK-35		

NOTES

1. INSTALL POURED-IN-PLACE SURFACING PER MANUFACTURER'S SPECIFICATIONS.

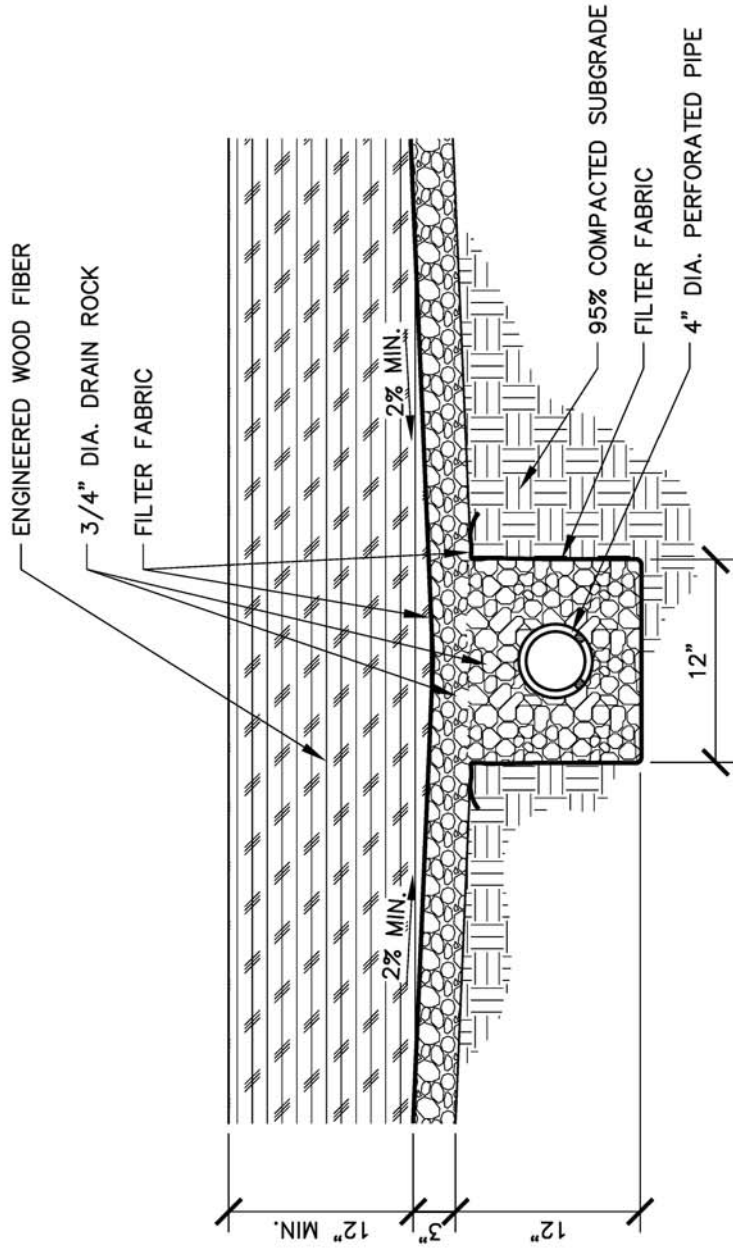




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DION LOUTHAN, CPRP
ASSISTANT CITY MANAGER

 CITY OF ROSEVILLE CALIFORNIA PARKS, RECREATION, & LIBRARIES DEPARTMENT	PLAY AREA DRAIN	
SCALE: NONE REVISED: JULY 2019 REVIEWED BY: T. GEE APPROVED BY: D. LOUTHAN		PK-37



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DION LOUTHAN, CPRP
ASSISTANT CITY MANAGER

CITY OF ROSEVILLE
PARKS, RECREATION, & LIBRARIES
DEPARTMENT

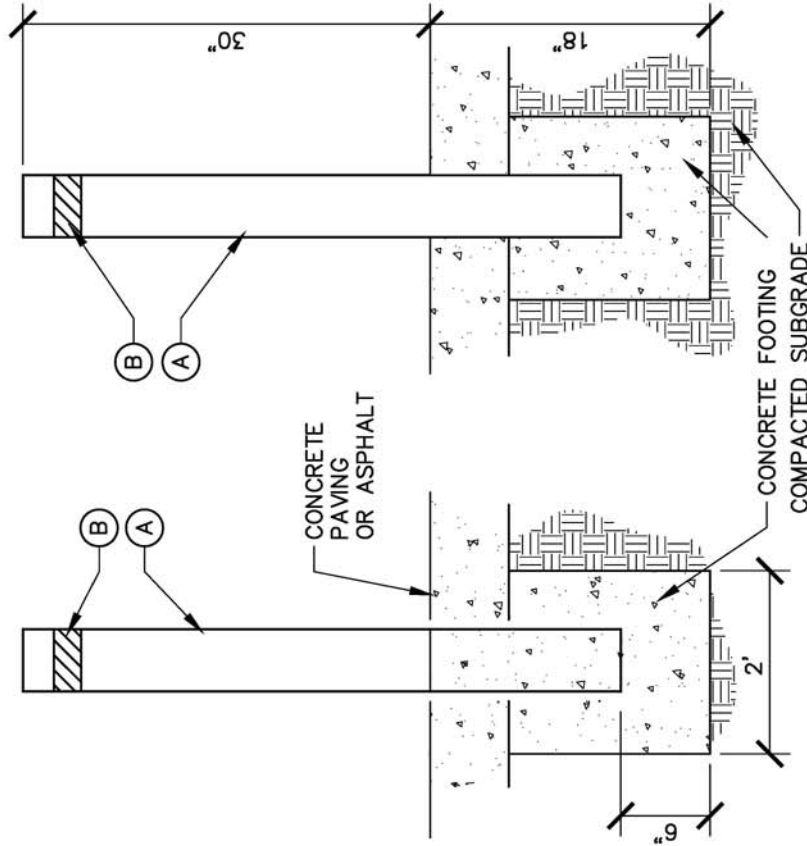
PLAY AREA PERFORATED PIPE DRAIN

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-38

NOTES

1. PERFORATED PIPE SHALL BE LAID IN A HERRINGBONE PATTERN AND CONNECTED TO A DRAIN INLET.
2. LOCATE ALL CLEAN OUTS OUTSIDE PLAY AREA WITHIN PLANTING/TURF AREAS.



LEGEND

- A. 3 1/2" O.D. 1/4" WALL STEEL TUBE WITH CAP WELDED ON TOP.
EASE ALL EDGES OF STEEL TUBE.
- B. PLACE 2" WHITE REFLECTIVE TAPE.

[Handwritten Signature]

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STATIONARY BOLLARD

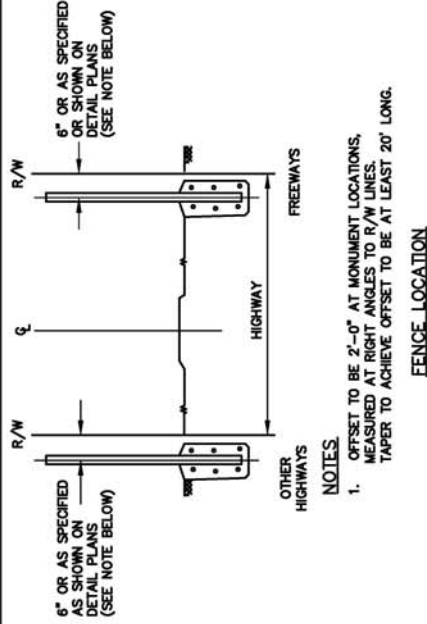
SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-39

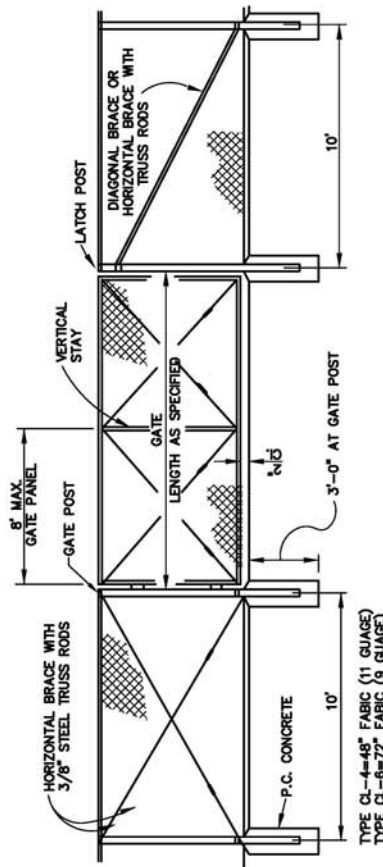
FRONT SECTION SIDE SECTION

NOTES

1. ALL TUBING SHALL BE BLACK STEEL PIPE.
2. ALL JOINTS SHALL BE WELDED IN ACCORDANCE WITH CA STATE STANDARD SPECIFICATIONS FOR WELDING STRUCTURAL STEEL AND GROUND SMOOTH.
3. ALL PARTS SHALL BE PAINTED WITH TWO COATS ZINC CHROMATE PRIMER AND TWO COATS EXTERIOR ENAMEL. COLOR: YELLOW



1. OFFSET TO BE 2'-0" AT MONUMENT LOCATIONS, MEASURED AT RIGHT ANGLES TO R/W LINES. TAPER TO ACHIEVE OFFSET TO BE AT LEAST 20' LONG.



TYPICAL MEMBER DIMENSIONS									
FENCE HEIGHT	LINE POSTS			END, LATCH & CORNER POSTS			BRACES		
	ROUND (I.D.)	H	ROLL FORMED	ROUND (I.D.)	ROLL FORMED		ROUND (I.D.)	H	ROLL FORMED
6' AND LESS	1-1/2"	1-7/8" X 1-5/8"	3-1/4" X 1-3/4"	2"	3-1/2" X 3-1/2"	2" X 1-3/4"	1-1/4"	1-1/2" X 1-5/16"	1-5/8" X 1-1/4"
OVER 6'	2"	2-1/4" X 2"	2" X 1-3/4"	2-1/2"	3-1/2" X 3-1/2"	2" X 1-3/4"	1-1/4"	1-1/2" X 1-5/16"	1-5/8" X 1-1/4"

NOTES.

1. THE ABOVE TABLE SHOWS EXAMPLES OF POST AND BRACE SECTIONS WHICH MAY COMPLY WITH THE SPECIFICATIONS.
2. SECTIONS SHOWN IN THE TABLES MUST ALSO COMPLY WITH THE STRENGTH REQUIREMENTS AND OTHER PROVISIONS OF THE SPECIFICATIONS.
3. OTHER SECTIONS WHICH COMPLY WITH THE STRENGTH REQUIREMENTS AND OTHER PROVISIONS OF THE SPECIFICATIONS MAY BE USED ON APPROVAL OF THE ENGINEER.
4. OPTIONS EXERCISED SHALL BE UNIFORM ON ANY ONE PROJECT.
5. DIMENSIONS SHOWN ARE NOMINAL.

GATE POST						
FENCE HEIGHT	GATE WIDTHS	NOMINAL I.D.	WEIGHT PER FOOT	FENCE HEIGHT	GATE WIDTHS	NOMINAL I.D.
6'-0" AND LESS	UP THRU 6'	2-1/2"	4.95	OVER 6'	UP THRU 6'	3"
	OVER 6' THRU 12'	4"	10.79		OVER 6' THRU 12'	5"
	OVER 12' THRU 18'	5"	14.62		OVER 12' THRU 18'	6"
	OVER 18' TO 24' MAX.	6"	18.97	6'	OVER 18' TO 24' MAX.	8"
						28.55

NOTES
1. ABOVE POST DIMENSIONS AND WEIGHTS ARE MINIMUMS. LARGER SIZES MAY BE USED ON APPROVAL OF ENGINEER.

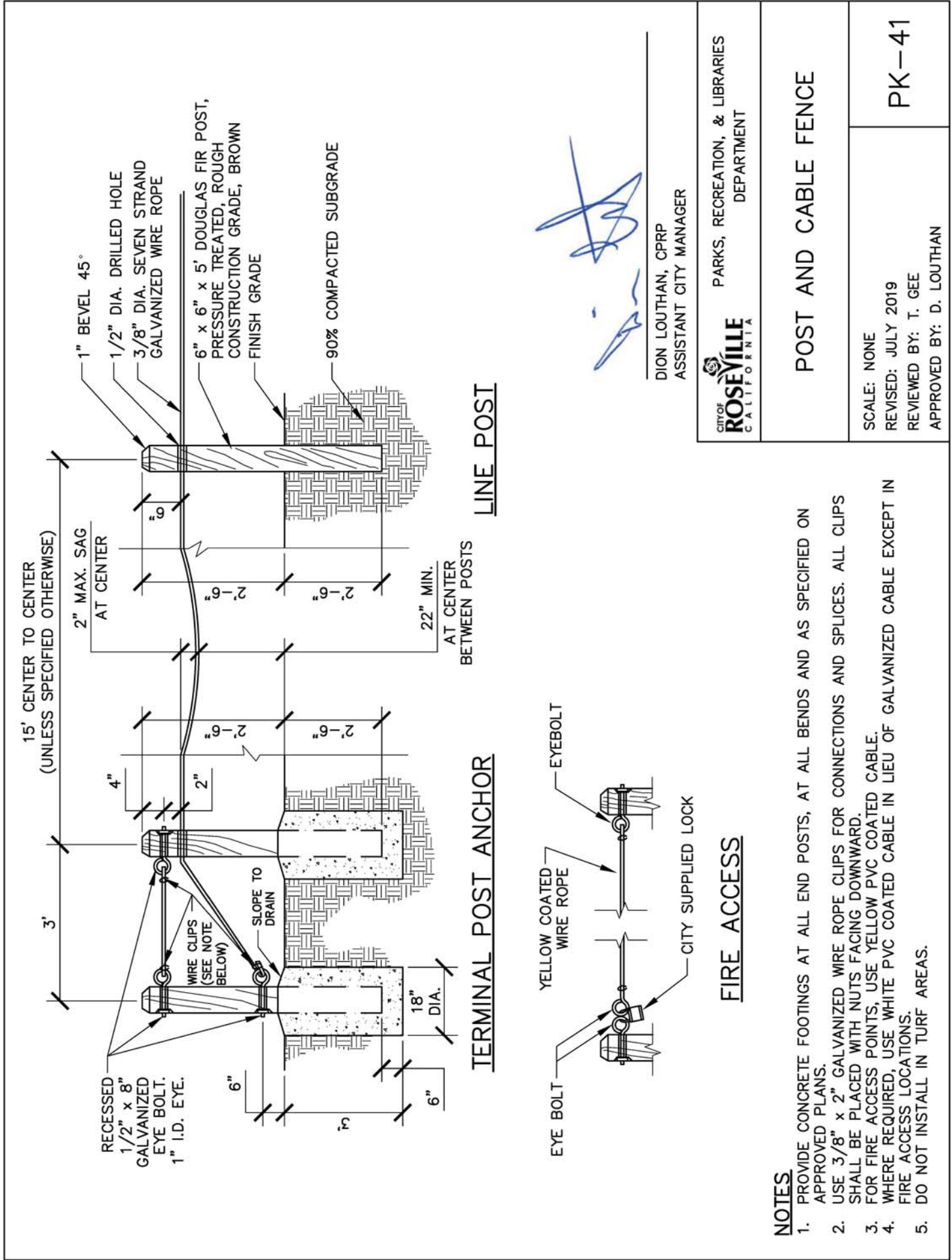


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DEPARTMENT

CHAIN LINK FENCE

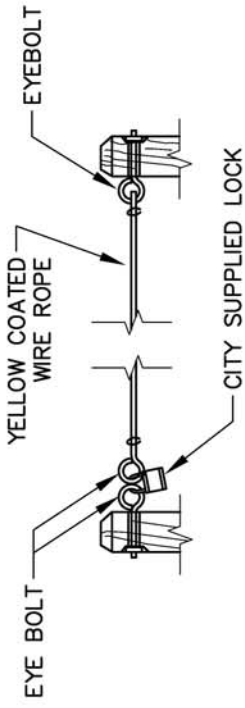
SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN



NOTES

1. PROVIDE CONCRETE FOOTINGS AT ALL END POSTS, AT ALL BENDS AND AS SPECIFIED ON APPROVED PLANS.
2. USE 3/8" x 2" GALVANIZED WIRE ROPE CLIPS FOR CONNECTIONS AND SPLICES. ALL CLIPS SHALL BE PLACED WITH NUTS FACING DOWNWARD.
3. FOR FIRE ACCESS POINTS, USE YELLOW PVC COATED CABLE.
4. WHERE REQUIRED, USE WHITE PVC COATED CABLE IN LIEU OF GALVANIZED CABLE EXCEPT IN FIRE ACCESS LOCATIONS.
5. DO NOT INSTALL IN TURF AREAS.

FIRE ACCESS



TERMINAL POST ANCHOR

LINE POST

[Signature]

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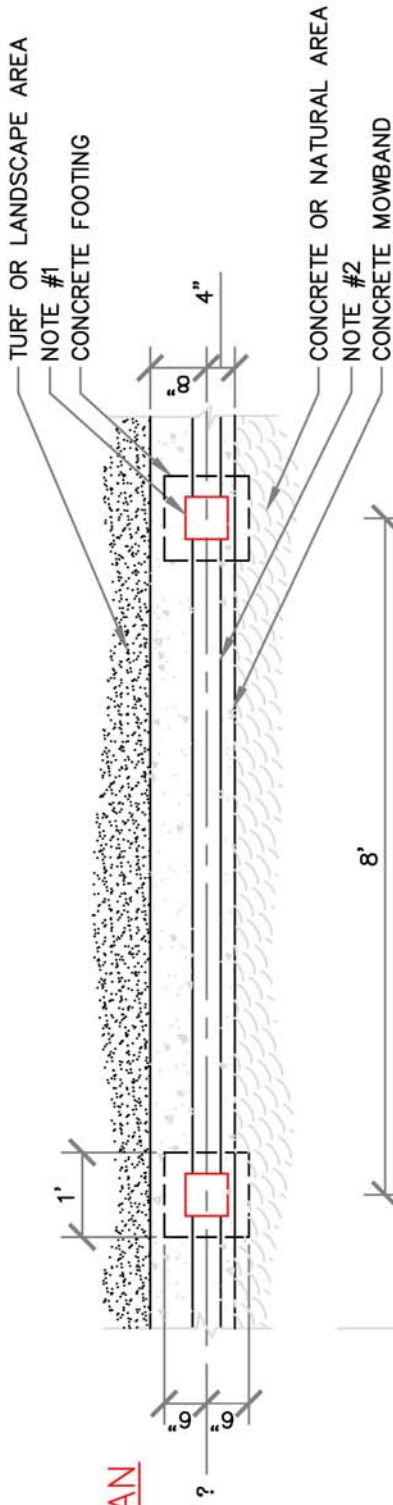
CITY OF ROSEVILLE
PARKS, RECREATION, & LIBRARIES
DEPARTMENT

POST AND CABLE FENCE

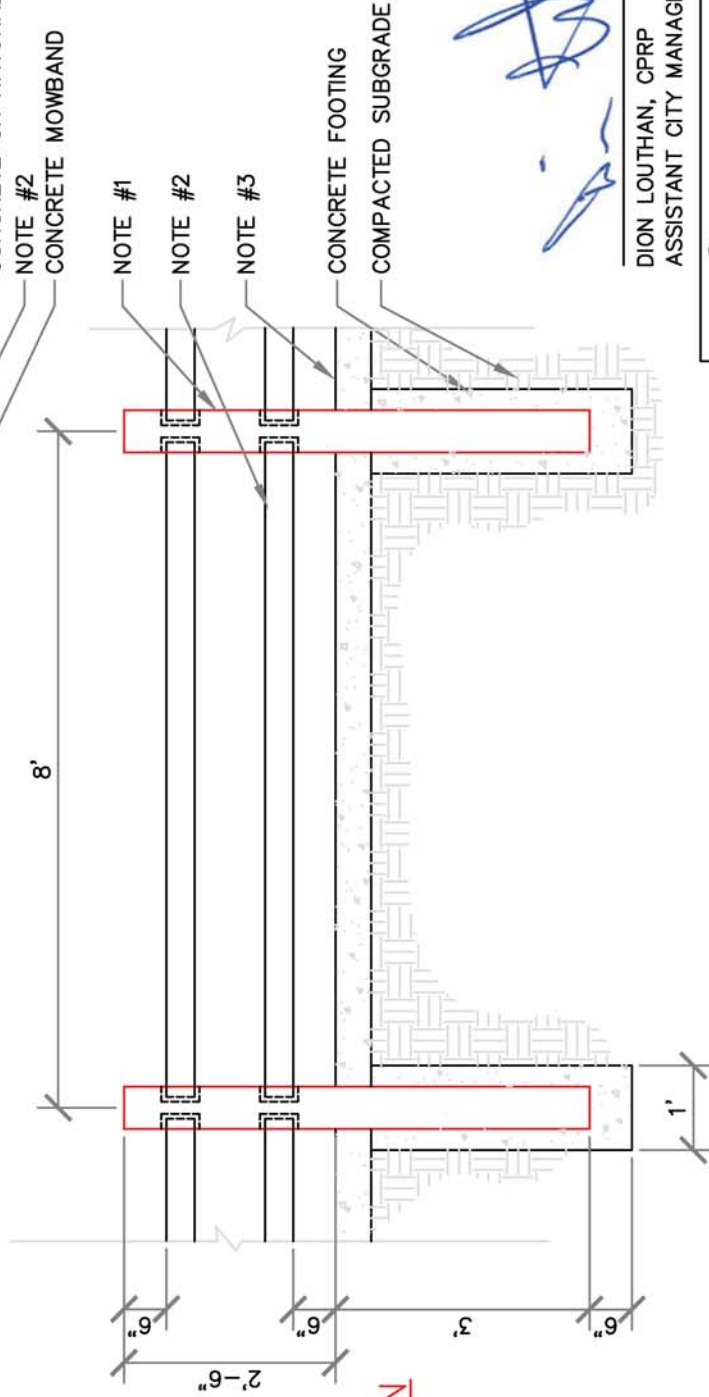
SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-41

PLAN



SECTION



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DEPARTMENT

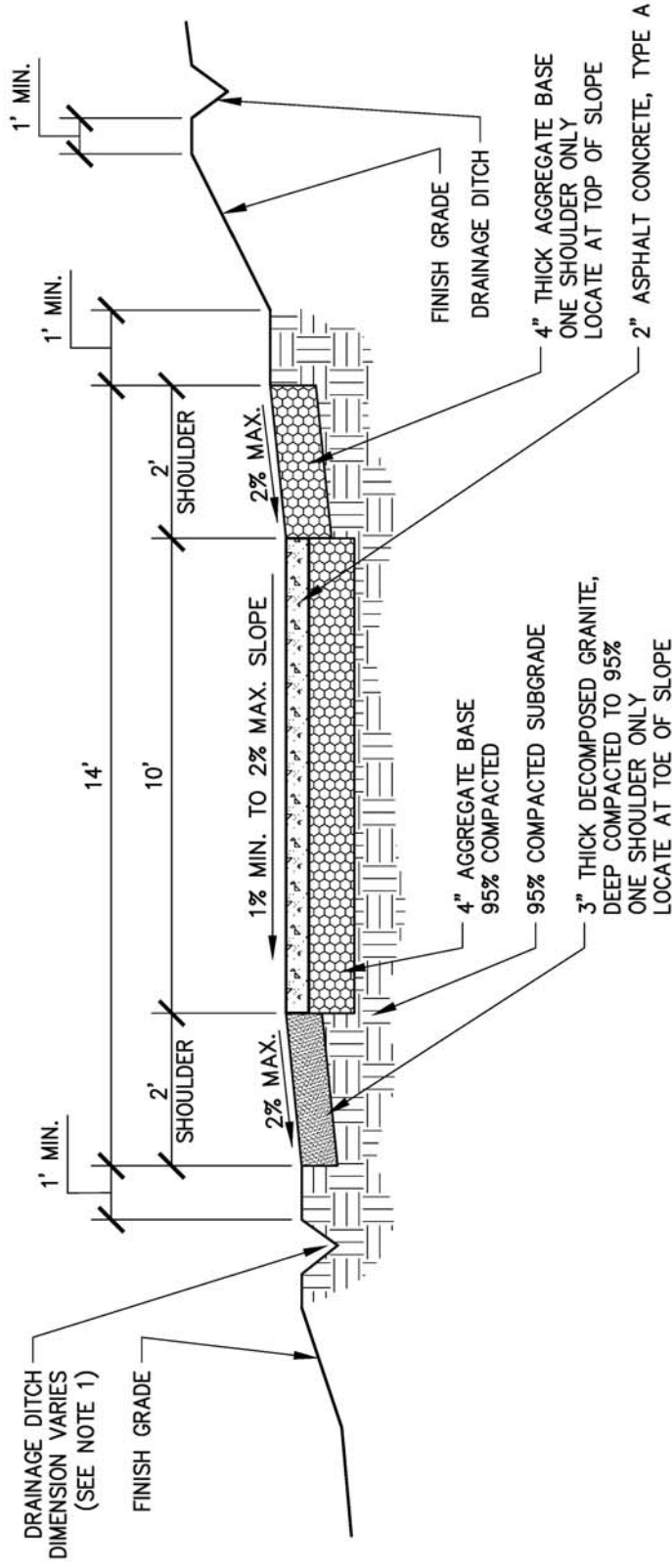
SPLIT RAIL FENCE

NOTES

1. POSTS: 6 x 6 CEDAR ROUGH CUT POST NOTCHED 11/2" TO FIT SLATS.
2. RAILS: 4 x 4 CEDAR ROUGH SAWN SLATS UPPER AND LOWER INSET IN THE POST.
3. FINISH GRADE OF CONCRETE MOWBAND, SEE PK-26.

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-42



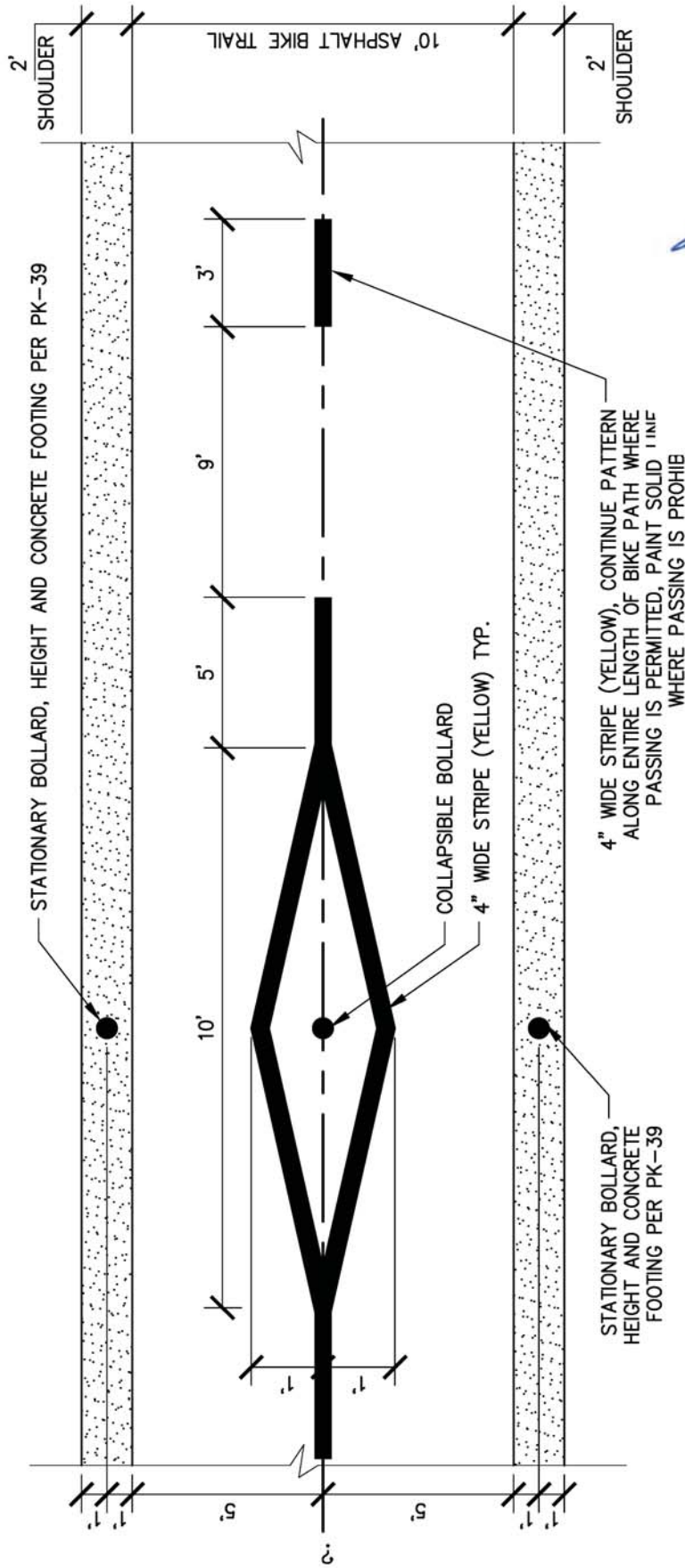
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 CITY OF ROSEVILLE CALIFORNIA	PARKS, RECREATION, & LIBRARIES DEPARTMENT
BIKE TRAIL SECTION	
SCALE: NONE REVISED: JULY 2019 REVIEWED BY: T. GEE APPROVED BY: D. LOUTHAN	
PK-43	

NOTES

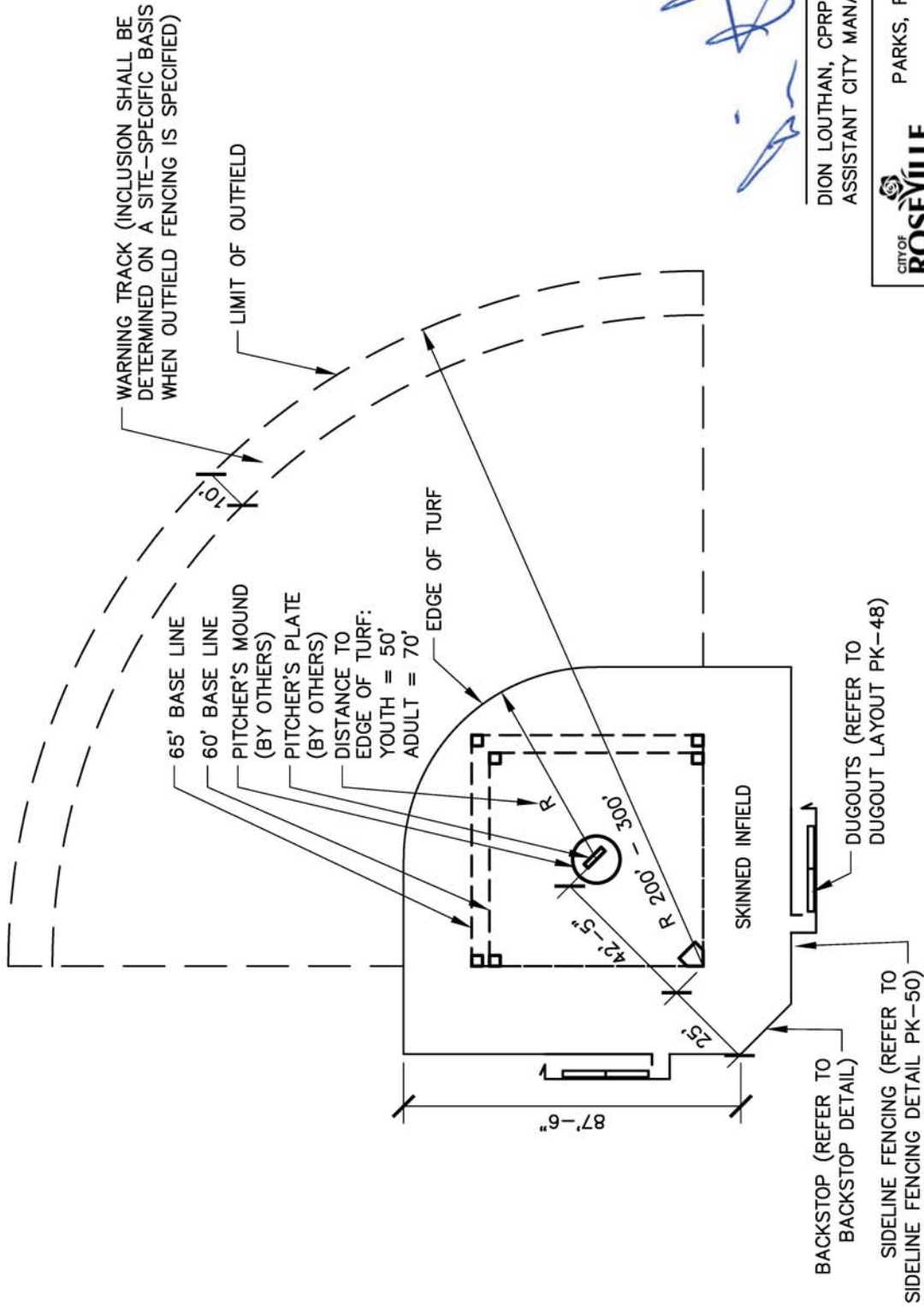
- BIKE PATHS CONSTRUCTED WITHIN CUT-SLOPES SHALL HAVE A DRAINAGE DITCH OF SUITABLE DIMENSIONS ALONG THE UPHILL SIDE TO INTERCEPT THE HILLSIDE DRAINAGE. BIKE PATHS CONSTRUCTED ON TOP OF FILL SLOPES SHALL HAVE A DRAINAGE DITCH OF SUITABLE DIMENSIONS ALONG THE DOWNHILL SIDE TO INTERCEPT THE TRAIL'S DRAINAGE.
- MAXIMUM SLOPE RATE FOR CUT AND FILL SLOPES SHALL BE PER THE RECOMMENDATIONS OF A LICENSED GEOTECHNICAL ENGINEER. IN LOCATIONS ADJACENT TO CREEKS, DITCHES, OR DOWN-SLOPES GREATER THAN 3 FEET HORIZONTAL TO 1 FOOT VERTICAL, A MINIMUM SHOULDER WIDTH OF 5 FEET FROM THE EDGE OF PAVEMENT TO THE TOP OF SLOPE IS REQUIRED.
- STRUCTURAL SECTION SHALL BE CAPABLE OF SUPPORTING A MINIMUM GROSS VEHICULAR WEIGHT OF 30,000 POUNDS. IF SOILS ANALYSIS IDENTIFIES AN R-VALUE LESS THAN 20, THE STRUCTURAL SECTION SHALL BE MODIFIED AS NECESSARY TO SUPPORT 30,000 POUNDS.



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 CITY OF ROSEVILLE CALIFORNIA	PARKS, RECREATION, & LIBRARIES DEPARTMENT	BIKE TRAIL STRIPING
NOTES - ALL STRIPING AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED WITH PAINT PER CALTRANS STANDARD SPECIFICATIONS SECTION 84-3. - BOLLARD STRIPING SHALL CONFORM WITH CALTRANS HIGHWAY DESIGN MANUAL, SECTION 1003.1.15 AND THE CALIFORNIA MUTCD SECTION 9C.101. - INSTALL RETROREFLECTIVE MARKERS ON ALL BOLLARDS PER CALIFORNIA MUTCD SECTION 9C.101. - LOCATE BOLLARDS 20 FEET FROM FACE OF CURB/EDGE OF TRAVEL WAY OR AS APPROVED. - A SITE SPECIFIC REVIEW IS REQUIRED TO DETERMINE IF PHYSICAL BARRIERS ARE REQUIRED ADJACENT TO THE STATIONARY BOLLARDS TO FURTHER DETER VEHICLE ACCESS.		
SCALE: NONE REVISED: JULY 2019 REVIEWED BY: T. GEE APPROVED BY: D. LOUTHAN		PK-44



[Signature]

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PARKS, RECREATION, & LIBRARIES
DEPARTMENT

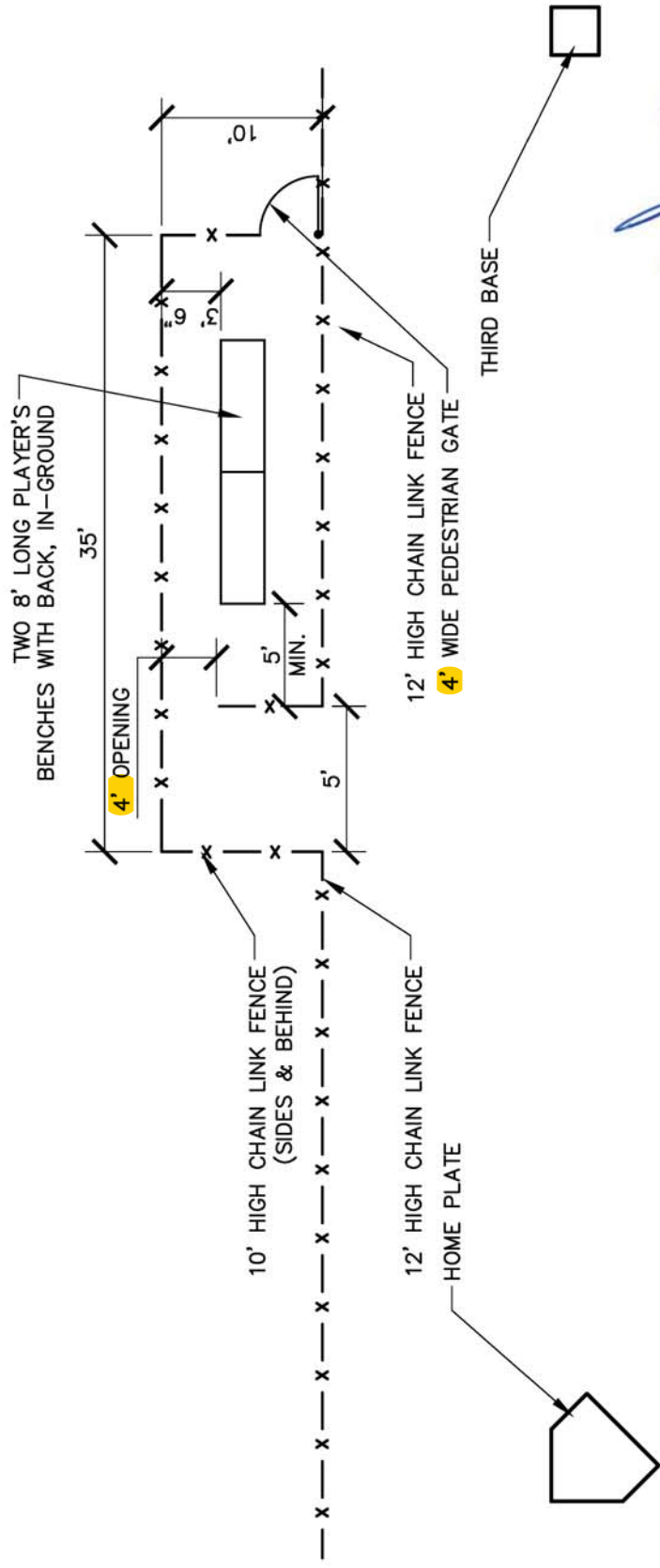
BALL FIELD LAYOUT

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-47

NOTES

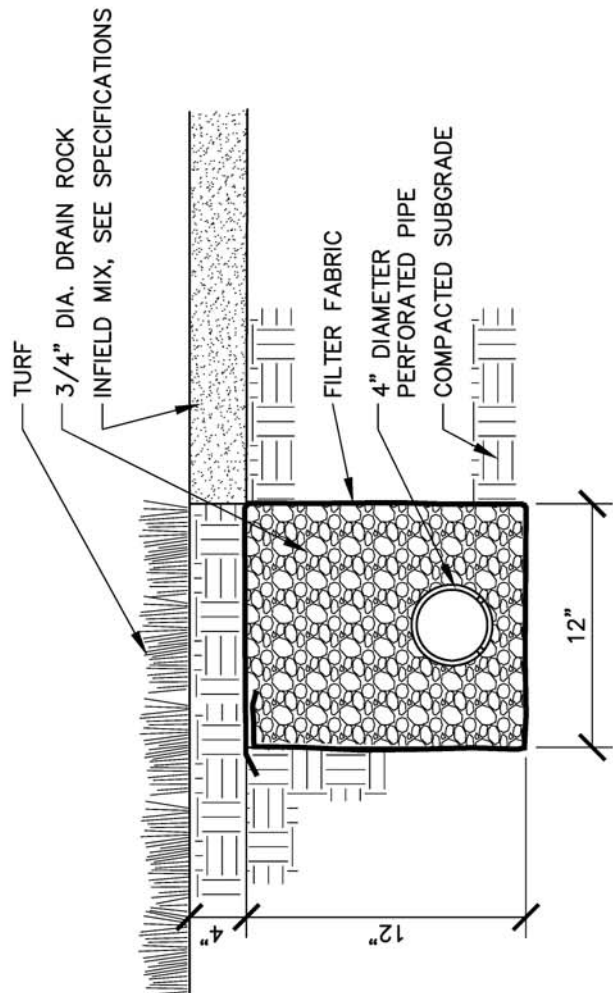
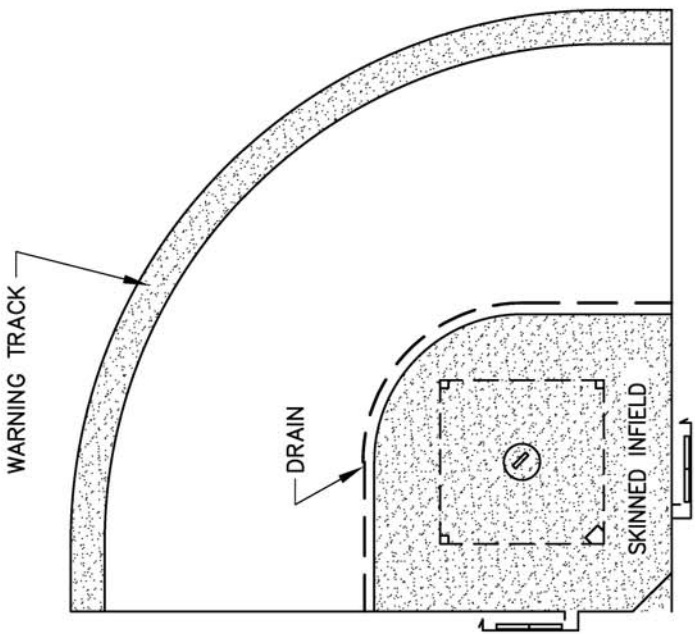
1. ALL AREAS MUST DRAIN AWAY FROM INFIELD.
2. LENGTH OF SIDELINE FENCING SHALL BE DETERMINED ON A PROJECT-BY-PROJECT BASIS.
3. PITCHER'S MOUND, PITCHER'S PLATE, AND BASES TO BE SUPPLIED BY OTHERS.
4. 6" MINIMUM DEPTH OF INFIELD MIX.



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 CITY OF ROSEVILLE CALIFORNIA	PARKS, RECREATION, & LIBRARIES DEPARTMENT
DUGOUT LAYOUT	
SCALE: NONE REVISED: JULY 2019 REVIEWED BY: T. GEE APPROVED BY: D. LOUTHAN	PK-48



SECTION

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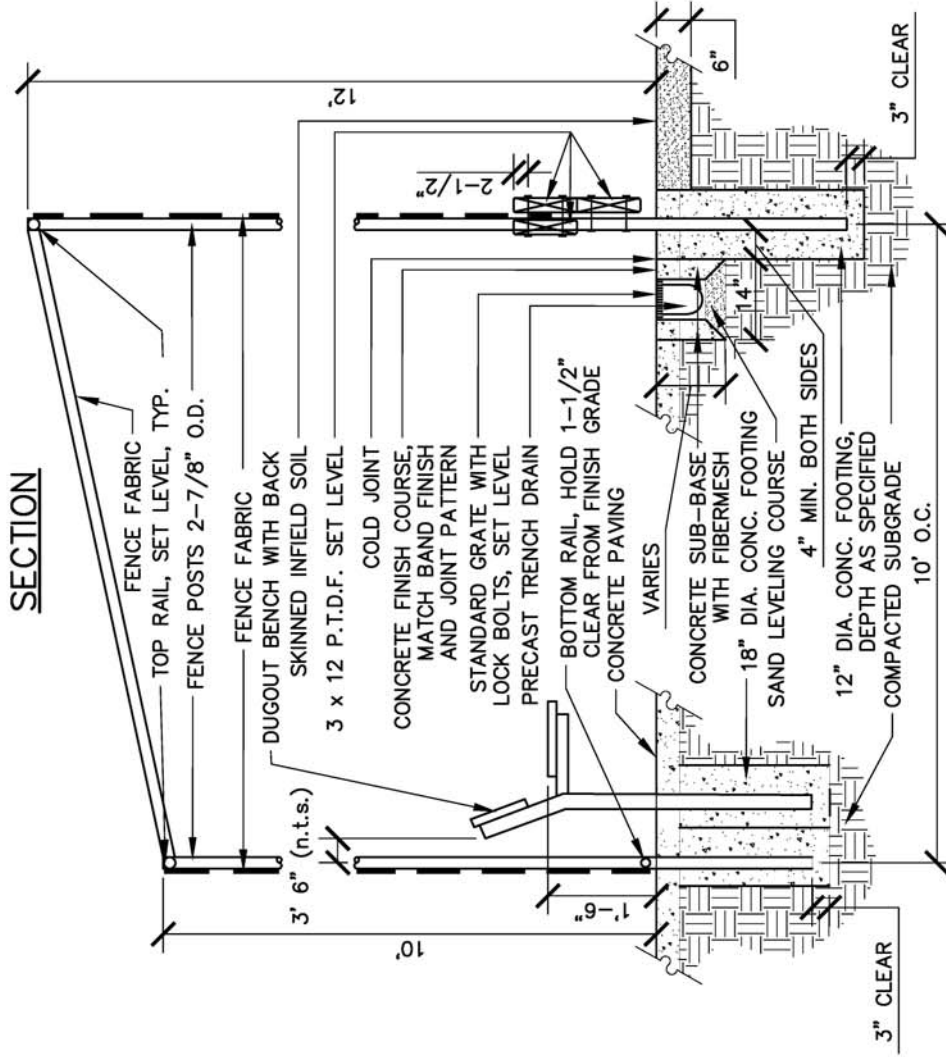
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 CITY OF ROSEVILLE CALIFORNIA	PARKS, RECREATION, & LIBRARIES DEPARTMENT	INFIELD EDGE DRAIN AND WARNING TRACK
SCALE: NONE REVISED: JULY 2019 REVIEWED BY: T. GEE APPROVED BY: D. LOUTHAN	PK-49	

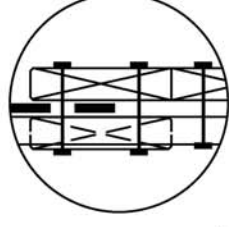
NOTES

1. INSTALL FILTER FABRIC TO LINE THE ENTIRE TRENCH, INCLUDING THE TOP.
2. CONNECT DRAIN TO STORM DRAIN SYSTEM.

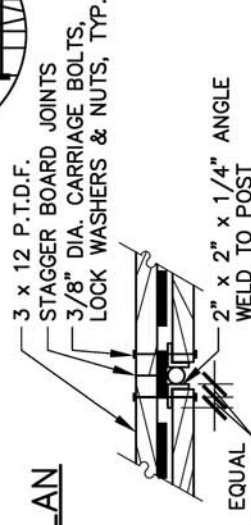
SECTION



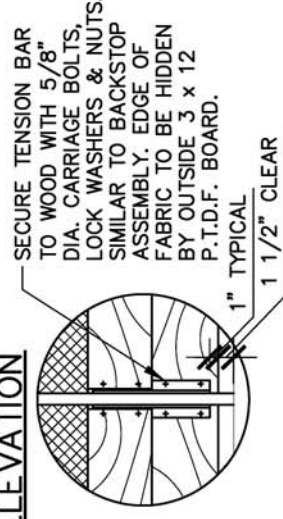
ENLARGEMENT



PLAN



ELEVATION



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PARKS, RECREATION, & LIBRARIES
DEPARTMENT

SIDELINE FENCE

NOTES

1. ALL STEEL AND HARDWARE SHALL BE HOT-DIPPED GALVANIZED.
2. PRIME AND PAINT WOOD WITH KELLY-MOORE PAINT. COLOR TO BE OXFORD BROWN OR WOODLAND FERN.
3. WOOD TO BE PRESSURE TREATED S4S SELECT DOUGLAS FIR (P.T.D.F.)
4. 6" MINIMUM DEPTH OF INFIELD MIX

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-50

LEGEND

⊗ QUICK COUPLER

▲ 180° POP-UP TURF SPRINKLER – RAINBIRD FALCON 6504 SERIES STAINLESS STEEL HEAD, OR APPROVED EQUAL

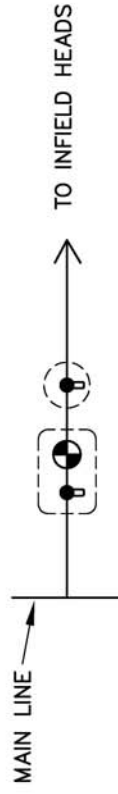
● 360° POP-UP TURF SPRINKLER FALCON 6504 SERIES STAINLESS STEEL HEAD

○ 4" ROUND VALVE BOX & COVER

⊖ REMOTE CONTROL VALVE

⚙ 2" MAXIMUM BRASS BALL VALVE, AT GRADE

CONNECTION ENLARGEMENT



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DEPARTMENT

SKINNED INFELD IRRIGATION LAYOUT

SCALE: NONE

REVISED: JULY 2019

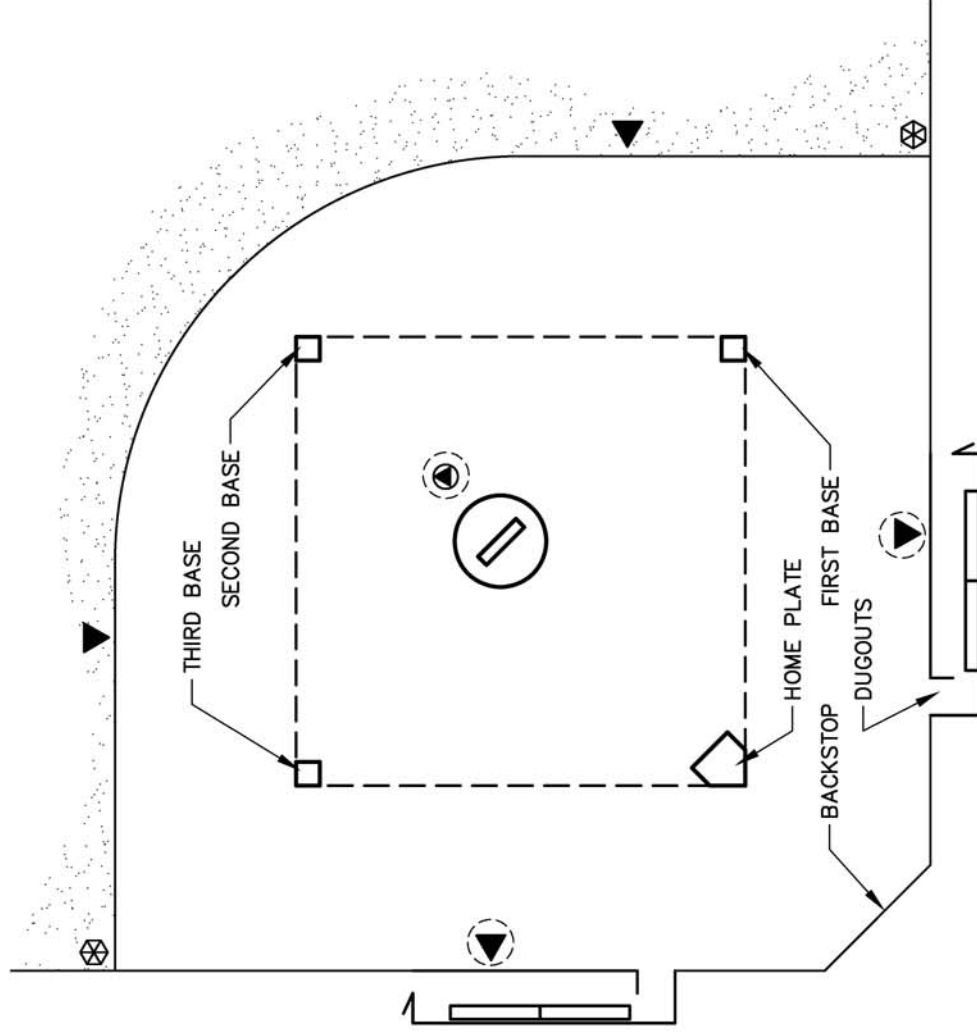
REVIEWED BY: T. GEE

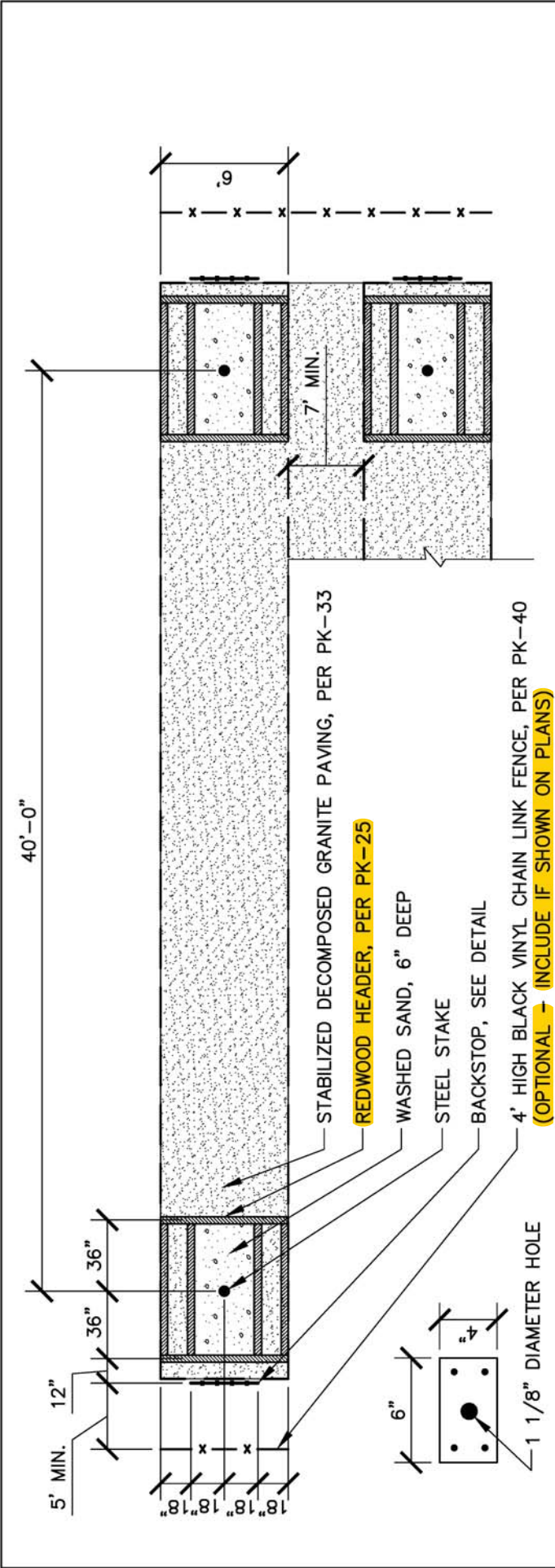
APPROVED BY: D. LOUTHAN

PK-51

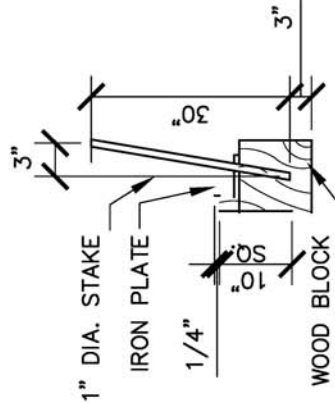
NOTES

1. PROVIDE A BRASS MANUAL IRRIGATION ISOLATION VALVE FOR EACH QUICK COUPLER.
2. BACKFILL BOXES CONTAINING SPRINKLER HEADS WITH PEA GRAVEL TO A LEVEL 3" FROM BOTTOM OF LID.

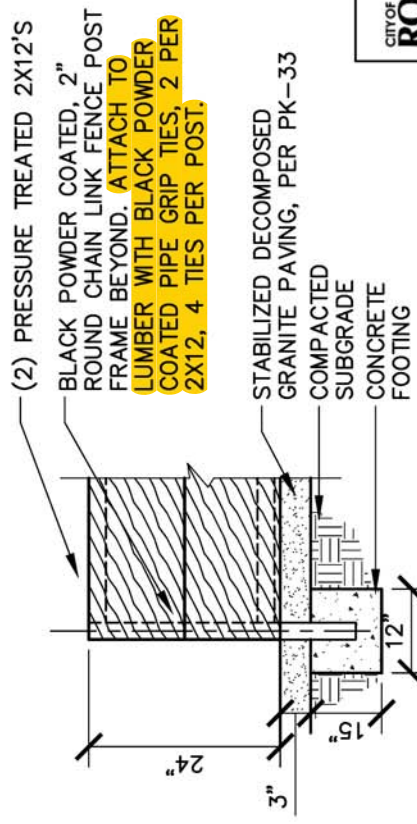




IRON PLATE PLAN



STAKE SECTION



BACKSTOP DETAIL

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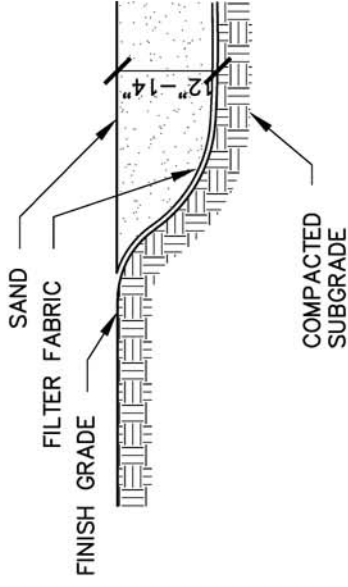
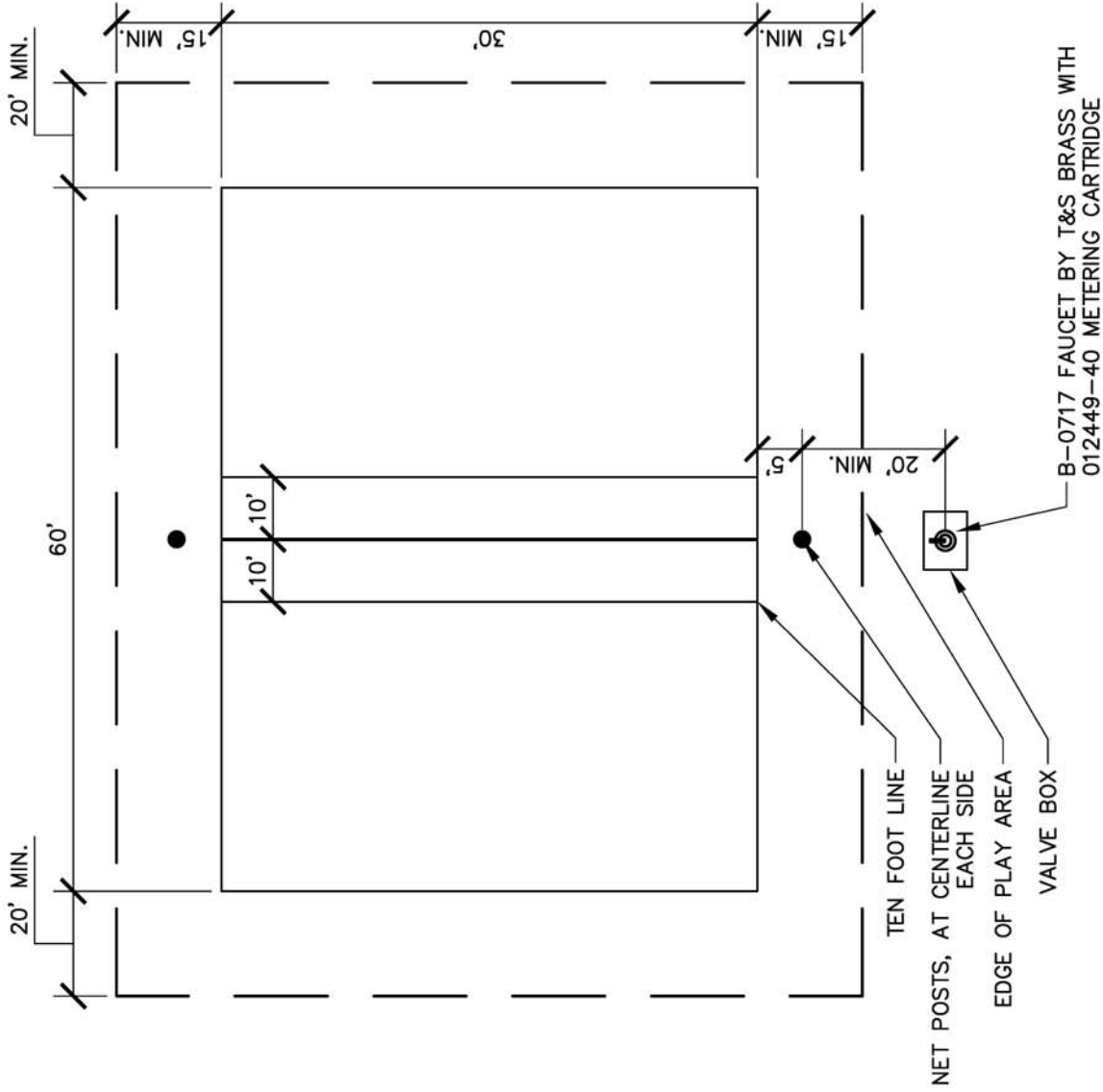
HORSEHOE COURT LAYOUT

NOTES

1. STAKES SHOULD BE MADE OF 1" DIAMETER COLD ROLLED STEEL 30" LONG.
2. BLOCK SHOULD BE PRESSURE TREATED DOUGLAS FIR OR APPROVED EQUAL.
3. DRILL 1" DIAMETER BY 7" DEEP HOLE INTO BLOCK AND DRIVE PEG INTO BLOCK.
4. SLIP IRON PLATE OVER PEG AND ATTACH WITH FOUR LAG SCREWS.

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-53



SECTION

[Signature]

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PARKS, RECREATION, & LIBRARIES
DEPARTMENT

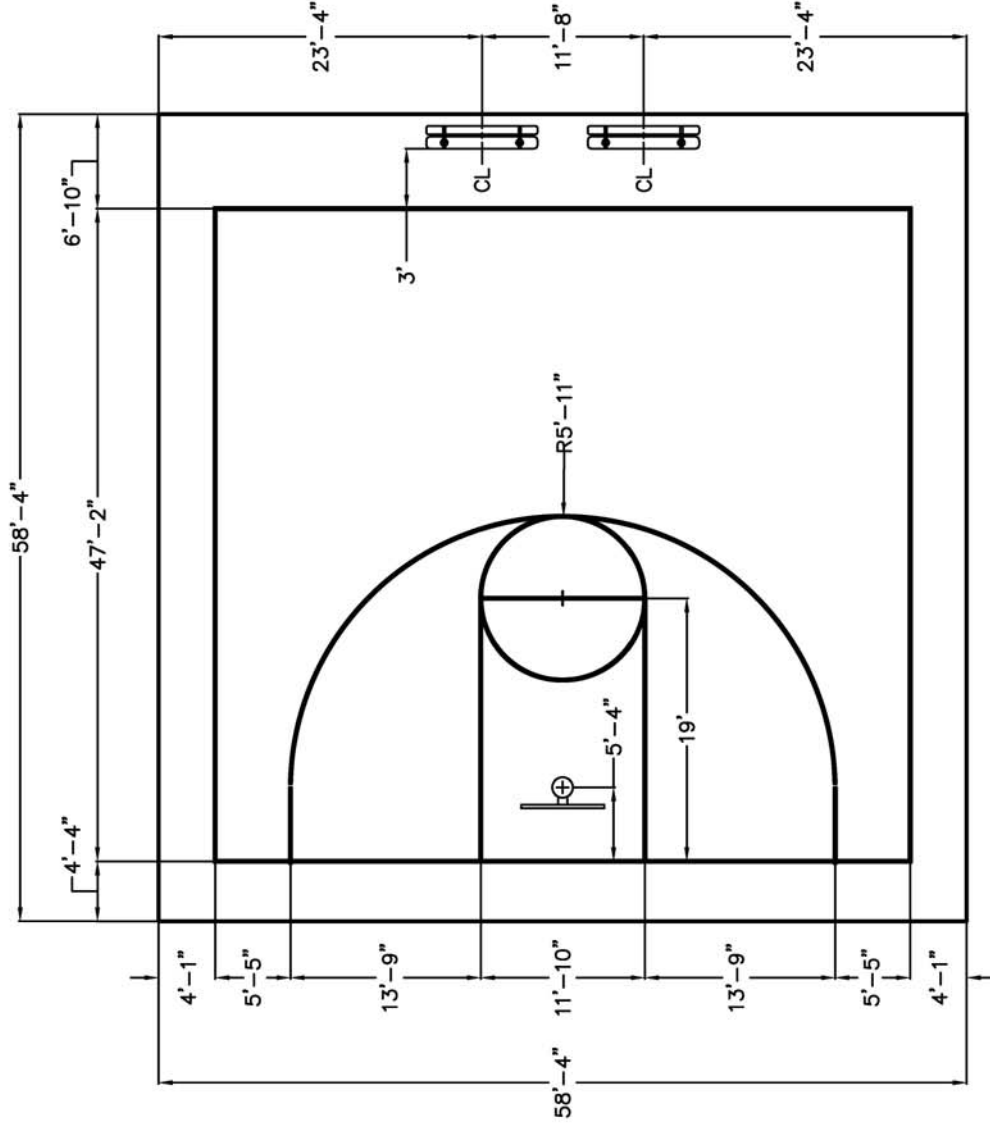
VOLLEYBALL COURT LAYOUT

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

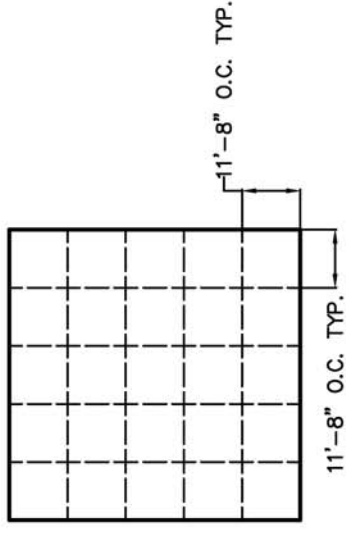
PK-54

NOTES

1. FINISH GRADE OF SAND SHALL BE FLUSH WITH FINISH GRADE OF ADJACENT AREA.
2. DO NOT INSTALL IRRIGATIONS HEADS IN SAND AREA.



LAYOUT



CONTROL JOINT LAYOUT

[Signature]

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PARKS, RECREATION, & LIBRARIES
DEPARTMENT

BASKETBALL HALF-COURT LAYOUT

NOTES

1. STRIPING WIDTH - 2"
2. STRIPING DIMENSIONS MEASURED FROM CENTER OF STRIPE.

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-55



Parks Design & Construction Standards

July 2019 Edition

316 Vernon Street, Suite 400
Roseville, California 95678
www.roseville.ca.us

In order to ensure the most up-to-date version, hard copies of the Buildings & Grounds Section is provided as a supplemental. In all cases, the Buildings & Grounds Section is considered a part of these Parks Construction Standards.





PREFACE

The purpose of these construction standards is to set a minimum standard to be applied to the design and construction of park and streetscape projects within the City of Roseville. These standards are intended to apply to City-generated projects as well as Developer-generated ("Turn-Key") projects. To maintain a standard level of consistency, these requirements shall be applied by all Consultants, Developers, and Contractors.

Standard Construction Practice methodology has been applied to the creation of these standards. It is difficult to anticipate all situations, which may require the use of these standards, therefore, modifications, on a case-by-case basis, may be necessary. Proposed changes shall be reviewed by the Parks, Recreation & Libraries department prior to any modifications. These standards are not intended to replace federal, state, or local codes.

This document is organized into six sections:

- ❑ The first section discusses design guidelines and expectations.
- ❑ The second section outlines construction document preparation, Developer responsibilities for "Turn-Key" projects and inspection requirements.
- ❑ The third section references the City of Roseville's General Conditions for Buildings and Grounds. (See supplemental)
- ❑ The fourth section includes the Park's standard for technical specifications, section numbers, and formatting. These specification sections make up the "backbone" of the specification package. Additional information and specifications sections will and should be added by the Consultant to ensure that all project parameters are included in the final package. The City of Roseville Department of Public Works Design and Construction Standards is referenced as it applies to the type of work required to be performed.
- ❑ The fifth section contains the standard forms that would apply to each construction project.
- ❑ Lastly, the sixth section contains the standard details typically used in a park project. These details are those that can and should be standardized. Additional details specific to the project are to be prepared by the Consultant and included in the contract documents.

The next update to these standards will be in July 2021.

PARKS CONSTRUCTION STANDARDS

Table of Contents

Section 1: Design Guidelines

City Department Key Contacts
Roseville Parks & Recreation Values
Section 1A : Design Preliminaries
Section 1B : Design Development

Section 2: Construction Documents

Construction Documents for Parks
Construction Documents for Streetscapes

Section 3: General Conditions for Building and Grounds

Refer to Supplemental Publication

Section 4: Technical Specifications

i: Table of Contents
Section 00 31 46: Permits
Section 01 10 00: Summary of Work
Section 01 57 23: Storm Water Pollution Control
Section 03 30 00: Site Concrete
Section 04 20 00: Unit Masonry
Section 05 12 00: Structural and Misc. Steel
Section 09 91 00: Painting and Finishes
Section 12 93 00: Site Furnishings
Section 26 00 00: Site Electrical
Section 31 10 00: Clearing and Grubbing
Section 31 20 00: Earthwork
Section 32 12 16: Asphalt Concrete Paving
Section 32 15 40: Decomposed Granite Paving
Section 32 31 13: Chain Link Fencing
Section 32 32 19: Modular Concrete Retaining Walls
Section 32 84 00: Irrigation System
Section 32 90 00: Planting
Section 33 00 00: Utilities

Section 5: Forms & Quality Expectations

Application and Certificate for Payment
Continuation Sheet
Request for Field Instruction
Change Order
Project Schedule Sample
Submittal Summary
Park Improvement Inspection Card
Streetscape Inspection Card
Irrigation Color Schematic Requirements
Water Audit (Process and Checklist)
Cue Cards and Expectation Tri-folds

Section 6: Details



Parks, Recreation & Libraries Department

Section 1: DESIGN GUIDELINES

City Departmental Key Contacts

Department	Phone Number (916)
Parks & Recreation, Park Development	772-PLAY (7529)
Development Services, Building Division (Structural)	774-5332
Electric	797-6937
Inspection Line (Structural, Plumbing & Electrical)	774-5332
Development Services, Engineering Division (Right-of-way Improvements & SWPPP)	746-1300
Environmental Utilities	774-5770
Planning	774-5276
Permit Center	Open to public: M-F 8 a.m. - 4 p.m. at 311 Vernon Street

Roseville Parks, Recreation & Libraries Values

Parks, Recreation & Libraries Mission

To enhance lives and the community by providing exceptional experiences.

Parks, Recreation & Libraries Vision

To be the leader in creating a healthy community through progressive, sustainable & memorable experiences.

Parks, Recreation & Libraries Values

- Fun & Celebration
- Innovation
- Learning
- Creativity
- Health & Wellness
- Community
- People
- Stewardship
- Safety
- Inclusion
- Diversity
- Collaboration

Values in Our Partners (Consultants, Contractors, Developers, Others)

- Responsiveness
- Creative and Innovative
- Team Work
- Fiscally Responsible
- Timeliness
- Human Design Bias
- Place-making orientation
- Learners-Teachers
- High Tech-High Touch
- Honesty and Ethics

The focus in all projects should be creating areas for social interaction for people oriented experiences/outcomes. Each space should offer, at minimum, an opportunity to learn and grow, interact and be social through a variety of positive active/programmed and passive/self-directed activities, which are aesthetically pleasing and are safe, clean and green.



Parks, Recreation & Libraries Department

**Section 1A:
DESIGN PRELIMINARIES**

Design Guidelines and Preferred Materials Checklist

These guidelines do not replace adopted Specific Plan Design Guidelines for landscape medians and street frontages. These Specific Plan Design Guidelines also contain conceptual guidance for improved park amenities. For all master plans, the proposed design shall include elements outlined in the adopted Specific Plan to the extent possible.

Grading

- ❑ Do not grade turfed slopes greater than 4:1 (25%) as it cannot be easily mowed. If possible, provide a 60" minimum flat bench at top of slope.
- ❑ Crown playing fields such as baseball, softball, and soccer, at a minimum of 1.5%, preferably 2%.
- ❑ Consider spectator areas when grading the play field sidelines. Provide adequate level areas for spectator seating.
- ❑ Provide for a not-to-exceed 2% cross slope on walkways, unless it can be demonstrated that compliance of the 2% cross slope negatively impacts the usability of the park.
- ❑ Longitudinal slopes on walks may vary when necessary given the site-specific terrain. Do not exceed 20:1 (5%) without providing handrails per the ADA regulations and the California Title 24 Building Code.
- ❑ Ensure compliance with Americans with Disabilities Act of 1990 (ADA), California Title 24 Building Code (Title 24) and minimize the need for handrails whenever possible.
- ❑ Hard court surfaces shall be graded at 1%.
- ❑ Obtain the current standard notes for grading from the Public Works Engineering Division. These can be found online.
- ❑ Comply with the City of Roseville Oak Tree Ordinance.
- ❑ Slopes greater than 3:1 are not permitted. If unavoidable circumstances arise during construction, a solution for future erosion of bark and soils must be provided for all slopes greater than 3:1. A drainage plan showing a constructed drainage solution must be provided. An example is to place drain inlets at point discharges and a swale two feet from back of walk. Approval of the proposed drainage solution must be obtained from the Parks and Recreation Department prior to installation.

Drainage

- ❑ Confirm and indicate depth of storm drain stub.
- ❑ Locate all clean-outs **OUTSIDE** of the play area, within planting or turf.
- ❑ Provide a combination system using a main drain inlet and a perforated pipe (in a drain rock filled trench) drainage system to capture long runs or isolated areas within the play area. Slope subgrade to drain inlets.
- ❑ Do not locate drains within or immediately adjacent to a play field.
- ❑ Do not use drop inlets smaller than sixteen inches (16") square or diameter for landscape areas and twenty-four inches (24") minimum for all other areas. Drop inlets shall be concrete.
- ❑ Refer to Parks Standard Construction Details and Public Works Design and Construction Standards. Ensure the plan reference is to the most recent edition.
- ❑ For swales in planted or turf areas, ensure a minimum slope of 2%. Avoid swales in turf whenever possible.
- ❑ Do not sheet drain from planted or landscape areas across hardscape.

- ❑ Manholes shall be 48" square (minimum) and per the Public Works Design and Construction Standards.
- ❑ For storm drain stubs to future phases of work, cap or install a riser above the silt line.
- ❑ Do not place drains within the Oak tree canopy.

Chain Link Fencing

- ❑ Where fencing is related to a specific facility, i.e. tennis courts, etc., install black vinyl coated fabric, posts and fittings, whenever budget allows.

Site Furniture

- ❑ Do not specify wood furniture.
- ❑ Use only in-ground mounted site furniture, except drinking fountains
- ❑ All site features, including planter and sound walls shall be sealed with two coats of anti-graffiti sealant in compliance with the Public Works Design and Construction Standards. Site furniture, i.e. benches, picnic tables, etc. shall be coated with anti-graffiti finishes.
- ❑ Planters, seat walls and retaining walls shall be designed to prevent skateboarding. This shall be an integral part of the overall design. Third party "add-ons" shall be prohibited.
- ❑ Colors "to be selected by the City". Select furniture that provides compatible colors with the play components.
- ❑ Provide a two-foot (2') clearance between hardscape edges and site furnishings.
- ❑ Provide a minimum four-foot (4') clearance between picnic tables or other obstructions on a minimum of one side for each table.

Preferred Materials List

(While materials and equipment are listed as preferred, it shall be understood to include "or accepted equal" as stipulated in the standard specifications.)

Description	Model #	Manufacturer	Distributor	Comments
Backstops (Permanent)				Shall be per PK-45 or PK-46 and PK-50
Backstops (Portable)	1204-12	Patterson Williams	Miracle Play Group (916) 317-0545	or accepted equal.
Ball Field Mix	60/40 red lava and clay loam		Valley Rock 916-652-7209	or accepted equal.
Barbecue Pits	#200-X	Iron Mountain Forge	All About Play (800) 788-8855	Heavy duty, black or accepted equal.
Basketball Courts				Concrete with fiber mesh, except with prior approval.
Basketball Goals	1513-26-44 #29 backboard perimeter	Patterson Williams	Miracle Play Group (916) 317-0545	6' offset, #44 net and goal, #26 1/4" rectangular heavy- duty solid steel, powder- coated backboard with #29 perimeter, lifetime warranty. Dual post
		Tomark Sports	(800) 959-1844	
	TF7174 (rim) PP10172 (net) TFS172 (backboard) TF7175 (stand)	Wausau Tile	(800) 231-4836	6' offset, heavy-duty chain net, aluminum rectangular powder-coated backboard. Single pre-cast concrete post.
				or accepted equal.
Benches	'SG' Series Signature Series	Wabash Valley	Miracle Play Group (916) 317-0545	Expanded metal, PVC coated, in-ground mount or accepted equal.
Bike Racks	WBR-700	L.A. Steelcraft Products	Ross Recreation (916) 985-6349	7' loop (ribbon-style), 2- 3/8" O.D Powder coated
	709	Miracle	Dale Green & Associates (916) 672-0112	Loop style, powder coated or accepted equal.
Bollard				shall be per detail PK-39.
Chain Link Fencing	Standard 9 gauge fabric	Per Standard detail PK-40		At play courts, all parts (i.e. posts, fabric, fittings) black vinyl coated, unless otherwise accepted.

Preferred Materials List

(While materials and equipment are listed as preferred, it shall be understood to include "or accepted equal" as stipulated in the standard specifications.)

Description	Model #	Manufacturer	Distributor	Comments
Booster Pump		Custom Pump		Sizes required by irrigation system or accepted equal.
Water Feature Controller		Water Odyssey		Sizes required by water play features or accepted equal.
Drinking Fountains	440	Most Dependable Fountains	(800) 821-9838	Dual bowl with jug filler & stainless steel carrier surface option and black powder coated finish. Jug fillers to be added only at field complexes with 2 or more fields. All drinking fountains to connect to sanitary sewer lines where feasible
Light Pole	RT34-14 DE BLK TXT 30-30	Whatley		14' nominal mounting height, round tapered, direct burial pole. Finish: Black (This item is available at Central Stores.)
Lights (Security/ Pathway)				Whenever possible, match existing streetlights and use an LED fixture
Lights (Parking lot)		Verify fixture style with Project Manager		150 W HPS. 20' straight steel pole. Finish: Black
Park Identification Sign	City Standard PK-28	Quick Crete Products Norco, CA	(916) 447-8644	Concrete
		Outdoor Creations Inc.	(530) 365-6106	
Park Namesake Bio Sign		KVO Industries, Inc.	(707) 573-6868	Information provided by City.
Playground Rules Sign	City Standard PK - 24	Gopher Sign Company	(651) 698-5095	Or accepted equal

Preferred Materials List

(While materials and equipment are listed as preferred, it shall be understood to include "or accepted equal" as stipulated in the standard specifications.)

Description	Model #	Manufacturer	Distributor	Comments
Picnic Tables	'SG' series	Wabash Valley	Miracle Play Group (916) 317-0545	Expanded metal, PVC-coated, in-ground mount. Select 6' long tables with double legs and cross braces. Specified tables shall not have umbrella holes.
Garbage Cans	Urbanscape "FG Style"	Wabash Valley	Miracle Play Group (916) 317-0545	Specify solid dome top, 32 gallon size with receptacle, surface mounted
Tennis Court Posts/Net	2205	Patterson Williams	Miracle Play Group (916) 317-0545	3" sq. posts, black vinyl coated, removable brass tension handle. Heavy duty net or accepted equal.
Volleyball Posts	2219-20	Patterson Williams	Miracle Play Group (916) 317-0545	4" O.D. posts, 11'-6" long w/fixed eyelets, self-securing rope clamp, 4" stainless steel cable option or accepted equal.
Volleyball Net	PBN4		Volleyballusa.com	
Volleyball Sand	Mortar Sand	Hasties Capitol Sand & Gravel	(916) 989-4600	
Softball Bases and Pitching Rubber	10355	Enduro Bury-In Home Plate	Tomark Sports (800) 959-1844	1/field
	10390	Step-Down Pitching Rubber		2/field
	10053 and 10050	Saf-T-Slider Base with Double First Base		1 set/field
	10225	Anchor Ground Stakes		8 total/field

Play Areas

- ❑ Provide a minimum of three inches (3”) between the finish surface of engineered wood fiber or sand and the top of curb/wall/or other. Ensure the 3” is at compaction/settling.
- ❑ Include as a part of the design “Age Appropriate” stickers visibly displayed on the equipment indicating the age range of the user in which the designed play structure is intended.
- ❑ Include as a part of the design the location of a “Playground Rules” sign indicating expectations for playground behavior and supervision. See standard details for sign design.
- ❑ Provide for an accessible path of travel to every major play component (the transfer deck of an active play structure and one belt swing), i.e. poured-in-place rubber surfacing per ASTM requirements. The path of travel must be constructed on non-friable materials.
- ❑ Orient the transfer deck to relate directly to the play area entry. Provide an access ramp in compliance with the latest ADA regulations, Consumer Product Safety Commission (CPSC) Guidelines, and American Standards, Testing and Materials (ASTM). Comply with all applicable laws.
- ❑ Separate the swing area from the active play area to avoid conflicts in play circulation. Separation should be physical.
- ❑ Provide an eight foot (8’) distance use zone between the play component and the play area containment edge.
- ❑ Do not overlap use zones, unless accepted in applicable regulations/codes. Use zones shall remain in compliance with accepted standards and requirements.
- ❑ Do not include “Super Scoops” or similar type sand scoop play components.
- ❑ Do not include rubber tile in the play design.
- ❑ Site play area for safe play and easy viewing from the street or parking lot.
- ❑ Sand for play areas shall be mortar sand as produced by Hasties Sand & Gravel, Roseville, California or equal.
- ❑ Colors of the play components “to be selected by the City”.

Irrigation

- ❑ Confirm and indicate depth of water stubs.
- ❑ Recycled Water Systems: See City Environmental Utilities Department (EU).
- ❑ **Irrigation Pressure Calculations and Watering Schedules**
 - Pressure loss calculations must consider utilizing a minimum of two and up to 4 valves concurrently equaling the largest system demand.
 - Pressure loss calculations must consider the longest run and the largest demand based on gallons per minute.
 - Pressure loss calculations shall consider static water pressure at build-out.
 - Watering schedules should consider a finite watering of nine hours per day. The maintenance watering schedule should ensure that the entire system associated with each controller shall meet the nine hour window per day. Watering various areas within a system for seven days a week does not meet the nine hour per watering day criteria.
 - The goal of the irrigation system is to provide maximum flexibility to the system in cases where pressure losses are greater than originally estimated, new valves

must be added to the system or other long term needs to ensure a healthy, thriving landscaped/turf area.

- ❑ Contact EU for selected/accepted backflow prevention device and/or refer to the Development Services Design and Construction Standards.
- ❑ Comply to extent reasonable with the City's water conservation ordinance.
- ❑ Meter
 - The meter shall be a part of the construction contract. Meters must be purchased through the City (EU).
 - The water connection (if not previously provided) shall be provided by EU. Fees for such connection shall be waived. The actual water tap shall be performed by the City (EU). Costs for installation shall be part of the contract.
- ❑ Backflow Preventers (BFP)
 - The BFP can be installed by the contractor OR by the City. All costs of installation (no matter method) is the responsibility of the contractor.
 - Size BFP the same size as the meter.
 - Type shall be accepted by EU.
 - Provide a lockable and removable insulation cover.
- ❑ Master Valve
 - For systems with one master valve, use a normally open master valve.
 - For systems with two master valves, the smaller master valve shall be normally open and the larger master valve shall be normally closed.
 - Install master valve in valve box below grade.
- ❑ Flow Meters
 - Install flow meter that can capture maximum flow and minimum flow for the system. If needed, install two flow meters - one flow meter to capture minimum flow and one meter to capture maximum flow.
 - Refer to Calsense design guidelines for proper sizing. Use Calsense "Recommend Range".
- ❑ Controller
 - Install one antenna for every controller.
 - Controllers for irrigation shall be Calsense and wired one (1) valve per output. Communications shall be via radio.
- ❑ Piping
 - Locate mainline as close to hardscape edges as possible.
 - Do not pipe full and part or quarter turf rotor heads on the same valve.
 - Sleeve all wiring and waterlines under paving and supply a spare sleeve, same size as largest, capped at both ends under roadways. Mark sleeves with ball markers.
 - Pipe sprinkler heads following grade contours.
- ❑ Automatic Control Valves
 - The total number of turf heads per valve and GPM flow rate shall not exceed 75% maximum flow rate of the backflow as measured on the downstream side of the backflow.
 - All valves shall be Rainbird with ball valves on the inlet side or approved equal.
 - Zones (Valves) GPM should be matched so that when (the maximum number of) combined (largest valves) in a single program line they will operate close to

- or equal to the POC (mainline size) assigned maximum GPM. Combine 2 or more turf valves not to exceed MAX POC.
- Reclaimed Valves to be PEB – no scrubber valves.
- Water Window: 9 p.m. to 6 a.m. for reclaimed water. (9 hours)
- Water Window: 9 p.m. to 6 a.m. for potable water. (9 hours)
- Water Window: Sports Complex with Lights 11 p.m. to 6 a.m. (7 hours)
- When using turf block or cells, design irrigation within these areas to be separate from adjacent areas for ease of operations.
- Sprinkler Heads
 - When recycled water is used, avoid direct spray onto picnic tables & drinking fountains.
 - Discuss head layout concepts with Project Manager prior to design. Multi-head (rotor) layouts in turf for long turf growth are discouraged.
 - Heads shall be spaced to achieve maximum Distribution Uniformity (DU) and designed to the middle nozzle or middle of nozzle range to allow for maximum adjustability.
 - For turf areas wider than 20 feet:
 - use Rainbird, 8000 or 5500 series
 - use stainless steel riser
 - use risers 5" or taller.
 - use pressure regulators in heads
 - For turf areas less than 20 feet wide:
 - use Rainbird R-VAN nozzles
 - use Rainbird 1800 P45 or Hunter PROS-PRS40 series body
 - use 6" pop-up height
 - use pressure regulators in heads
 - use built-in check valve where needed to prevent low head drainage.
- Spray heads and bubblers for planted areas:
 - In areas where width is 8' or greater:
 - use Rainbird R-VAN nozzles
 - use Rainbird 1800 P45 or Hunter PROS-PRS40 series body
 - use reclaimed body cap when needed (-R)
 - use matched precipitation rates
 - use pressure regulators in heads
 - use built-in check valve where needed to prevent low head drainage.
 - use 12" minimum offset from hardscape where prevention of overspray and run-off is required.
 - Do not use head spacing greater than 20' in planted areas.
 - In areas where width is < 8':
 - use flood bubblers, stream bubblers, or other micro-emission devices
 - use Rainbird 1800 PRS series body
 - use check valve (SAM) when slopes are greater than 3%
 - use reclaimed body cap when needed
 - use pressure regulators in heads

- o use of drip may be considered on narrow, sloped planters where no other technology is feasible, and will be reviewed on a case-by-case basis.
- Design systems with deep water bubblers to trees in turf or planters for 24: boxed specimen or larger.
- Design irrigation zones large enough to see flow on controller independently. This may require a by-pass manifold with two flow sensors.
- Provide quick couplers at 100' on center and at drinking fountain and picnic area locations.
- Sewer
 - Indicate sewer stub, depth of stub and proposed pipe routing.
 - If phased, indicate future manholes.
- Other
 - Comply with the City and State Water Conservation Ordinance.
 - Provide a complete water table outlining water needs per valve by month for a twelve-month period. The water table shall be included in the project manual as a part of the specifications (appendix) or on the plans.
 - Provide a complete watering schedule per valve. The watering schedule shall be included in the project manual as a part of the specifications (appendix) or on the plans with expected precipitation rates per valve. The schedule shall list the area (in sq ft) that is irrigated by that valve.
 - All Consultants shall utilize the attached irrigation legend shown in Section 1B for standardization of symbols for commonly used equipment.
 - Install a manual bypass for all quick coupler valves.
 - Do not irrigate within the tree canopy of existing Oak.
 - Points of connection, valves, gate valves, meters, and backflows shall be line size unless specifically approved by the Parks Department.
 - All swing joint components shall be the same size as the inlet of the sprinkler head to be connected.
 - Install a mow band to separate City maintained landscape areas from private maintained landscape areas for streetscapes.
 - Install a mow band to separate irrigation systems that use potable water from irrigation systems that use recycled water for streetscapes.
 - Install a mow band to delineate the end of a recycled mainline and the start of a different recycled mainline for streetscapes.
 - Recycled water signs shall be at park entrances only.
 - No planter area shall be less than 4' wide at its minimum width.
- Baseball/softball infield irrigation: (See PK-51 and PK-52)
 - Install a minimum of five (5) rotors on all infields; refer to PK-51 and PK-52. Use Rainbird 8000 heads. Set heads a minimum of four inches (4") and a maximum of six inches (6") into the turf from the infield edge.
 - Set infield rotors a minimum of four inches (4") and a maximum of six inches (6") away from backboards or hardscape.
 - Install a brass manual irrigation valve to turn on the infield line.

Landscape Standards

- ❑ It should be noted that each specific plan area was carefully planned to create a unique aesthetic using plant material as a key component to achieve the aesthetic goals of the area. Selected plant material should consider the original goals outlined in the design guidelines specific to each plan area.
- ❑ Overall Landscape Concepts must:
 - Meet Water Efficient Landscape Ordinance (WELO) goals for water conservation,
 - Ensure diversity in trees, shrubs and groundcovers.
 - Include a mix of seasonal color/flowers (no annuals);
 - Consider location for height of plants at maturity
 - Against buildings/walls: taller plants against wall with layers of descending heights toward the front of planter with groundcover or sub shrubs in front 6" or lower at maturity;
 - In the open (planters with sidewalks on both sides, pathway one side/turf on other, streetscape medians, etc.): taller plants in the center with descending mature heights toward both edges and groundcover or sub shrubs at outer edges (6" or lower);
 - On berms taller than 2' from finish grade: sub shrubs or groundcover (6" or lower) only (total height with plantings at maturity to be 30" or less unless berm is existing);
 - Avoid use of woody stemmed shrubs;
 - Consider walk-on turf alternatives (low groundcover-types);
 - Use perennials to add color, but ensure evergreen are dominant in the planters.
 - Evergreens to provide mix of texture, leaf color and proven longevity;
 - Focus on water conserving plants and not natives, succulents or water thirsty plants;
 - Use multiple types of trees, shrubs and groundcovers (avoid designs that utilize only one tree, one shrub and one groundcover species);
 - Review and contrast specific plan design guidelines with plant material noted in the Parks Construction Standards and current master gardeners/national nursery associations' plant cultivation advances

Landscaping for Parks

- ❑ Designs of parks and streetscapes shall maximize use of water-wise plants to the extent possible. Turf shall be designed for functional use for recreational purposes. Eliminate all non-functional turf.
- ❑ Where space allows, provide tree groupings in groves rather than in singles or rows in equal intervals, unless the design dictates the need.
- ❑ Provide a ten-foot (10') clearance between the tree trunk and the edge of hardscape, locate trees in center of planted areas and not in a straight row.
- ❑ Provide an eight-foot (8') minimum clearance between trees and other site improvements, including shrubs.

- ❑ Provide an entry planted (non turf) area to locate the park identification sign. Provide three to five (3-5) specialty roses to accent the sign. See City Project Manager for specific type.
- ❑ Refer to the list provided for preferred trees. Selected trees shall fulfill the following criteria:
 - For all areas with drains, do not plant trees within 12' of the drain, whenever possible.
 - Be appropriate to the site specific environment;
 - Tolerates heavy soil conditions;
 - Tolerates freeze;
 - Is considered disease and pest resistant;
 - Is known to have a deep rooting system (not shallow rooted) and
 - Tolerates heat (is not susceptible to sunburn).
 - Tree species, which are known for shallow root systems may be considered acceptable if located within a planted area and/or planted with root barrier panels.
 - When providing tree cut outs within hardscape, provide a five-foot (5') diameter round or square cut out. When budgets allow, include tree grates.
 - Planting sizes shall be:
 - o 15 gallon for trees
 - o 5 gallon for shrubs
 - o 1 gallon for vines, selected shrubs and groundcovers
 - o Flats for groundcovers.
 - o *Size variations to be accepted by the City.*
 - Medium to large trees shall be spaced no closer than 25' on center.
 - Trees shall be planted no closer than 15' to any light fixture or structure.
 - Landscape plans shall draw all plantings, including trees at the mature widths.
 - Plants shall be located away from edge of pavement equal to the radius of the shrub at maturity, plus one foot. (E.g., a shrub that will grow to a 4' width at maturity shall be placed no closer than 3' from edge of pavement.)
- ❑ Berms shall not exceed 30" in height. This shall include plant material at maturity.
- ❑ Obtain a soils fertility test and report and include amendment recommendations as a part of improvement plans/construction documents.
- ❑ For trees located within open space or natural areas, install drain tiles within the plant basin.

Landscaping for Streetscape

- ❑ Grading & Drainage
 - Berms shall not exceed 30" in height. This shall include plant material at maturity.
 - Slopes greater than 3:1 are not permitted. If unavoidable circumstances arise during construction, a solution for future erosion of bank and soils must be provided for all slopes greater than 3:1. A drainage plan showing a constructed drainage solution must be provided. Approval of the proposed drainage solution must be obtained from the Parks and Recreation Department prior to installation.

- Streetscapes shall not solely rely on surface drainage to address run-off issues. Hard pipe or other designed drainage systems shall be included in all design solutions.
- Run-off shall be collected and satisfactorily addressed in order to avoid excessive water on sidewalks and/or bike trails.
- Landscaping
 - Tree and plant selection shall be consistent with the specific plan design guidelines AND these Parks Construction Standards.
 - In addition to the original goals of the specific plan, consideration related to major arterials and collector streets that cross specific plan areas or that stretches for long lengths should consider continuity of the plantings. This can be achieved in many ways:
 - Consistent street tree choices;
 - Groupings of a common tree species throughout the length of the road;
 - Use of a common shrubs and groundcover in groupings;
 - Specialty paving in the noses and crossings that convey continuity.
 - All landscape plans shall show sight distance triangles (to be confirmed by the project engineer), signs, streets lights, utility boxes, fire hydrants and any other appurtenances that will affect landscape and irrigation installation.
 - Plantings within the sight distance triangles shall be no taller than 12" at mature height.
 - For unsignalized left turn lanes, landscaping shall be no taller than 12" at mature height for a distance of 175' as measured from the nose of the median.
 - Trees in medians to be in two rows and offset to avoid a visual "picket fence" effect.
 - Obtain a soils fertility test and report and include as a part of improvement plans/construction documents.
 - A soils fertility test shall be obtained by the contractor and submitted for review prior to adding soil amendments. The soils fertility test shall include recommendations for amendments.
- Irrigation
 - A master irrigation plan shall be developed, submitted and approved with the first phase of sub-phase of a development plan set.
 - The master irrigation plan shall show mainlines and sizes (gallons per minute and pressure), separate point of connections and sizes for each sub-phase, controller sizes, sleeves sizes and locations and valve sizes and locations.
 - Once approved, the master irrigation plan shall be included with each subsequent phase of sub-phased improvement plans.
 - Also, approved sleeve locations shall be reflected on the civil plans.
 - All plans must include a separation of City maintained irrigation and privately maintained irrigation for all irrigation areas shown on the plans. Separation of services includes but is not limited to the following: water meter, backflows, main line, lateral lines, valves, sprinkler layout, drip lines and all other irrigation related items.

- City maintained irrigation lines, including the main line must not be constructed in privately maintained landscape areas or private property. The separation of City maintained irrigation and privately maintained irrigation must be easily identified on the plans to receive plan approval.
- If the plans do not contain any City maintained irrigation a note stating this must be shown on each sheet containing irrigation plans.
- Comply to extent reasonable with the City's water conservation ordinance.
- All equipment and components of the irrigation system shall be consistent to these Parks Construction Standards. No substitutions are allowed, unless specifically approved.
- Points of connection, valves, gate valves, meters, and backflows shall be line size unless specifically approved by the Parks Department.
- For streetscapes, booster pumps are not considered a solution to address low pressure concerns and shall not be used.
- All swing joint components shall be the same size as the inlet of the sprinkler head to be connected.
- Master valve shall be Superior.
- Place mainline in parkway strip if planter is 10' or wider. Otherwise, place mainline in 2' bench at back of walk.
- Parkway strips under 8' width may use Rainbird R-Van side strip and corner strip nozzles, as appropriate.
- Areas where width is 4' – 6' (such as tapered noses of medians) should remain unirrigated and unplanted, mulched only. Under 4' should be paved.
- On-Site Amenities
 - Entry monuments and signs shall be designed to include monolithic signage or lettering that is connected as one component. Single lettering is prohibited. All signs and lettering shall be bolted in place and must be flush against surface. Use of epoxy only is prohibited.
 - All plans must include a physical separation, such as a concrete mow band between City maintained landscape and privately maintained landscape. The separation of City maintained landscape and privately maintained landscape must be easily identified on the plans to receive plan approval. If the plans do not contain any City maintained landscape areas a note stating this must be shown on each sheet containing landscape plans.
 - Selected stone veneer or stonework shall be available on a long-term basis to ensure future repair work will provide consistency in aesthetics. All veneer shall be grouted in place.
 - Accent lighting shall be above-ground, up-light fixtures, or set in the entry walls. Use LED bulbs. All fixtures shall be readily available, with a realistic lead-time for replacement orders. No fixture shall be placed in turf areas.
 - Planters and seat walls 4' high and lower with adjacent pavement or hardscape shall be designed to include skate deterrents as an integral part of the wall cap design. Third party add-on products such as "Skate Block" are prohibited.

Flatwork

- ❑ Concrete
 - Standard walkway finish shall be medium broom finish, unless identified as a special paving area.
 - Provide at least one path of travel to all major amenities within the park design where the concrete pathway is at least ten feet (10') wide for use by service vehicles. All curves within this route shall contain curves no smaller than ten feet (10') in radius.
 - Concrete mow bands, and concrete collars around light fixtures in turf areas shall be per details PK-27 and PK-29, unless otherwise accepted.
 - Concrete pads for light fixtures, benches, picnic tables or other site furnishings shall use 45-degree (or similar) angles rather than 90-degree angles.
 - Concrete pathways and other standard flatwork applications, shall be installed with fiber mesh at a (concrete section) depth of five inches (5"). Do not include welded wire mesh or rebar, unless otherwise accepted.
 - Install barbeques within decomposed granite. Barbeques shall not be installed within plantings areas or within the concrete picnic pad.
 - Color shall be integral.
- ❑ Asphalt Concrete Bike Paths and Miscellaneous Pads
 - Bike paths shall be a minimum of ten-feet (10') wide with a two-foot (2') wide AB shoulder on one side and a two-foot (2') wide decomposed granite shoulder on the other side of the path (for joggers/pedestrians) as shown in Parks Construction detail PK-43. See Public Works' Construction Standards for additional design criteria.
 - Bike path access shall be protected from private vehicle traffic through the use of collapsible bollards, stationary bollards, boulders and post and cable fencing.
 - Bike paths that serve as fire access lanes to wild land environments must have a minimum turning radius of twenty-two feet (22') inside diameter and thirty-two feet (32') outside diameter. The bike path shall be capable of supporting a minimum GVW of 30,000 pounds.
 - Other AC paving (including parking lots) shall be per Public Works' Construction Standards.
 - Include a redwood header on the outside edges of the DG shoulder when located within a developed park.
 - For additional bike trail construction requirements, see Public Works Design and Construction Standards.
- ❑ Decomposed Granite (DG) Paving
 - Do not install DG in areas, which exceed a longitudinal slope greater than 3%.
 - Provide a cross slope not-to-exceed 2%.
 - Install per detail PK-33.
- ❑ Header
 - Install per PK-25.
 - Install at both edges of AC or DG pathways within developed park boundaries. Required edging on open space trails shall be determined on a case-by-case basis.

Post & Cable Fencing

- ❑ Install per PK-41.
- ❑ Fire access points through the post and cable assembly shall be provided at a maximum interval of 750 feet. The cable crossing the fire access point shall be yellow, plastic coated cable in order to delineate the access points. The ends of the access point cable shall be secured to the posts in a similar fashion as the terminal post anchor, with the exception of adding a City of Roseville padlock connecting each end of the cable to the eyebolt.

Restrooms and Outdoor Sinks

- ❑ Do not specify porcelain fixtures.
- ❑ Use heavy-duty fixtures only, i.e. Chicago or accepted equal.
- ❑ Use polished concrete (flooring) sealed with two (2) coats of anti-graffiti stain.
- ❑ Do not use tile or brick (on outdoor sinks).
- ❑ Install at least one (1) outdoor GFI quadruple outlet with a heavy-duty, weather-resistant, vandal-proof, lockable cover.
- ❑ See the City Parks standard restroom plans. Contact the Project Manager to obtain information.
- ❑ Sewer connections shall be installed similarly to that described for the water connection and per EU approval. See page 6 of this Section under "Irrigation Meter".
- ❑ Do not use dead-bolt locks. Use a latch/lock handle.
- ❑ Use unisex signage.
- ❑ Lights shall be "LED high abuse security light similar to "Utilitech" 26-W model # 0208819 or approved equal. Timers shall be "Leviton" digital timer switch # VPT24-1P or approved equal.
- ❑ Restroom locks shall be "Schlage" dorm locks #ND73PD RHO626 or approved equal.
- ❑ Doors to be keyed to City Standard

Pre-Fabricated and/or Proprietary Structures

- ❑ Consult with the Building Department for requirements for structural calculations. Some items may be accepted as a deferred submittal. Determination shall be included in the Design Development submittal to the City.
- ❑ Include a note on the plans, if deferred items are a part of the project, "No additional time will be granted to the Contractor for Building review and approval of deferred item(s)."
- ❑ Bridges that serve as fire access lanes to wild land environments shall be constructed to allow for twelve feet (12') clear width, capable of supporting a minimum GVW of 30,000 pounds and shall allow a straight-line approach of a minimum of thirty-five feet (35').
- ❑ Submit structural calculations wet signed by a California licensed structural engineer.
- ❑ Submit shop drawings as a part of the construction submittal process.

Site Electrical

- ❑ Provide two separate circuits for pathway/security lighting throughout the park per the Parks Construction Standards.
- ❑ Security lighting shall be 25% of all fixtures, to be finalized upon design.
- ❑ Locate an outdoor GFI dual outlet, weatherproof, vandal-resistant cover in all group picnic areas mounting shall be mounted flush at top of post near roof.
- ❑ Metered service panels and service points shall be approved by the Electric Department. Where questions arise regarding acceptable standards, contact the Electric Department directly.
- ❑ Playing field lights shall be operated by a Musco control link system or accepted equal.
- ❑ Restrooms shall be on a separate circuit.
- ❑ Outlets flushed with wall.

Lighting for Security Purposes

- ❑ Coverage is for potential gathering places when the park is closed for ease of police surveillance.

Upon Approval of Master Plan

- ❑ Upon completion and prior to Parks & Recreation Commission hearing and City Council approval of the Master Plan, provide:
 - a full size rendering laminated and mounted on foam core board;
 - a digital file of the color rendering, jpg & pdf formats.
 - an 8-1/2"x11" color reduction (largest image possible),
 - an 8-1/2"x11" black and white reduction (largest image possible), and
 - an Estimate of Probable Costs.

Neighborhood and Pocket Park Design Criteria

Design

- ❑ Each park is to create a different look, theme or contain an element not already used in other City of Roseville parks.
- ❑ Comply with the current Parks Construction Standards.
- ❑ Elements to include, but not limited to:
 - Usable/turf for purposes of recreation
 - Maximize water-wise landscape areas where non-functional turf have traditionally been placed.
 - Design for one hour stay
 - One school-aged children's play area
 - One to two bay swings (2 – 4 actual swings)
 - Four and up picnic tables under a shaded shelter
 - Two – three picnic tables scattered within the park
 - Benches
 - Concrete pathways
 - Service access for maintenance to the picnic and play area
 - ADA accessibility through-out

- One – two security lights
- One drinking fountain
- One park identification sign

Open Space Standards

- ❑ Provide a 10' clearance between toe of slopes and open space fencing/barriers for maintenance access
- ❑ Provide a master access plan for open space within a plan area to strategically identify access points for maintenance access into the open space
- ❑ All wetlands shall be flagged and fenced using orange construction fencing prior to start of any clearing and grading operations
- ❑ Slopes onto the open space shall be 3:1 maximum
- ❑ For landscapes adjacent to open space, use only native, non-invasive plantings
- ❑ Irrigation in landscaped areas adjacent to open space shall be designed to avoid all over-spray
- ❑ Over-grading onto Open Space shall be avoided
- ❑ Increased run-off due to new development on adjacent property shall be avoided or shall be collected into a piped storm drain system and conveyed to an acceptable receiving water. Daylighting onto Open Space is prohibited.



Parks, Recreation & Libraries Department

**Section 1B:
DESIGN DEVELOPMENT**

Preferred Tree List

The following list includes the Department's preferred tree species. Additional species may be suggested by the Consultant, which will be considered during the 75% construction document submittal phase of work.

Planting sizes to be 15 gallon. Variations in size shall be approved by the City.

Botanical Name	Common Name	Deciduous (D), Evergreen (E)	Turf (T), Non-Turf (N), Accent (A), Wet (W)
Large Trees	(Height/Spread: 35' and up)		
Acer rubrum	Red Maple	D	T, N, W
Acer macrophyllum	Big Leaf Maple	D	T, N, W
Acer negundo	Box Elder	D	W
Fraxinus ornus	Flowering Ash	D	T, N
Fraxinus raywoodii	Raywood Ash	D	T, N
Magnolia grandiflora	Southern Magnolia	E	N
Platanus acerfolia "Bloodgood"	London Plane Tree	D	T, N, W
Platanus racemosa	California Sycamore	D	T, N, W
Quercus castaneaefolia	Chestnut Leaf Oak	D	T, N
Quercus douglasii	Blue Oak	D	N
Quercus lobata	Valley Oak	D	N
Quercus phellos	Willow Oak	D	N
Quercus virginiana	Southern Live Oak	E	N
Quercus wislizenii	Interior Live Oak	E	N
Pistacia chinensis	Chinese Pistache	D	T, N
Sequoia sempervirens	Coast Live Redwood	E	T, N
Ulmus 'Accolade'	Accolade Elm	D	T, N
Ulmus 'Emerald Sunshine'	Emerald Sunshine Elm	D	T, N
Umbellularia californica	California Bay	E	T, N

Botanical Name	Common Name	Deciduous (D), Evergreen (E)	Turf (T), Non-Turf (N), Accent (A), Wet (W)
Medium Trees	(Height/Spread: 20'-35')		
Acer buergerianum	Trident Maple	D	T, N
Geijera parvifolia	Austrian Willow	E	N
Gleditsia triacanthos 'Sunburst'	Honey Locust	D	T, N, W
Koelreuteria paniculata	Golden Rain Tree	D	T, N, A
Laurus nobililis	Grecian Laurel	D	N
Malus floribunda	Japanese Flowering Crabapple	D	T, N, A
Nyssa sylvatica	Tupelo Tree	D	T, N
Schinus molle	California Pepper Tree	E	N
Sophora japonica	Japanese Pagoda	D	T, N
Small Trees	(Height/Spread: 15' - 20')		
Acer palmatum	Japanese Maple	D	N, A
Cercis canadensis	Eastern Redbud	D	N, A
Cercis occidentalis	Western Redbud	D	N, A
Lagerstroemia indica	Crepe Myrtle	D	N, A
Magnolia x soulangeana	Saucer Magnolia	D	N, A
Magnolia stellata	Star Magnolia	D	N, A
Melaleuca nesophila	Pink Melaleuca	E	N, A
Rhus lancea	African Sumac	E	N, A

See following pages for additional tree species options. To the extent possible, tree selections in Streetscapes shall be consistent with the design guidelines in the specific plan.

2019 City of Roseville RECOMMENDED TREE LIST

Common Name	Botanical Name	Water requirements	Distance Between Trees*	Mature Tree Shape	Av Mature Canopy Size (Diameter)	Mature Tree Height (max.)
Trees for 3' Wide Parkway / Planter or Larger				*To calculate the planting distance between 2 different tree spacings, add the distances of the 2 species and divide by 2		
Amur Maple	<i>Acer tataricum ginnala</i>	<i>moist to dry</i>	15'	Rounded	15-20'	20'
Strawberry Tree	<i>Arbutus unedo</i>	<i>moist to dry</i>	12'	Oval to rounded	8-35'	8-35'
Western Redbud	<i>Cercis occidentalis</i>	<i>moist to dry</i> <i>drought tolerant</i>	10'	Rounded	10-18'	10-18'
Chinese Fringe Tree	<i>Chionanthus retusus</i>	<i>moist soil</i>	12'	Rounded	20-25'	20-25'
Chinese Fringe Tree 'Tokyo Tower'	<i>Chionanthus retusus</i>	<i>moist soil</i>	10'	Rounded	10'	20'
Purple Smoke Tree	<i>Cotinus coggygia</i>	<i>wet to moist</i>	10'	Rounded	10-15'	20'
English Hawthorn 'Paul's Scarlet'	<i>Crataegus laevigata 'Paul's Scarlet'</i>	<i>moist to dry</i>	15'	Vase-shape	20-25'	18-25'
Washington Hawthorn	<i>Crataegus phaenopyrum</i>	<i>moist to dry</i>	12'	Rounded, vase-shaped	15-20'	25'
Goldenchain Tree	<i>Laburnum anagyroides</i>	<i>moist soil</i>	8'	Oval to round-headed	15-20'	20-30'
Crape Myrtle	<i>Lagerstroemia hybrids</i>	<i>moist to dry</i>	12'	Broad-rounded	15-20'	6-30'
Crape Myrtle	<i>Lagerstroemia indica 'dynamite'</i>	<i>moist to dry</i>	12'	Broad-rounded	10-15"	25"
Amur Maackia	<i>Maackia amurensis</i>	<i>moist soil</i>	15'	Vase-shaped	15-20'	30-50'
Bechtel Crabapple	<i>Malus ioensis 'Plena'</i>	<i>moist soil</i>	12'	Broad-rounded	20'	25'
Rejoice Crabapple	<i>Malus 'Rejzam'</i>	<i>moist soil</i>	12'	Broad-rounded	10'	20'

Common Name	Botanical Name	Water requirements	Distance Between Trees*	Mature Tree Shape	Av Mature Canopy Size (Diameter)	Mature Tree Height (max.)
Crabapple 'Prariefire'	<i>Malus ioensis</i> 'Prariefire'	<i>moist soil</i>	12'	Broad-rounded	15-20'	25'
Golden Raindrops Crabapple	<i>Malus</i> 'Schmidtcutleaf'	<i>moist soil</i>	12'	upright vase	15'	20'
Firebird Crabapple	<i>Malus sargentii</i>	<i>well drained soil</i>	10'	rounded	10'	8'
Royal Raindrops Crabapple	<i>Malus</i> 'JFS-KWS'	<i>moist soil</i>	15'	upright spreading	15'	20'
Japanese Snowdrop	<i>Styrax japonicus</i>	<i>moist soil</i>	12'	Rounded	15-20'	25-30'
Fragrant Snowbell	<i>Styrax obassia</i>	<i>moist soil</i>	12'	Rounded	15-20'	20-30'
Chaste Tree	<i>Vitex agnus-castus</i>	<i>moist to dry</i>	15'	Rounded	15-20'	20-25'
Trees for 4' Parkway / Planter or Larger						
*To calculate the planting distance between 2 different tree spacings, add the distances of the 2 species and divide by 2						
Strawberry Tree	<i>Arbutus unedo</i> 'Marina'	<i>moist to dry</i>	20'	Oval to rounded	30'	40'
Trident Maple	<i>Acer buergerianum</i>	<i>moist soil</i>	18'	Oval	20-25'	20-25'
Urban Sunset Maple	<i>Acer truncatum</i> x <i>platanoides</i>	<i>moist and well drained soil</i>	25'	Oval	20'	35'
Hedge Maple	<i>Acer campestre</i>	<i>moist to dry but well drained soil</i>	18'	Rounded	30-35'	35'
Vine Maple	<i>Acer circinatum</i>	<i>moist soil</i>	18'	Rounded	25-35'	5-25'
Flame Maple	<i>Acer ginnala</i> 'Flame'	<i>moist soil</i>	18'	Rounded	20'	20'
Ruby Slipper Maple	<i>Acer ginnala</i> 'Ruby Slippers'	<i>moist soil</i>	18'	Rounded	20'	20'
Metro Gold Maple	<i>Acer campestre</i> 'Panacek'	<i>moist to dry but well drained soil</i>	18'	Oval	20'	35'
Red Sunset Maple	<i>Acer rubrum</i> 'Franksred'	<i>wet to moist soil</i>	18'	Oval	30'	45'
Fireburst Paperbark Maple	<i>Acer griseum</i> 'JFS KW8AGRI'	<i>moist soil</i>	15'	Upright-oval	15'	25'
Paperbark Maple	<i>Acer griseum</i> 'JFS KW8AGRI'	<i>moist soil</i>	10'	Oval to rounded	20'	25'

Common Name	Botanical Name	Water requirements	Distance Between Trees*	Mature Tree Shape	Av Mature Canopy Size (Diameter)	Mature Tree Height (max.)
Crimson Sentry Maple	<i>Acer Platanoides</i> 'Crimson Sentry'	<i>moist and well drained soil</i>	10'	Pyramidal	15'	25'
European Hornbeam	<i>Carpinus betulus</i> 'Fastigiata'	<i>moist soil</i>	12'	Broad oval-vase shaped	20-30'	35'
American Hornbeam	<i>Carpinus caroliniana</i>	<i>wet to moist soil</i>	14'	Vase-shaped	20-30'	35'
Eastern Redbud	<i>Cercis canadensis</i>	<i>moist soil</i>	12'	Rounded	25-35'	20-30'
Golden Flame Tree	<i>Koelreuteria bipinnata</i>	<i>moist soil</i>	15'	Rounded	15-25'	35'
Goldenrain Tree	<i>Koelreuteria paniculata</i>	<i>moist to dry drought tolerant</i>	18'	Rounded	30-40'+	30-40'
Coral Sun Goldenrain Tree	<i>Koelreuteria paniculata</i> 'Coral Sun'	<i>moist to dry drought tolerant</i>	18'	Rounded	18'	20'
Katsura	<i>Cercidiphyllum japonicum</i>	<i>moist soil</i>	18'	Oval, Rounded or Umbrella	30-40'+	35'
Trees for 4' Wide Parkway / Planter or Larger (Continued) *To calculate the planting distance between 2 different tree spacings, add the distances of the 2 species and divide by 2						
Southern Magnolia 'St. Mary'	<i>Magnolia grandiflora</i> 'St. Mary'	<i>moist soil</i>	12'	Rounded	15-20'	25'
DD Blanchard Magnolia	<i>Magnolia grandiflora</i> 'DD Blanchard'	<i>moist soil</i>	12'	Rounded	15-20'	35'
Kobus Magnolia	<i>Magnolia kobus</i>	<i>well drained soil</i>	15'	Rounded	15-25'	50'
Saucer Magnolia	<i>Magnolia soulangiana</i>	<i>moist soil</i>	20'	Rounded	20-30'	25'
Mercury Magbnolia	<i>Magnolia soulangiana</i> 'NCMX1'	<i>moist soil</i>	15'	Upright pyramidal	10-15'	25'
Tupelo / Sour Gum	<i>Nyssa sylvatica</i>	<i>wet tor dry soil</i>	20'	Rounded pyramidal	20-30'	30-50'
Firestarter Tupelo	<i>Nyssa sylvatica</i> 'JFS red'	<i>wet tor dry soil</i>	18'	Upright Oval	15'	35'
Green Gable Tupelo	<i>Nyssa sylvatica</i> 'NSUHH'	<i>wet tor dry soil</i>	20'	Pyramidal	20'	40'

Common Name	Botanical Name	Water requirements	Distance Between Trees*	Mature Tree Shape	Av Mature Canopy Size (Diameter)	Mature Tree Height (max.)
Chinese Pistache	<i>Pistacia chinensis</i>	<i>moist to dry drought tolerant</i>	24'	Broad-rounded	25-35'	30-35' (65')
Fern Pine	<i>Afrocarpus acilior</i>	<i>moist soil</i>	10'	Irregular oval	10-18'	65'
Carolina Laurel Cherry	<i>Prunus caroliniana</i>	<i>moist soil, drought tolerant</i>	15'	Irregular rounded	15-25'	20-30' (40')
Glenleven Littleleaf Linden	<i>Tilia cordata</i>	<i>well drained soil</i>	15'	Connical or oval	40-60'	65'
Purple Leaf Plum	<i>Prunus cerasifera</i> 'Krauter Vesuvius'	<i>moist soil</i>	15'	Rounded	15-25'	15-30'
Akebono Cherry	<i>Prunus x yedoensis</i>	<i>moist to dry</i>	15'	Upright spreading	25'	25'
Pink Flair Cherry	<i>Prunus sargentii</i> 'JFS-KW58'	<i>moist to dry</i>	15'	Upright narrow vase	10-15'	25'
Kwanzan Cherry	<i>Prunus serrulata</i> 'Kwanzan'	<i>moist</i>	20'	vase	20'	30'
Royal Burgandy Cherry	<i>Prunus serrulata</i> 'Royal Burgandy'	<i>moist</i>	15'	Broad vase	15'	20'
Ornamental Pear 'Chanticleer'	<i>Pyrus calleryana</i> 'Chanticleer'	<i>moist soil</i>	18'	Narrow oval	15-20'	30-50'
Trees for 6' Parkway / Planter or Larger *To calculate the planting distance between 2 different tree spacings, add the distances of the 2 species, divide by 2						
Marshal Seedless Green Ash	<i>Fraxinus pennsylvanica</i> 'Marshal'	<i>wet to moist soil</i>	25'	Oval, erect, spreading	30-40'	50'
Bigleaf Maple	<i>Acer macrophyllum</i>	<i>moist soil, drought tolerant</i>	20'	Broad-rounded	30-75'	45-75'
Japanese Maple	<i>Acer palmatum</i> 'Bloodgood'	<i>moist and well drained soil</i>	15'	Broad-rounded	25'+	25'
Glowing Embers Japanese Maple	<i>Acer palmatum</i> 'Glowing Embers'	<i>moist and well drained soil</i>	15'	Broad-rounded	20'	22'

Common Name	Botanical Name	Water requirements	Distance Between Trees*	Mature Tree Shape	Av Mature Canopy Size (Diameter)	Mature Tree Height (max.)
Red Maple	<i>Acer rubrum</i>	wet to moist soil	25'	Oval to rounded	to 60'	40-60'
Fall Fiesta Maple	<i>Acer saccharum</i> 'Bailsta'	moist soil	25'	Broad-rounded	35-50'	50'
Armstrong Gold	<i>Acer rubrum</i>	wet to moist soil	25'	Columnar	12'	40'
October Glory Maple	<i>Acer rubrum</i> 'October Glory'	wet to moist soil	25'	Oval to rounded	35'	40'-50'
Columnar Norway Maple	<i>Acer Platanoides</i> 'columnar'	moist and well drained soil	15'	Narrow upright	15'	35'
Norway Maple	<i>Acer Platanoides</i>	moist and well drained soil	25'	Rounded	50-60'	65'
Crimson King Maple	<i>Acer Platanoides</i> 'Crimson King'	moist and well drained soil	25'	Oval to rounded	35'	40'
Armstrong Maple	<i>Acer rubrum</i>	wet to moist soil	25'	Narrow, fastigiate	12'	45'
Sensation Box Elder	<i>Acer negundo</i> 'sensation'	wet to dry soil	25'	Rounded to umbrella	25'	30'
Common Horsechestnut	<i>Aesculus hippocastanum</i>	moist soil	25'	Rounded	40-70'	60-75'
European Hackberry	<i>Celtis australis</i>	moist to dry drought tolerant	30'	Rounded	50-60'	40-70'
Common Hackberry	<i>Celtis occidentalis</i>	moist to dry drought tolerant	25'	Rounded	50-60'	40-70'
Kentucky Coffee Tree	<i>Gymnocladus dioica</i>	moist to dry drought tolerant	25'	Oval with coarse branching	40-50'	60-75'
Princeton Sentry Ginkgo (Male Only)	<i>Ginkgo biloba</i> 'Princeton sentry'	moist to dry	15'	narrowly pyramidal	15'	40'
Sweet Bay	<i>Laurus nobilis</i>	moist to dry	20'	Irregular rounded	20-25'	25-35'
Trees for 6' Parkway / Planter or Larger (Continued)						*To
calculate the planting distance between 2 different tree spacings, add the distances of the 2 species, divide by 2						
Douglas Fir	<i>Pseudotsuga menziesii</i>	moist to dry	30'	Conical	30-40'	60-80'

Common Name	Botanical Name	Water requirements	Distance Between Trees*	Mature Tree Shape	Av Mature Canopy Size (Diameter)	Mature Tree Height (max.)
Blue Oak	<i>Quercus douglasii</i>	<i>moist to dry</i>	30'	Rounded umbrella	50-80'	50-60'
English Oak	<i>Quercus robur</i>	<i>moist to dry</i>	30'	Oval, round, or umbrella	35-60'	65'
Holly Oak	<i>Quercus ilex</i>	<i>moist to dry</i>	25'	Rounded umbrella	40-50'	40-65'
Burr Oak	<i>Quercus macrocarpa</i>	<i>wet to dry well drained soil</i>	30'	Rounded or umbrella	75-85'	>65'
Turkey Oak	<i>Quercus cerris</i>	<i>moist to dry</i>	30'	Rounded	50'	50'
Willow Oak	<i>Quercus phellos</i>	<i>moist to dry</i>	25'	Rounded or umbrella	30-40'	40-60'
Southern Live Oak	<i>Quercus virginiana</i>	<i>wet to moist soil</i>	25'	Oval, round, or umbrella	30-50'	50'
Cork Oak	<i>Quercus suber</i>	<i>moist to dry drought tolerant</i>	30'	Rounded or umbrella	35-45'	>65'
Trees for 6' Parkway / Planter or Larger						
Japanese Pagoda Tree	<i>Sophora japonica</i>	<i>moist soil</i>	25'	Rounded to broad-spreading	50-75'	50'
Accolade® Elm	<i>Ulmus japonica x wilsoniana 'Morton'</i>	<i>moist soil</i>	25'	Vase shaped with arching limbs	60'	70'
Emerald Sunshine Elm	<i>Ulmus propinqua 'Emerald Sunshine'</i>	<i>moist soil</i>	25'	Vase shaped	30'	30'
Trees for 8' Parkway / Planter or Larger *To calculate the planting distance between 2 different tree spacings, add the distances of the 2 species and divide by 2						
Sycamore Maple	<i>Acer pseudoplatanus</i>	<i>moist soil</i>	25'	Oval or Rounded	40-50'	50'
Incense Cedar	<i>Calocedrus decurrens</i>	<i>moist to dry drought</i>	25'	Conical	25-30'	>65'

Common Name	Botanical Name	Water requirements	Distance Between Trees*	Mature Tree Shape	Av Mature Canopy Size (Diameter)	Mature Tree Height (max.)
Atlas (Blue) Cedar	<i>Cedrus atlantica</i>	<i>moist to dry drought tolerant</i>	30'	Conical, spreading	30-40'	>65'
Deodar Cedar	<i>Cedrus deodara</i>	<i>moist to dry drought tolerant</i>	35'	Conical	30-60'	>65'
Carob	<i>Ceratonia siliqua</i>	<i>moist to dry</i>	25'	Broad to wide-rounded or umbrella	30-45'	30-40'
Arizona Cypress	<i>Cupressus arizonica</i>	<i>well drained soil</i>	20'	Conical to columnar	25-30'	40-50'
Maidenhair tree (Male Only)	<i>Ginkgo biloba</i>	<i>moist to dry</i>	30'	Conical, spreading	30-40'+	40-65'
Autumn Gold Ginkgo (Male Only)	<i>Ginkgo biloba</i> 'Autumn Gold'	<i>moist to dry</i>	30'	Broadly pyramidal	35'	45'
Honey Locust (thornless)	<i>Gleditsia triacanthos</i>	<i>wet to dry soil, drought tolerant</i>	25'	Oval or umbrella	30-70'	40-65'
Rubylace Honey Locust (thornless)	<i>Gleditsia triacanthos</i> 'Rubylace'	<i>wet to dry soil, drought tolerant</i>	25'	Oval or umbrella	25'	30'
Sunburst Honey Locust (thornless)	<i>Gleditsia triacanthos</i> 'Suncole'	<i>wet to dry soil, drought tolerant</i>	25'	Irregular	35'	40'
Toyon	<i>Heteromeles arbutifolia</i>	<i>moist to dry</i>	25'	Rounded	15-25'	35'
Japanese Lilac	<i>Syringa reticulata</i>	<i>moist to dry drought tolerant</i>	25'	Oval or Rounded	25-40'	35'
Empress Tree	<i>Paulownia tomentosa</i>	<i>moist soil</i>	20'	Oval or rounded	30-40'	40-60'
London Plane Tree	<i>Platanus x hispanica</i>	<i>wet to dry soil</i>	30'	Oval, rounded or umbrella	30-50'	40-70'
American Sycamore	<i>Platanus occidentalis</i>	<i>wet to dry soil</i>	30'	Oval, rounded or umbrella	30-50'	>70'

Common Name	Botanical Name	Water requirements	Distance Between Trees*	Mature Tree Shape	Av Mature Canopy Size (Diameter)	Mature Tree Height (max.)
California Sycamore	<i>Platanus racemosa</i>	<i>moist to dry</i>	30'	Oval, rounded or umbrella	30-50'	40-70'
California Black Oak	<i>Quercus kelloggii</i>	<i>moist to dry</i>	30'	Oval, rounded or umbrella	30-60'	40-70'
Valley Oak	<i>Quercus lobata</i>	<i>moist to dry</i>	30'	Broad-rounded	50-80'	>65'
Swamp White Oak	<i>Quercus bicolor</i>	<i>wet to moist soil</i>	30'	Oval, rounded or umbrella	30-60'	65'
Interior Live Oak	<i>Quercus wislizenii</i>	<i>moist to dry</i>	30'	Oval, rounded, umbrella or vase	30-60'	30-65'
Western Red Cedar	<i>Thuja plicata</i>	<i>moist soil</i>	25'	Conical to wide conical	50-80'	50-70'
Sawleaf Zelkova	<i>Zelkova serrata</i>	<i>moist soil</i>	30'	Rounded or umbrella	30-60'	40-70'
Village Green Zelkova	<i>Zelkova serrata</i> 'Village Green'	<i>moist soil</i>	30'	vase - rounded	40'	40'
Wireless Zelkova	<i>Zelkova serrata</i> 'Schmidtlow'	<i>moist soil</i>	30'	Broad-vase	15'	24'
Trees for 12'+ Parkway / Planter *To calculate the planting distance between 2 different tree spacings, add the distances of the 2 species and divide by 2						
American Chestnut	<i>Castanea dentata</i>	<i>moist soil</i>	30'	Oval to rounded or wide spreading	40-60'	>65'
Southern Magnolia	<i>Magnolia grandiflora</i>	<i>moist soil</i>	30'	Broad pyramidal, rounded pyramidal and rounded	30-50'	60-80'

Common Name	Botanical Name	Water requirements	Distance Between Trees*	Mature Tree Shape	Av Mature Canopy Size (Diameter)	Mature Tree Height (max.)
Chestnut-Leafed Oak	<i>Quercus castaneafolia</i>	<i>well drained soil</i>	30'	Broad and rounded	50-60'	60-80'
Red Oak	<i>Quercus rubra</i>	<i>moist soil</i>	30'	Rounded	60-75'	60-75'
Willow Oak	<i>Quercus phellos</i>	<i>moist to dry</i>	30'	Rounded	30-50'	90'
Scarlet Oak	<i>Quercus coccinea</i>	<i>moist to dry</i>	30'	Broad oval	40'	50'-60'
Coast Redwood	<i>Sequoia sempervirens</i>	<i>moist soil</i>	25'	Narrow pyramidal to wide conical	50-60'	60-80'
Giant Sequoia	<i>Sequoiadendron giganteum</i>	<i>moist to dry</i>	30'	Narrow pyramidal	50-60'	60-80'
Bald Cypress	<i>Taxodium distichum</i>	<i>wet to dry soil</i>	25'	Oval at maturity, uniform	20-30'	50-70'
Drought Tolerant Species						
Red Push Pistache	<i>Pistacia atlantica x Pistacia integerrima</i>	<i>Moist to dry soil</i>	25'	Oval at maturity, uniform	20-30'	50-70'
Mulga	<i>Acacia aneura</i>	<i>Moist to dry soil</i>	10'	Rounded	10-18'	
Palo Verde	<i>Parkinsonia x desert museum</i>	<i>Moist to dry soil</i>	24'	Broad-rounded	25-35'	30-35' (65')
California Buckeye	<i>Aesculus californica</i>	<i>Moist to dry soil</i>	24'	Broad-rounded	25'	25'
Loquat	<i>Eriobotrya japonica</i>	<i>Moist to dry soil</i>	24'	Broad-rounded	25-35'	30-35' (65')
Pineapple guava	<i>Feijoa sellowiana</i>	<i>Moist to dry soil</i>	10'	Rounded	15-25'	25'
Silk oak	<i>Grevillea robusta</i>	<i>Moist to dry soil</i>	35'	Oval or Rounded	30-60'	>65
Western Redbud	<i>Cercis occidentalis</i>	<i>moist to dry drought tolerant</i>	10'	Rounded	10-18'	10-18'
Crape Myrtle	<i>Lagerstroemia hybrids</i>		12'	Broad-rounded	15-20'	6-30'
Goldenrain Tree	<i>Koelreuteria paniculata</i>	<i>moist to dry drought tolerant</i>	18'	Rounded	30-40'+	30-40'

Common Name	Botanical Name	Water requirements	Distance Between Trees*	Mature Tree Shape	Av Mature Canopy Size (Diameter)	Mature Tree Height (max.)
Chinese Pistache	<i>Pistacia chinensis</i>	<i>moist to dry drought tolerant</i>	24'	Broad-rounded	25-35'	30-35' (65')
Kentucky Coffee Tree	<i>Gymnocladus dioica</i>	<i>moist to dry drought tolerant</i>	25'	Oval	40-50'	60-75'
Cork Oak	<i>Quercus suber</i>	<i>moist to dry drought tolerant</i>	30'	Rounded or umbrella	35-45'	>65'
Honey Locust (thornless)	<i>Gleditsia triacanthos</i>	<i>wet to dry soil, drought tolerant</i>	25'	Oval or umbrella	30-70'	40-65'
Japanese Lilac	<i>Syringa reticulata</i>	<i>moist to dry drought tolerant</i>	25'	Oval or Rounded	25-40'	35'
Atlas (Blue) Cedar	<i>Cedrus atlantica</i>	<i>moist to dry drought tolerant</i>	30'	Conical, spreading	30-40'	>65'
Incense Cedar	<i>Calocedrus decurrens</i>	<i>moist to dry drought tolerant</i>	25'	Conical	25-30'	>65'
Deodar Cedar	<i>Cedrus deodara</i>	<i>Moist to dry soil</i>	35'	Conical	30-60'	>65'
Arizona Sycamore	<i>Platanus wrightii</i>	<i>Moist</i>	35'	Oval or Rounded	30-60'	>65'
Trees Tolerant of High-Salinity Irrigation						
Hedge Maple	<i>Acer campestre</i>	<i>moist to dry but well drained soil</i>	18'	Rounded	30-35'	35'
Golden Flame Tree	<i>Koelreuteria bipinnata</i>	<i>moist soil</i>	15'	Rounded	15-25'	35'
Deodar Cedar	<i>Cedrus deodara</i>	<i>Moist to dry soil</i>	35'	Conical	30-60'	>65'
Italian Cypress	<i>Cupressus sempervirens</i>	<i>moist to dry</i>	10'	Columnar	8-12'	50-60'
Leyland Cypress	<i>Cupressocyparis × leylandii</i>	<i>Moist to dry soil</i>	18'	Columnar	30'-50'	50-60'
Oleander	<i>Nerium oleander</i>	<i>Moist to dry soil</i>	18'	Rounded	15-25'	25'
Southern live oak	<i>Quercus virginiana</i>	<i>wet to moist soil</i>	30'	Rounded	35-45'	>65'

Common Name	Botanical Name	Water requirements	Distance Between Trees*	Mature Tree Shape	Av Mature Canopy Size (Diameter)	Mature Tree Height (max.)
Cork Oak	<i>Quercus suber</i>	<i>moist to dry drought tolerant</i>	30'	Rounded or umbrella	35-45'	>65'
Silk oak	<i>Grevillea robusta</i>	<i>Moist to dry soil</i>	35'	Columnar	40-60'	>65'
Strawberry Tree	<i>Arbutus unedo</i>	<i>moist to dry</i>	12'	Oval to rounded	8-35'	8-35'
Trident Maple	<i>Acer buergerianum</i>	<i>moist soil</i>	18'	Oval	20-25'	20-25'
Western Redbud	<i>Cercis occidentalis</i>	<i>moist to dry drought tolerant</i>	10'	Rounded	10-18'	10-18'
Toyon	<i>Heteromeles arbutifolia</i>	<i>moist to dry</i>	15'	Rounded	15-25'	35'
California Sycamore	<i>Platanus racemosa</i>	<i>moist to dry</i>	35'	Oval	34-60'	>65'

Not To Be Planted Within 20' of Any Infrastructure and Not to be Planted on Roseville City Property - Species have invasive root systems and create major hardscape damages

Silver Maple	<i>Acer saccharinum</i>
Tree-of-Heaven	<i>Ailanthus altissima</i>
Mimosa / Silk Tree	<i>Albizia julibrissin</i>
White Alder	<i>Alnus rhombifolia</i>
Modesto Ash	<i>Fraxinus velutina 'Modesto'</i>
Glossy Privet	<i>Ligustrum lucidum</i>
American Sweet Gum	<i>Liquidambar styraciflua</i>
Mulberry family	<i>Morus species</i>
Grey Pine/Foothill Pine	<i>Pinus sabiniana</i>
Locust family	<i>Robinia species</i>
Willow family	<i>Salix species</i>
Cottonwood family	<i>Populus species</i>
Chinese Hackberry	<i>Celtis sinensis</i>
Chinese Tallow Tree	<i>Sapium sebiferum</i>

Suggested Water – Conserving Plantings

Trees			
<i>Latin Name</i>	<i>Common Name</i>	<i>Native</i>	<i>Non-Native</i>
Aesculus californica	California Buckeye	X	
Ceratonia siliqua	Carob		X
Cercis occidentalis	Western Redbud	X	
Cotinus coggygria	Smoke Tree		X
Juglans californica	California Black Walnut		
Quercus spp.	Oak- Valley, Interior Live, Blue	X	
Quercus spp.	Oak- Virginia, Cork		X
Platanus racemosa	California Sycamore	X	
Rhus lacea	African Sumac		X
Robinia spp	Locust		X
Schinus Molle	California Pepper Tree		X
Umbellularia californica	California Bay	X	
Shrubs			
<i>Latin Name</i>	<i>Common Name</i>	<i>Native</i>	<i>Non-Native</i>
Abelia spp	NCN		X
Arbutus unedo	Strawberry Tree		X
Artemesia californica	California Sagebush, Dusty Miller*	X	
Berberis thunbergia	Barberry	X	
Callistemon spp	Bottlebrush		X
Calluna vulgaris	Scotch Heather		X
Carex firma 'Variegata'	Carex		X
Carpenteria californica	Bush Anemone	X	
Ceanothus spp	Wild Lilac		X
Cistus spp	Rock Rose*	X	
Cistus mickie	Yellow Rock Rose	X	
Dietes vegata	Fortnight Lily		X
Dodonaea viscosa	Hop bush		X
Erica spp	Heath		X
Eriogonum	Wild Buckwheat	X	
Euryops spp	NCN		X
Grevillea 'Noelii'	Noel's Grevillea		X
Hermerocallis spp	Daylily*		X
Heteromeles arbutifolia	Toyon	X	
Kniphofia sp.	Red Hot Poker	X	
Lamium maculatum 'Aureum'	Spotted Dead Nettle		X

Shrubs continued			
<i>Latin Name</i>	<i>Common Name</i>	<i>Native</i>	<i>Non-Native</i>
Lavatera maritima	Tree Mallow		X
Liriope spp	Lilly Turf*		X
Loropelatum chinense	Chinese Fringe Flower		X
Mahonia spp	Mahonia	X	X
Mimulus spp	Monkey Flower		
Nerium oleander	Oleander		X
Osmanthus fragrans	Sweet Olive		X
Penstemon spp	Beard Tongue, Penstemon*		X
Photinia x fraseri	Photinia		X
Physocarpus opulfolius	Donna May		X
Rhamnus californica	Coffeeberry	X	
Ribes spp	Gooseberry		X
Rosa banksiae	Lady Banks Rose		X
Rosmarinus officinalis	Rosemary		X
Salvia spp	Sage*		X
Santolina chamaecyparissus	Lavender Cotton		X
Spirea japonica 'Dakota Gold Charm' or 'Gould Mound'	Spirea		X
Viburnum davidii	Sweet Viburnum		X
Xylosma congestum	Shiny Xylosma		X
Zauschneria californica	California Fuschsia	X	
Groundcover, Grasses, Perennials			
<i>Latin Name</i>	<i>Common Name</i>	<i>Native</i>	<i>Non-Native</i>
Actostaphylos spp	Manzanita	X	
Arctotis	African Daisy*		X
Aster	Aster*		X
Baccharis spp	Coyote Bush	X	
Carex firma 'Variegata'	Variegated Carex		
Chamaemulum nobile	Chamomile		X
Ceratostigma plumbagiodes	Cape Plumbago		X
Chrysanthemum maximum	Shasta Daisy*		X
Coprosma repens	Mirror Plant		X
Coreopsis	Tick Seed*		X
Festuca ovina var. 'Glaucua'	Blue Fescue		X
Gazania 'Fiesta Red'	Red-Orange Gazania		X
Helianthemum nummularium	Sunrose		
Iberis sempervirens	Candytuft*		X
Iris douglasiana	Iris*	X	
Kniphofia spp	Red Hot Poker*		X

Groundcover, Grasses, Perennials continued			
<i>Latin Name</i>	<i>Common Name</i>	<i>Native</i>	<i>Non-Native</i>
Lavendula angustifolia	Lavendar*		X
Limonium	Statice*		X
Lobularia maritima	Sweet Allysum		X
Muhlenbergia rigens	Deer Grass	X	
Myoporum parvifolium	NCN*		X
Nierembergia spp	Cup Flower		
Pennisetum spp	Fountain Grass		X
Phlox stolonifera	Creeping Phlox*		X
Thymus pseudolinosus	WoolyThyme*		X
Thymus serpyllum 'Coccineus'	Red Thyme		X
Verbena spp	Verbena*		
Vines			
Clematis spp	Clematis*		X
Clytostoma callistegioides	Lavender Trumpet Vine		X
Lonicera japonica	Honeysuckle*		X
Macfadyena unguis-cati	Yellow Trumpet Vine, Cat's Claw		X
Rosa californica	California Rose	X	
Tecoma capensis	Cape Honeysuckle		X
Vitus californica	California Grape	X	

*denotes fire-resistant plants

Native denotes California native

Non-Native denotes ornamental plant species prone to utilize minimal water

While all plants listed require little water at maturity, all plants require initial watering over a three +/- year period in order to properly establish. California natives planted in urban surroundings will require periodic watering during the summer.

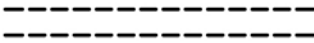
Standard Symbols for the Irrigation Legend



Pressure Mainline, Schedule 40 PVC, size as noted on the plans. *(Bold and distinctly different from other graphic lines).*



Non-pressurized Lateral Lines, Schedule 40 PVC, size as noted on the plans. *(Do not use pipe smaller than 3/4").*



Schedule 40 PVC Sleeve under pavement per Parks Standard detail PK-4.

POC

Point of Connection *(Label static water pressure and gallons per minute available at POC).*



Meter *(Note size, type and for which line type it applies).*



Backflow Prevention Device *(Note size, type and City standard detail).*



Flow Sensor per Parks Standard detail PK-2 *(Note size, and model #).*



Calsense (V.2) *(Note # of stations).* Install inside enclosure. See Specifications.



Gate/Ball Valves per Parks Standard detail PK-11 or PK-12. *(Note size, model #, manufacturer).*



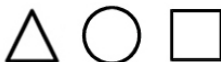
Quick Coupler Valve, Rainbird 44RC per Parks Standard detail PK-14. *(Note size).*



Electric Remote Control Valve, size as noted on plans. *(Note type, model # and precipitation rate).*



Pop-Up Rotor *(Note nozzle size, radius, gpm and psi).*



Other sprinkler heads *(Note type, model, radius, gpm and psi. Use triangular, circular and square shapes, in that order).*



STATION NUMBER
VALVE SIZE
GALLONS PER MINUTE

RCV Valve Labeling Symbol *(Include Station number, gpm and valve size).*

Standard Irrigation Schedule – Sample

IRRIGATION SCHEDULE: PLANT ESTABLISHMENT												
HYDROZONE (CIRCUIT MINUTES PER DAY/WATERING DAYS PER WEEK)												
STREAM BUBBLER - 3 PLANT FACTOR - 1 GPM												
	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JULY	AUG.	SEP.	OCT.	NOV.	DEC.
A-1 250 SF	5/1	5/1	4/2	4/2	5/2	5/3	6/3	5/2	5/2	4/2	5/1	
HYDROZONE												
SPRAY SHRUBS- 5 PLANT FACTOR - PERCIP. RATE + 45" PER HOUR												
	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JULY	AUG.	SEP.	OCT.	NOV.	DEC.
A-2 804 SF	10/2	11/3	19/3	29/3	29/4	35/4	40/4	34/4	26/4	18/4	11/3	6/3
A-4 1130 SF	10/2	11/3	19/3	29/3	29/4	35/4	40/4	34/4	26/4	18/4	11/3	6/3
A-5 1948 SF	10/2	11/3	19/3	29/3	29/4	35/4	40/4	34/4	26/4	18/4	11/3	6/3
A-6 995 SF	10/2	11/3	19/3	29/3	29/4	35/4	40/4	34/4	26/4	18/4	11/3	6/3
A-11 1081 SF	10/2	11/3	19/3	29/3	29/4	35/4	40/4	34/4	26/4	18/4	11/3	6/3
A-12 1909 SF	10/2	11/3	19/3	29/3	29/4	35/4	40/4	34/4	26/4	18/4	11/3	6/3
A-13 1208 SF	10/2	11/3	19/3	29/3	29/4	35/4	40/4	34/4	26/4	18/4	11/3	6/3
A-15 1183 SF	10/2	11/3	19/3	29/3	29/4	35/4	40/4	34/4	26/4	18/4	11/3	6/3
A-16 1054 SF	10/2	11/3	19/3	29/3	29/4	35/4	40/4	34/4	26/4	18/4	11/3	6/3
A-18 2106 SF	10/2	11/3	19/3	29/3	29/4	35/4	40/4	34/4	26/4	18/4	11/3	6/3
HYDROZONE												
SPRAY SHRUBS- 3 PLANT FACTOR - PERCIP. RATE + 45" PER HOUR												
	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JULY	AUG.	SEP.	OCT.	NOV.	DEC.
A-1 121 SF	9/2	9/3	16/3	18/4	24/4	29/4	25/5	21/4	11/3	8/2	7/2	
A-3 1127 SF	9/2	9/3	16/3	18/4	24/4	29/4	25/5	21/4	11/3	8/2	7/2	
A-8 1530 SF	9/2	9/3	16/3	18/4	24/4	29/4	25/5	21/4	11/3	8/2	7/2	
A-9 1431 SF	9/2	9/3	16/3	18/4	24/4	29/4	25/5	21/4	11/3	8/2	7/2	
A-10 1934 SF	9/2	9/3	16/3	18/4	24/4	29/4	25/5	21/4	11/3	8/2	7/2	
A-14 1907 SF	9/2	9/3	16/3	18/4	24/4	29/4	25/5	21/4	11/3	8/2	7/2	
A-17 1938 SF	9/2	9/3	16/3	18/4	24/4	29/4	25/5	21/4	11/3	8/2	7/2	

IRRIGATION SCHEDULE: ESTABLISHED LANDSCAPE												
HYDROZONE (CIRCUIT MINUTES PER DAY/WATERING DAYS PER WEEK)												
STREAM BUBBLER - 5 MEDIUM WATER USE - 15 GPM												
	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JULY	AUG.	SEP.	OCT.	NOV.	DEC.
A-1 250 SF	2/1	3/1	3/1	3/2	3/2	5/3	5/3	5/3	4/2	3/1	2/1	
HYDROZONE												
SPRAY SHRUBS- 5 PLANT FACTOR - PERCIP. RATE + 45" PER HOUR												
	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JULY	AUG.	SEP.	OCT.	NOV.	DEC.
A-2 804 SF	7/2	14/2	22/2	21/3	31/3	38/3	43/3	29/3	26/4	18/3	13/2	7/2
A-4 1130 SF	7/2	14/2	22/2	21/3	31/3	38/3	43/3	29/3	26/4	18/3	13/2	7/2
A-5 1948 SF	7/2	14/2	22/2	21/3	31/3	38/3	43/3	29/3	26/4	18/3	13/2	7/2
A-6 995 SF	7/2	14/2	22/2	21/3	31/3	38/3	43/3	29/3	26/4	18/3	13/2	7/2
A-11 1081 SF	7/2	14/2	22/2	21/3	31/3	38/3	43/3	29/3	26/4	18/3	13/2	7/2
A-12 1909 SF	7/2	14/2	22/2	21/3	31/3	38/3	43/3	29/3	26/4	18/3	13/2	7/2
A-13 1208 SF	7/2	14/2	22/2	21/3	31/3	38/3	43/3	29/3	26/4	18/3	13/2	7/2
A-15 1183 SF	7/2	14/2	22/2	21/3	31/3	38/3	43/3	29/3	26/4	18/3	13/2	7/2
A-16 1054 SF	7/2	14/2	22/2	21/3	31/3	38/3	43/3	29/3	26/4	18/3	13/2	7/2
A-18 2106 SF	7/2	14/2	22/2	21/3	31/3	38/3	43/3	29/3	26/4	18/3	13/2	7/2
HYDROZONE												
SPRAY SHRUBS- 3 PLANT FACTOR - PERCIP. RATE + 45" PER HOUR												
	JAN.	FEB.	MAR.	APR.	MAY	JUN.	JULY	AUG.	SEP.	OCT.	NOV.	DEC.
A-1 121 SF	7/1	8/2	9/2	9/2	22/2	25/2	29/2	26/2	19/2	7/2	6/2	7/1
A-3 1127 SF	7/1	8/2	9/2	9/2	22/2	25/2	29/2	26/2	19/2	7/2	6/2	7/1
A-8 1530 SF	7/1	8/2	9/2	9/2	22/2	25/2	29/2	26/2	19/2	7/2	6/2	7/1
A-9 1431 SF	7/1	8/2	9/2	9/2	22/2	25/2	29/2	26/2	19/2	7/2	6/2	7/1
A-10 1934 SF	7/1	8/2	9/2	9/2	22/2	25/2	29/2	26/2	19/2	7/2	6/2	7/1
A-14 1907 SF	7/1	8/2	9/2	9/2	22/2	25/2	29/2	26/2	19/2	7/2	6/2	7/1
A-17 1938 SF	7/1	8/2	9/2	9/2	22/2	25/2	29/2	26/2	19/2	7/2	6/2	7/1

IRRIGATION SCHEDULE - COMMERCIAL

CONTROLLER:		A		ESTABLISHMENT PERIOD																	MAINTENANCE PERIOD																															
				JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC																									
				MONTHLY ETO												MONTHLY ETO												PER VALVE																								
VALVE	GPM	Landsc Area (S.F.)	PLANT TYPE	WATER USE	IRRIGATION METHOD	WATERING DAYS/WK	MAX RUN TIME CYCLE	1.1	1.7	3.1	4.7	6.2	7.7	8.5	7.3	5.6	3.7	1.7	1	1.1	1.7	3.1	4.7	6.2	7.7	8.5	7.3	5.6	3.7	1.7	1	PR (in/Yr)	MAWA (Gal/Yr)	ETWU (Gal/Yr)																		
								RUN TIME IN MINUTES/DAY												RUN TIME IN MINUTES/DAY																																
A1	14.0	140	Tree	Med	Bubbler/Drip	3	0:02	0	1	1	2	2	3	3	3	2	1	1	0	0	0	1	1	2	2	2	2	2	1	0	0	28.56	4531	4531																		
A2	18.8	4,230	Shrub/GC	Low	Bubbler/Drip	3	14:03	6	9	16	24	32	39	43	37	28	19	9	5	4	7	12	18	24	30	33	29	22	14	7	4	17.14	136500	136500																		
A3	15.4	3,460	Shrub/GC	Low	Bubbler/Drip	3	14:01	6	9	16	24	31	39	43	37	28	19	9	5	4	7	12	18	24	30	33	29	22	14	7	4	17.14	111979	111979																		
A4	7.0	70	Tree	Med	Bubbler/Drip	3	0:02	0	1	1	2	2	3	3	3	2	1	1	0	0	0	1	1	2	2	2	2	2	1	0	0	28.56	2285	2285																		
A5	12.9	3,715	W/S Turf	High	Stream Spray/Rotor	5	17:55	12	19	35	53	70	87	96	82	63	42	19	11	10	15	27	41	54	67	74	63	48	32	15	9	30.31	120232	120232																		
A6	8.1	2,300	W/S Turf	High	Stream Spray/Rotor	5	17:70	12	19	34	52	69	85	94	81	62	41	19	11	9	14	26	40	53	66	72	62	48	32	14	9	30.31	74837	74837																		
A7	13.4	3,015	Shrub/GC	Low	Bubbler/Drip	3	14:03	6	9	16	24	32	39	43	37	28	19	9	5	4	7	12	18	24	30	33	29	22	14	7	4	17.14	97577	97577																		
A8	15.7	3,545	Shrub/GC	Low	Bubbler/Drip	3	14:08	6	9	16	24	32	39	43	37	29	19	8	5	4	7	12	18	24	30	33	29	22	15	7	4	17.14	114730	114730																		
A9	8.0	80	Tree	Med	Bubbler/Drip	3	0:02	0	1	1	2	2	3	3	3	2	1	1	0	0	1	1	2	2	2	2	2	1	0	0	28.56	2589	2589																			
A10	17.0	4,860	W/S Turf	High	Stream Spray/Rotor	5	17:82	12	19	35	52	69	86	95	81	62	41	19	11	9	15	27	40	53	66	73	63	48	32	15	9	30.31	157289	157289																		
A11	14.0	5,325	W/S Turf	High	Stream Spray/Rotor	5	23:71	16	25	46	70	92	114	126	108	83	55	25	15	13	19	35	54	71	88	97	83	64	42	19	11	30.31	172338	172338																		
A12	14.0	5,325	W/S Turf	High	Stream Spray/Rotor	5	23:71	16	25	46	70	92	114	126	108	83	55	25	15	13	19	35	54	71	88	97	83	64	42	19	11	30.31	172338	172338																		
A13	18.0	4,860	W/S Turf	High	Stream Spray/Rotor	5	16:83	12	18	33	50	65	81	90	77	59	39	18	11	9	14	25	38	50	62	69	59	45	30	14	8	30.31	157289	157289																		
A14	6.0	60	Tree	Med	Bubbler/Drip	3	0:02	0	1	1	2	2	3	3	3	2	1	1	0	0	0	1	1	2	2	2	2	1	0	0	28.56	1942	1942																			
A15	12.3	2,270	Shrub/GC	Low	Bubbler/Drip	3	11:50	5	7	13	20	26	32	35	30	23	15	7	4	4	5	10	15	20	25	27	23	18	12	5	3	17.14	73466	73466																		
ESTIMATED PLANTED AREA AVERAGE PRECIPITATION IN INCHES/YEAR																																	25.45																			
TOTAL # OF VALVES																																	15																			
LANDSCAPE AREA				SPECIAL LA				OTHER				WATER DEMAND													MAWA = (YEARLY ETO) (0.82) [(0.45 x LA) + (0.56 x SLA)]													MAWA														
SHRUB	0	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	BARK MULCH	S.F.	Maximum Flow Demand													25		Gpm/Day																											
ANNUALS	0	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	DIRT	S.F.	Watering Window													8		Hours																											
TURF	0	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	HARDSCAPE	S.F.	# of Watering Days/Wk - Turf													5		Days													ETWU = (YEARLY ETO) (0.82) [(HA x HA1/2) + SLA]		ETWU												
TREE	0	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	SLA	0	S.F.	# of Watering Days/Wk - Shrub													3		Days																										
TEMP	0	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	TOTAL AREA				SOILS													YEARLY ETO																											
HA	0	S.F.	S.F.	S.F.	S.F.	S.F.	S.F.	43,295				Texture													Clay and Gray Loam													R/acre/Yr													62.2	

Design Development

Upon Approval of Master Plan, Prepare Design Development Documents

- ❑ Use 22" x 34" size sheets is preferred. Plan information shall be contained within a 21" x 33" framework for eventual reduction to 11" x 17" size.
- ❑ The first sheet shall be the Title Sheet and shall include only the following items:
 - Vicinity Map
 - Sheet Index
 - Project Title
 - Consultant/Sub-consultant Names, Addresses and Phone Numbers
 - Professional Stamp with Name, License Number and Expiration Date clearly marked.
 - Signature Block for the Development Services Department, City Engineer, Date.
 - 2" x 2" box for Development Services (Engineering and Building) stamp plans upon approval.
 - ***Do not place general plan notes on this sheet. If space is available, these general notes shall be placed on the appropriate sheet to which the notes apply.***
- ❑ The second plan sheet shall be a Scope of Work Sheet. This sheet shall be an overall base plan identifying all types of construction including in project using textures and labels all add alternates and any deferred submittals and, if the project is to be phased, a sheet which clearly delineates the various park elements to be constructed under this contract by use of textures and labels.
- ❑ Provide the following individual plan sheets, as required for a complete set of working drawings:
 - Demolition (Use topographic survey, existing trees, wetlands, water courses, other natural features, existing utilities and stubs and other pertinent information as a part of the base map).
 - Grading & Drainage (These two sheets can be combined or separated depending on the amount of information which needs to be conveyed. Also include existing topographic information overlaid in a 35% halftone or CAD equivalent).
 - Erosion Control sheet is for reference only and to facilitate preparation of the Storm Water Pollution Prevention Plan (SWPPP). Include the following note "The SWPPP shall be implemented and monitored by the contractor and shall be a "living document" reflecting the status of construction work as it progresses."

- Staking & Reference (Include roadway stationing, if applicable; and existing street improvements, including street lights, transformers, fire hydrants, and water storm drain and sewer stubs.)
- Irrigation
- Planting (show proposed trees and shrubs/groundcover on one plan sheet. Include tree permit conditions and notes, if applicable.)
- Landscape Details
- Other trades' sheets
- The plan scale shall be no smaller than 1" = 30', preferably 1" = 20', unless otherwise approved. All plan sheets shall be drawn at the same scale and the north arrows shall be oriented in the same direction from sheet to sheet.

Specifications

- Revise Table of Contents as needed.
- Cover sheet shall be provided by the City, unless it is a turn-key project.
- Review basic sections provided, edit to reflect project needs.
- (First draft submittal shall show strikeouts and redlines. Do not delete shaded paragraphs until final version.) Non shaded paragraphs can not be modified only paragraphs that are shaded should contain revisions.
- Insert additional sections to reflect project needs consistent with format provided. (Modifications shall be Microsoft Word 2010 compatible, Arial font, 12 pt. Indicate all new sections.)
- Specifications shall be prepared and provided in 8-1/2" x 11" booklet form.
- ***The provision of these specifications does not relieve the Consultant of his/her responsibility to provide detailed and complete contract documents.***

Design Development 75% Completion

The purpose of this submittal is to refine design, select materials and address site issues.

(Note: Design Refinement and Materials Selection can occur before 75% submittal. A submittal is required for Parks internal review and comment. Provide electronic pdf plans which includes, at minimum):

- 100% complete Grading Plan with cut and fill calculations and drainage calculations (per City of Roseville Public Works Construction Standards, latest edition). Indicating number import, export or a balanced project.
- 100% complete Drainage Plan. (See #1 comment above and confirm underground stubs/utilities.)
- Partial Construction/Staking and Reference Plan indicating materials and detail references.
- Electrical Plan showing light location, POC and size of transformer.
- Irrigation Plan showing complete mainline layout with gate valves shown, head layout, controller type and location, sprinkler head type (e.g. model

number, manufacturer name, gpm, psi and radius in feet), point of connection location and the static water pressure at the point of connection. For projects where the subdivision has not yet been built, indicate the projected static water pressure at build-out.

- Planting Plan, including a plant list, soils analysis report (report to be consistent with test recommendations per Section 32 90 00- Planting, 1.06), a delineation of turf and groundcover areas, and tree locations.
- 75% of the construction details, including references to the City Standards by detail number.
- Determination of any deferred items have been identified and discussed with Building Department and noted on the plans.
- Updated estimate of probable costs.
- Checklist requirements

Design Development Completion Checklist

Project Name _____ Reviewed By: _____ Date: __/__/__

Grading

- ☐ Cut and fill calculations provided and addressed on plans.
- ☐ Playfield and courts sloped per Design Guidelines.
- ☐ Adequate level space provided at play fields for spectators.
- ☐ Walkways comply with ADA.
- ☐ Berms do not exceed 30" in height.

Drainage

- ☐ Design complies with Design Guidelines, including drainage calculations.

Site Improvements

- ☐ Layout of all site improvements are clearly shown on base map, including:
 - Fencing
 - Drinking Fountains
 - Site Furniture (benches, picnic tables, etc.)
 - Pavement by type
 - Poured-in-place items, i.e. seat wall, retaining walls, concrete curbs, mowstrips, etc.
 - Hard Court Surfaces
 - Overhead Structures
 - buildings
- ☐ Layout of improvements does not create unsafe conditions or conflict with adjacent uses.
- ☐ Layout complies with Design Guidelines.
- ☐ Proposal of unique construction materials and deferred submittal items are clearly shown. (Further discussion may be necessary).

Play Area

- ☐ Drainage and layout complies with Design Guidelines.
- ☐ Use zones are clearly marked and do not overlap, except between spring toys.
- ☐ A clear path of travel from the play area entrance to the transfer deck is shown in the most direct route.
- ☐ The swing area is visually and/or physically separated.
- ☐ At least one belt swing has an accessible non-friable play surface beneath connected to an accessible pathway.

Irrigation

- ☐ Sprinkler head layout is shown.
- ☐ Controller type and location is shown.
- ☐ Sprinkler types and models are listed.
- ☐ Point of connection and static water pressure (current and projected) is listed.

Planting

- ☐ A preliminary plant list is provided.
- ☐ Species shown on the list comply with Design Guidelines.
- ☐ Trees are shown and turf/groundcover areas are delineated.



Parks, Recreation & Libraries Department

Section 2:
CONSTRUCTION DOCUMENTS

Standard Construction Document Preparation Checklist for Parks

Construction Documents Review and Approval Process 99% Completion

(City – wide plan review)

- City-wide plan review of 99% complete Plans occurs through the Online Permitting Services (OPS) Portal and Electronic Plan Review system. Plans and other technical documents must comply with the document submittal requirements outlined by the City of Roseville Development Services Department.
- Upon completion of the documents for submittal, provide the Project Manager with the electronic files for upload to the OPS Portal.
- An Appendix should include the, soils fertility, chemistry, and structure testing lab report, permits (other than City permits), geotechnical report (if necessary), and the environmental document (if necessary) shall be incorporated within the appendix. City shall provide permits, geotechnical report, and environmental documents, as needed for the specific project.
- Include an Estimate of Probable Costs with the 99% submittal.

Construction Documents 100% Completion

- Upon receipt of City comments, revise the plans and specifications and provide written responses to each Department's comments indicating where the changes have been made within the contract documents.
- Resubmit plans and specifications (100%) (quantity of resubmittal shall be as necessary to respond to City comments) to the Project Manager for redistribution. Include written responses to the plan check comments.
- Utility Composite (CAD) drawing required by Environmental Utilities at this stage.

Approved Plans and Specifications

- After all departments have approved the construction documents, submit to the project manager the complete set of plans in AutoCAD 2014 or higher format.

Park Plan Requirement Checklist *(For Use by Consultant prior to submitting plans to the City)*

Date: _____
To: _____
CC: _____
Project: _____
CWJ#: _____ **EN#** _____ **BD#** _____

Plans submitted to the City for review and approval must contain the following components. Provide checklist with plan submittals:

COVER SHEET

- ☐ Project Name and Address
- ☐ CWJ# is noted on the top right-hand corner of the plan sheet
- ☐ Landscape Architect Seal
- ☐ Vicinity Map
- ☐ Signature Block
- ☐ Sheet Index
- ☐ Codes Reference
- ☐ Reference to date specific Parks Construction Standards
- ☐ Cut and fill calculations are provided
- ☐ Deferred submittals and add alternates are listed
- ☐ Each sheet is clearly labeled

SCOPE OF WORK PLAN

- ☐ Street lights and roadways are shown.
- ☐ Limit of work line is shown
- ☐ Match lines are shown
- ☐ ADA routes are indicated
- ☐ City of Roseville Public Improvement and Tree Preservation Notes are clearly labeled.
- ☐ Proposed driveways, sidewalks, access points/ramps and right-of-way improvements shown

EROSION CONTROL PLAN

- ☐ Plan is provided

GRADING & DRAINAGE PLAN

- ☐ Storm drain tie-ins are shown
- ☐ Drainage systems are shown.
- ☐ Contour lines are shown, both existing and future
- ☐ Percentage of slope is shown on all sidewalks, concrete, planter areas, etc.
- ☐ Height of walls, curbs and finish grade elevations are shown.
- ☐ Legend is shown.

LAYOUT & REFERENCE (CONSTRUCTION) PLAN

- ☐ Plan is provided.

CONSTRUCTION DETAILS

- ☐ Play structure components are labeled and safety zones are shown.
- ☐ Construction details are provided.
- ☐ Standards Construction details are shown with Department Head signature or referenced.

IRRIGATION PLAN & DETAILS

- ☐ Potable water connection, irrigation point of connection (POC), meters, backflows and types of waterlines are clearly labeled.
- ☐ Sewer and water tie-ins are shown
- ☐ Irrigation main line layout and the size are clearly labeled
- ☐ Sprinkler head and valve layout is shown.
- ☐ Gallons per minute (GPM) is _____ and is shown.
- ☐ Pounds per square inch (PSI) is _____ and is shown.
- ☐ Irrigation legend is provided.
- ☐ Watering schedule is provided.
- ☐ Controller type is _____ and the location is shown.
- ☐ Standard Irrigation details are shown with Department Head signature or referenced.
- ☐ Backflow/connection details comply with Public Works Standards.

LANDSCAPE PLAN & DETAILS

- ☐ Plant list is provided.
- ☐ Tree and shrub locations are shown and turf/groundcover areas are delineated.
- ☐ Standard Planting details are shown with Department Head signature or referenced.

ELECTRICAL PLAN

- ☐ Electrical point of connection is shown.
- ☐ Available amperage is _____ and is shown.
- ☐ Light locations and types are located and labeled.
- ☐ One-line diagram is provided.
- ☐ Load calculations, voltage, phase, size of main service and location of metered pedestal are shown.

STRUCTURAL COMPONENTS (Building, lights, fences over 6' high, walls over 4' high)

- ☐ Construction details are shown.

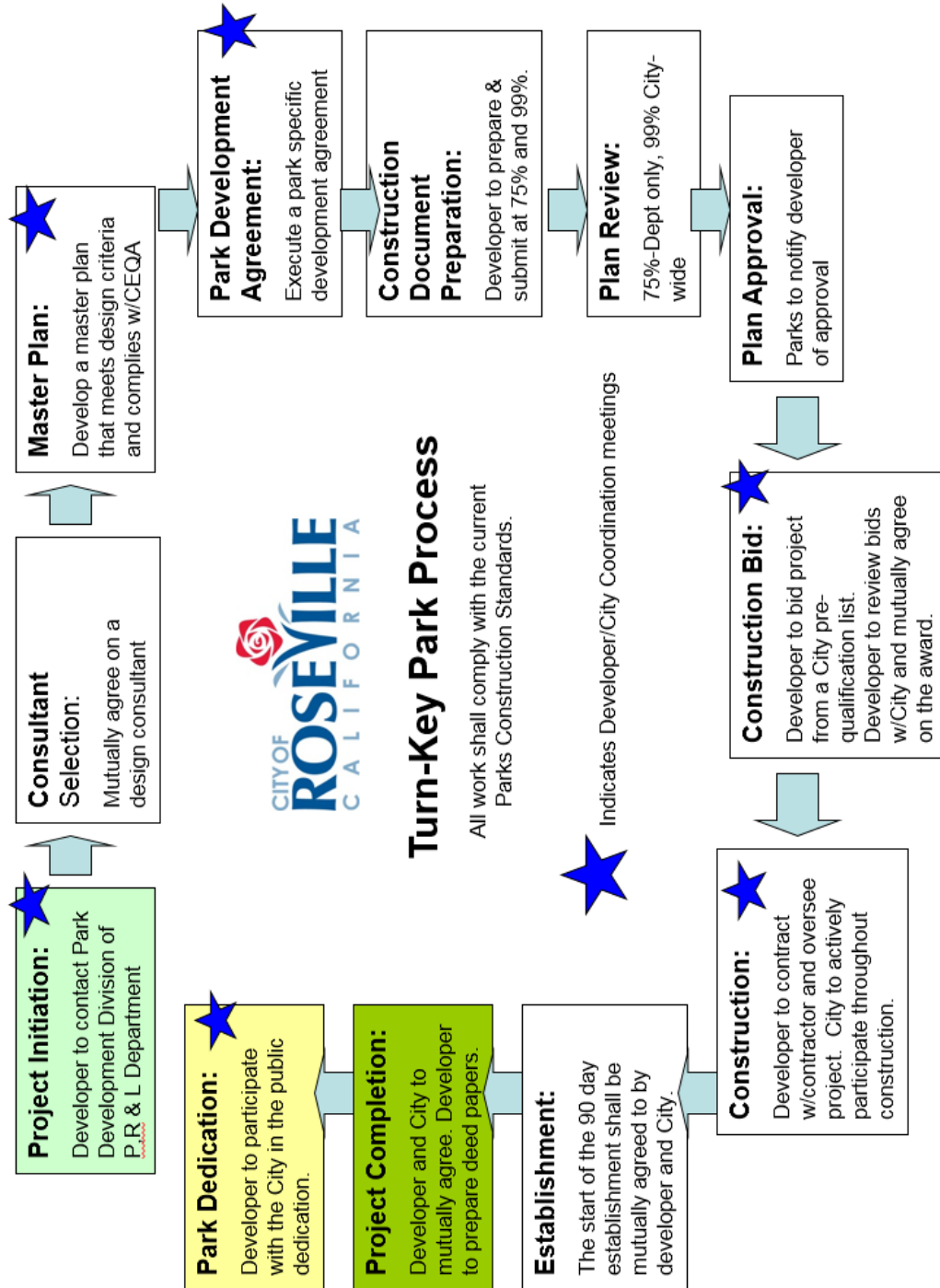
As an authorized representative of _____ (firm/company), I have reviewed and verified that the submitted plans contain all of the required items listed above.

Signature

Date

Print Name

Print Firm/Company



Process for Developer Generated “Turn-Key” Park Projects

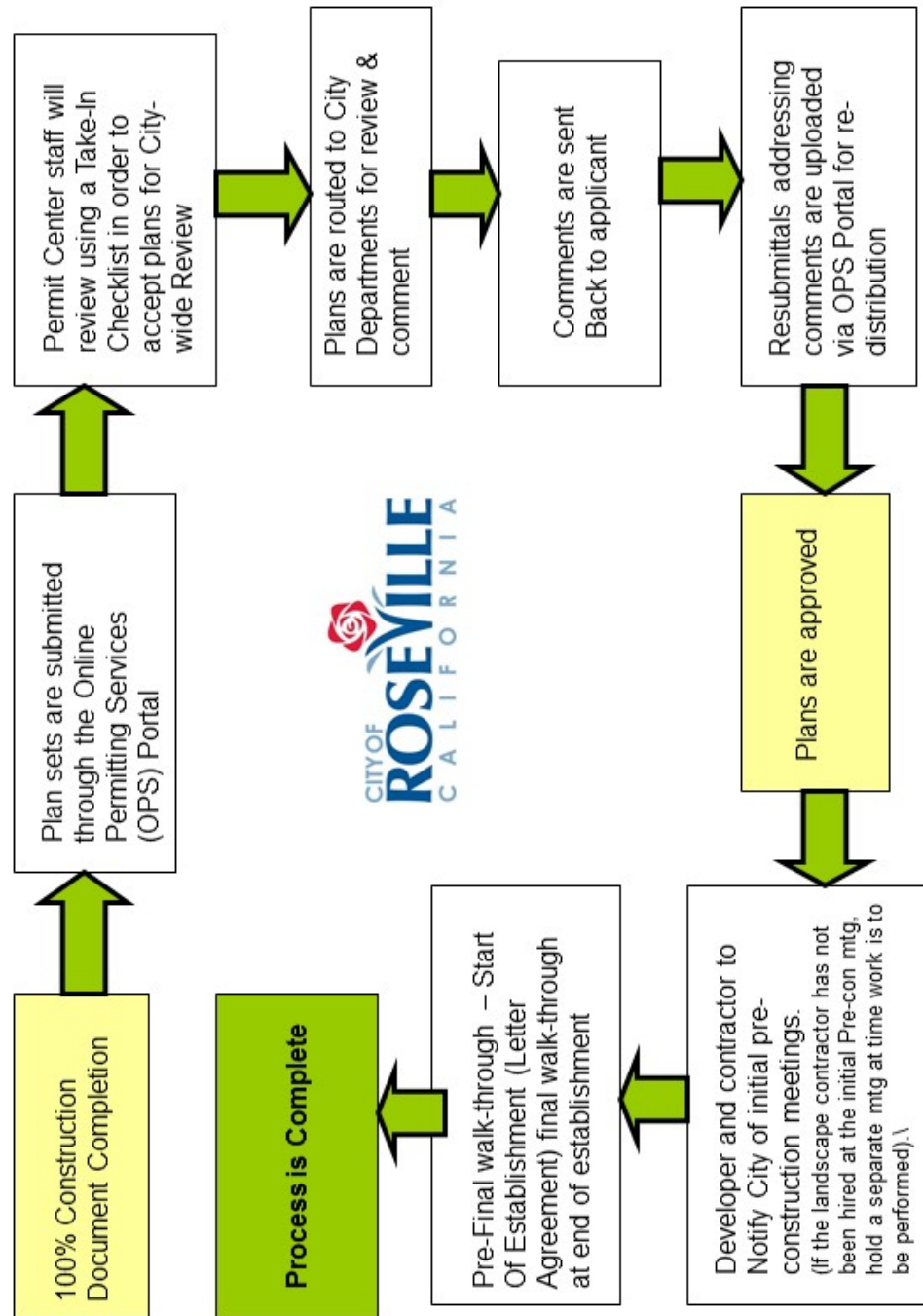
Step	The Developer shall.....	The City shall....
1	Contact Parks, Recreation & Libraries, Park Development Division (774-5505) to set up a meeting to review project and process. Include the proposed construction budget and schedule for design, construction document preparation, and construction.	Meet with the Developer to review the project including: process, design criteria, construction budget and schedule.
2	Execute Park Development Agreement between the City and the Developer(s). (Template available upon request.)	Provide input and assistance toward the creation of the Park Development Agreement. Staff to take agreement to City Council for approval.
3	Provide a list of Landscape Architects under consideration to design the park and to provide construction documents for the project on CAD. Landscape Architect must have had previous park design experience, a valid Calif. Landscape Architect license, and have local experience. Submit a statement of qualifications, and an example of full-scale construction drawings to the City for review and approval.	Review submitted materials and provide input. Make recommendations towards the selection of the Landscape Architects and related Consultants based on their qualifications, references and experience.
4	Notify the City of who the recommended Landscape Architect is, prior to award of their contract and start of their work.	Approve selection of Landscape Architect and related Consultants.
5	Download a copy or provide a link of the Parks Construction Standards, which include park design guidelines for use by the Consultant and City Improvement Construction Standards through Development Services.	Provide a link to the Park Construction Standards.
6	Submit to the City a Conceptual Park Plan and an estimate of probable costs, based on the approved specific plan concept, for review and input.	Review and provide input on the <u>submitted</u> plan.
7	Revise the submitted plan, based on City input, for completion of the Final Master Plan. Submit a colored, laminated rendering and an 8-1/2"x 11" black and	Upon receipt of the final master plan, take proposed plan to Parks and Recreation Commission.

Step	The Developer shall.....	The City shall....
7 (Cont'd)	white reduction of the master plan, a digital file of the color rendering and a revised estimate of probable costs.	
8	Developer is responsible for any required permits, and environmental clearances for project. Based on the completed master plan design, contact the City's Environmental Coordinator for environmental review and determination of requirements and/or clearances. (Generally an initial study is required and possibly a negative declaration.)	
9	Submit final master plan with approved environmental documentation and final cost estimate to City for final approval by City Council.	Take the final master plan with environmental determination to the City Council for approval.
10	Provide construction documents based on the Parks Construction Standards, and applicable City Improvement Standards, at Design Development (75%) and 99% completion. At Design Development completion, provide electronic plan files as outlined in the Design Development Section of these Standards. At 99% completion and prior to citywide review, submit complete sets of plans, permit applications, draft specifications consistent with the Construction Document Section of these Standards to the Project Manager for submittal to the Online Portal Services system. An estimate of fees will be calculated by Development Services and will need to be paid by the Developer in order to cover City plan review, GIS/mapping and inspection costs. Unspent balances of the deposit will be returned to the Developer upon completion of the warrantee period.	Review the construction documents at Design Development and 99% completion. At 99% completion, coordinate plan review with other City departments through the city-wide review process.
11	Revise and resubmit to the Parks, Recreation & Libraries Department contact the construction documents to	Assist in obtaining City approvals of the bid package.

Step	The Developer shall.....	The City shall....
11 (cont.)	reflect City comments. At 100% provide written responses to each City comment indicating where in the documents the response to the comment is located. After all Departments have approved the construction documents, submit the bid package (see next page)	
12	Upon receipt of approved plans, obtain list of pre-qualified contractors from City. Certain subcontractor trades are included in pre-qualifications.	Provide pre-qualified contractors/subcontractors' list.
13	Solicit bids for the construction of the project utilizing the pre-qualified contractors list.	
14	Upon receipt of bids, provide the City with the results of the bid. Make recommendations for selection of the contractor and value engineering items, if necessary.	Review and approve bid recommendation. (Value engineering may be necessary if bids are over budget.)
15	If required, hire a park construction inspector, as approved by the City.	Approve or provide a park construction inspector.
16	Upon City approval, register selected contractor with the Department of Industrial Relations, outlining scope of work included in the contract, and proceed with the construction of the project. Notify the City's liaison of the Pre-construction meeting and submit a construction schedule at that time.	All applicable City Dept's to participate in the Pre-construction meeting and ongoing inspections as required.
17	Obtain all applicable City permits, including, but not limited to, grading, drainage, encroachment, building and tree permits. Maintain all inspection cards including Parks inspection card on site to be signed off by inspectors at the time of each inspection.	Provide Parks inspection card.
18	Submit electronic versions of project submittals for review and approval by the City.	Review and stamp submittals. Distribute to applicable City staff and return electronic copy to developer.

Step	The Developer shall.....	The City shall....
19	Developer to provide a professional liaison (i.e. landscape architect or construction manager) to monitor and communicate with the City during the progress of construction and any changes which may need to be considered due to site conditions or other. This shall include the review of any submittals and other shop drawings.	Participate in the on-site review, submittal reviews, and inspections of construction progress. Attend routine construction meetings as needed.
20	Conduct on-site reviews on a weekly basis. Complete establishment period. Conduct a Pre-final and Final site review. Submit certification by landscape architect that park is built according to plans and specifications.	Participate in the Pre-final and Final site review.
21	If a reimbursement is due, submit a detailed cost summary with receipts or approval forms to the City for review, including approved change orders.	Meet with Developer to review final cost summary. Based on agreed cost, process reimbursement to the Developer.
22	Coordinate a meeting with the City to provide turn-over documents as outlined in the Parks Standards.	Facilitate a meeting and collect all turn-in items, including meter numbers for transfer to City.
22	Submit the appropriate documentation for the deeding of the improved park property to the City for recordation. Coordinate with the City Manager's Office. Also switch utility bills from developer to City of Roseville.	Accept the project upon completion of all of the following: formal dedication by the developer, upon satisfactory completion of the project including the maintenance period, and upon receipt of asbuilts.
23	Celebrate with a dedication - Work with City to plan.	Work with Developer to plan dedication of park.
24	Respond on a timely basis to any repairs under the one-year warrantee.	Monitor warranty period and request any repairs.
25		At end of warranty period, provide balance remaining of deposit to Developer.

Streetscape Plan Review Process



May 2019

Streetscape Construction Documents and Plan Processing

Streetscape Construction Document

Streetscapes General

- ❑ List the square footages of turf areas and landscape areas individually (by valve number) within the irrigation sheets.
- ❑ Redwood header boards are not permitted. Utilize the 12" wide concrete mow bands per Parks Construction Standards.
- ❑ Include required notes on all plan sets:
 - "All improvements shall comply with City of Roseville Parks Construction Standards, latest edition".
 - "Contact USA Alert (800) 642-2444 at least 48 hours prior to start of work."
 - "A preconstruction meeting must be scheduled prior to construction commencement of any irrigation and/or landscaping."
- ❑ Show accent lighting including model # and type on the plans. In-ground fixtures are not permitted. Lighting located within a turf area is not permitted. Use LED fixtures where possible.
- ❑ Subdivision names on entry monuments shall be cast in place or monolithic and bolted. Epoxy placed lettering or logos are not permitted.
- ❑ Seat/Planter walls and handrails shall be designed with skate deterrents as an integral part of the design. Third party add-on products such as "Skate Block" are prohibited.

Grading

- ❑ All plans shall include grading contours and drainage systems to show how site water is being surface and subsurface drained.
- ❑ All berms shall not exceed 30 inches in height; this shall include the height of plant material on the berm at maturity.
- ❑ Slopes of any landscaped areas greater than 2% shall locate the toe of slope two feet away from back of walk. The remaining two feet shall be a bench sloped at 2% away from the back of walk.

Irrigation

- ❑ Provide water/irrigation schedule on each irrigation plan consistent with requirements outlined in the City's Water Efficient Landscape Ordinance.
- ❑ The gallons per minute shall be included for all irrigation nozzles on the irrigation legend.
- ❑ Location and size of back flow preventer shall be shown. Provide a detail enlargement of the point of connection.
- ❑ Size of the meter, backflow and all valves shall be consistent with the size of the irrigation main line.
- ❑ #12 copper tracing wire is required along entire length of irrigation main line.

- ❑ Reclaimed water notes shall state compliance with City of Roseville Department of Public Works Design and Construction Standards. If utilizing an existing controller, specify its location and how many stations are available for use. Landscape architect shall verify existing controller conditions.
- ❑ All irrigation designs must comply with the City of Roseville Water Efficient Landscape Ordinance.
- ❑ Sub-surface irrigation shall be minimally used and only as approved by the Parks, Recreation & Libraries Department. Areas for consideration in allowed used of sub-surface irrigation are corners around monuments and narrow areas less than 3 feet wide. Additional review of drip will be required for changing legislation.
- ❑ Do not design streetscapes using booster pumps.

Planting

- ❑ Planting and irrigation must be integrated so that like-water use plants are placed together in the same irrigation zone.
- ❑ Do not use “No Mow” fescue.
- ❑ Large trees shall not be used where planter or median strip widths are less than ten feet wide. Either remove the tree or replace with smaller variety. See Design Guidelines Section for trees specific to planter widths.
- ❑ All plans shall include vehicle site distance triangles at all intersections and turn pockets. Site distance triangles shall be verified by the project engineer. No plantings which will grow taller than 12” in height at maturity shall be planted within the site distance triangles.
- ❑ All plan sets shall show fire hydrants, streets signs, street lights and underground utility easements. Planting shall avoid conflicts with these improvements.
- ❑ Do not plant trees or shrubs in front of irrigation heads.

Streetscapes Plant Species Concern

Botanical Name	Common Name	Concerns	Alternate Suggestion
Agapanthus	African Lily	Limit use, heat and frost sensitive	dwarf variety
Aquilegia formosa	Western Columbine	Short lived species, sun and heat sensitive	Phygelius x rectus 'Winchester Fanfare' or 'Pink Elf' or 'African Queen' or 'Trewidden Pink'
Artemesia californica 'Canyon Gray'	Trailing Sagebrush	Prohibited in the specific plan	Artemisia stellerana 'Silver Brocade' or Lessingia filaginifolia 'Silver Carpet'
Crataegus laevigata	English Hawthorn	Disease prone, do not use	Acer buergeranum 'Streetwise'
Hypericum calycinum	Creeping St. Johnswort	Do not use, this species is invasive	Teucrium chamaedrys 'Prostratum' or Gazania or Erigeron 'Wayne Roderick'
Imperata cylindrical 'Rubra'	Japanese Blood Grass	Winter dormancy, with high water requirements	Pennisetum setaceum 'rubrum'
Lupinus albifrons	Silver Bush Lupine	Short lived	Teucrium fruticans 'Compactum'
Mimulus aurantiacus	Sticky Monkey Flower	Brittle stems and summer dormant	Agastache 'Apricot Sunrise' or 'Tangerine Dreams' or 'Tutti-frutti' (These require good drainage)
Platanus x acerifolia	London Plane Tree	Limit use, do not use in planters less than 10' wide	
Pinus spp	Pines	Structurally unsound	
Rosmarinus officinalis	Rosemary	Collects trash too rangy	

Plan Approvals and Construction

- ❑ Plans approved more than two years prior to the start of construction shall comply with the current Parks Construction Standards and may require a new review at the time of construction.
- ❑ Contractor shall include Parks, Recreation & Libraries Department in the initial pre-construction meeting.
- ❑ Due to the delay in time between the initial pre-construction meeting and landscape work, the Contractor shall call for a second pre-construction meeting with Parks, Recreation & Libraries prior to start of irrigation work. This includes any proposed impacts to existing irrigation systems already under City operations. The landscape subcontractor shall be in attendance.
- ❑ All streetscapes are required to be inspected by the City of Roseville Park Inspector at key milestones of the project. A construction inspection card specific to streetscapes will be presented at the preconstruction meeting and must be kept at the construction site at all times. The Inspector must approve and sign each construction milestone listed on the inspection card at the time of inspection. Signing off of all phases/milestones at the end of the project is not permitted.

Street Landscape Plan Requirement Checklist *(For use by the Consultant prior to submitting plans)*

Date: _____
To: _____
CC: _____
Project: _____
CWJ#: _____ **EN#** _____ **BD#** _____

Plans submitted to the City for review and approval must contain the following components:

COVER SHEET

- ☐ Project Name and Address
- ☐ CWJ# is noted on the top right-hand corner of the plan sheet
- ☐ Architect or Engineer Seal
- ☐ Vicinity Map (Context of the property is shown with adjacent land uses labeled.)
- ☐ Signature Block
- ☐ Sheet Index
- ☐ Reference to date specific Parks Construction Standards
- ☐ Individual square footage of turf areas and landscape areas are listed.
- ☐ Each sheet is clearly labeled

GRADING & DRAINAGE PLAN

- ☐ Storm drain tie-ins are shown
- ☐ Drainage systems are shown.
- ☐ Contour lines are shown, both existing and future
- ☐ Percentage of slope is shown on all sidewalks, concrete, planter areas, etc.
- ☐ Height of walls, curbs and finish grade elevations are shown.
- ☐ Legend is shown.

LAYOUT & REFERENCE (CONSTRUCTION) PLAN

- ☐ Plan is provided.
- ☐ Street lights and roadways are shown.
- ☐ Limit of work line is shown
- ☐ Match lines are shown
- ☐ Proposed driveways, sidewalks, access points/ramps and right-of-way improvements are shown
- ☐ Major sewer, water and storm drain lines are shown.
- ☐ Fire hydrants are shown

IRRIGATION PLAN & DETAILS

- ☐ A master irrigation plan showing points of connections/sizes, sleeves/sizes, valves/sizes, mainline/sizes and controller locations shall be included in all phased plans sets.
- ☐ Areas that are to be City maintained and privately maintained are clearly labeled.
- ☐ Irrigation water point of connection (POC), meters, backflows and types of waterlines are clearly labeled.
- ☐ Irrigation main line layout and the size are clearly labeled
- ☐ Sprinkler head and valve layout is shown.
- ☐ Gallons per minute (GPM) is _____ and is shown.

-
- ☐ Pounds per square inch (PSI) is _____ and is shown.
 - ☐ Irrigation legend is provided.
 - ☐ Watering schedule is provided.
 - ☐ Controller type is _____ and the location is shown.
 - ☐ Standard Irrigation details are shown with Department Head signature or referenced.
 - ☐ Backflow/connection details comply with Public Works Standards.

LANDSCAPE PLAN & DETAILS

- ☐ Areas that are to be City maintained and privately maintained are clearly labeled.
- ☐ Plant list/legend is provided and is consistent with the specific plan design guidelines and Parks Construction Standards.
- ☐ Tree and shrub locations are shown and turf/groundcover areas are delineated.
- ☐ Site distance triangles are shown.
- ☐ Standard Planting details are shown with Department Head signature or referenced.

ELECTRICAL PLAN

- ☐ Electrical point of connection is shown.
- ☐ Available amperage is _____ and is shown.
- ☐ Light locations and types are located and labeled.
- ☐ Load calculations, voltage, phase, size of main service and location of metered pedestal are shown.

STRUCTURAL COMPONENTS (Building, lights, fences over 6' high, walls over 4' high)

- ☐ Construction details are shown.

As an authorized representative of _____ (firm/company), I have reviewed and verified that the submitted plans contain all of the required items listed above.

Signature

Date

Print Name

Print Firm/Company



Parks, Recreation & Libraries Department

In order to ensure the most up-to-date version, hard copies of the Buildings & Grounds Section is provided as a supplemental. In all cases, the Buildings & Grounds Section is considered a part of these Parks Construction Standards.

Section 3: CITY OF ROSEVILLE GENERAL CONDITIONS FOR BUILDING AND GROUNDS



Parks, Recreation & Libraries Department

Section 4:
TECHNICAL SPECIFICATIONS

TABLE OF CONTENTS

SECTION 00 31 46: PERMITS	
SECTION 01 10 00: SUMMARY OF WORK	
SECTION 01 57 23: STORM WATER POLLUTION CONTROL	
SECTION 03 30 00: SITE CONCRETE	
SECTION 04 20 00: UNIT MASONRY (GENERAL)	
SECTION 05 12 00: STRUCTURAL AND MISCELLANEOUS STEEL (GENERAL)	
SECTION 09 91 00: PAINTING AND FINISHES (GENERAL)	
SECTION 12 93 00: SITE FURNISHINGS	
SECTION 26 00 00: SITE ELECTRICAL	
SECTION 31 20 00: EARTHWORK	
SECTION 32 12 16: ASPHALT CONCRETE PAVING	
SECTION 32 15 40: DECOMPOSED GRANITE PAVING	
SECTION 32 31 13: CHAIN LINK FENCING	
SECTION 32 32 19: MODULAR CONCRETE RETAINING WALLS	
SECTION 32 84 00: IRRIGATION SYSTEM	
SECTION 32 90 00: PLANTING	
SECTION 33 00 00: UTILITIES	

Consultants to add new sections and/or edit existing sections as needed to reflect specific project needs. New sections shall be formatted to match those included in these standards.

APPENDICES

A: Irrigation Schedules	# pages
B: Soils Fertility Report	# pages
C: Permits (provided by the City/Project Owner)	# pages
D: Environmental Document (provided by the City/Project Owner)	# pages
E: Geotechnical Report (provided by the City/Project Owner)	# pages

Consultant to add or delete sections/appendices as they apply to specific project needs. Items noted to be provided by the City shall be identified on a project by project basis.

SECTION 00 31 46 PERMITS

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.
- C. The intent of this Section is to furnish bidders with the known list of required permits for the Work under the Contract Documents. Bidders should note that the list is not necessarily complete and that additional requirements may exist or arise.

1.02 Permits

- A. The Contractor shall obtain copies of the following permits from the Project Manager. Copies of these shall be obtained prior to start of work and shall be kept on the jobsite.
 - 1. State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity:

The City has prepared and submitted the SWPPP and Notice of Intent (NOI) to the State Water Resources Control Board. Prior to starting construction, Contractor shall obtain coverage under and comply with the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2009-0009-DWQ). The City will prepare and submit the NOT when permanent BMP's have been installed.

- 2. City of Roseville Department of Development Services, Encroachment Permit for all Work related to this project.
- 3. City of Roseville Department of Development Services, Grading Permit for all Work related to this project.
- 4. City of Roseville Department of Development Services, Building Permit for all structural items associated with this project, including, but not limited to, lighting, backstops, restrooms, shade structures, drinking fountain (plumbing code), and miscellaneous electrical.
- 5. California Department of Fish & Game, Section 1601 Streambed Alteration Agreement: Owner has applied for and obtained the Section 1601

Agreements to allow work within streambeds and banks. A copy of the permit is included in the Appendix of the Project Manual.

6. City of Roseville Planning Department, Tree Permit: Owner has applied for and obtained a tree permit to allow removal or encroachment under Heritage Oaks.

- B. Contractor shall comply with the conditions of these permits, and will be solely responsible for all costs associated with meeting permit conditions unless specifically specified otherwise in these Contract Documents.
- C. A copy of the permit is included in the Appendix of the Project Manual. A trench/excavation permit must be on file with the City. Submit a copy of the notification letter to CAL OSHA, which outlines the project, and contracted scope of work.

PART 2 - PRODUCTS

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PART 3 - EXECUTION

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END OF SECTION

SECTION 01 10 00 SUMMARY OF WORK

PART 1 - GENERAL

1.01 General

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Special Conditions shall be in addition to the standards provided herein.

1.02 Project Description

- A. Project Name and address:

Sample Project Name
123 Main Street Roseville

- B. Project description/scope of work:

The scope of this project includes ...

- C. The Contractor, prior to submission of his bid, shall visit the site and become familiar with the physical site conditions, the plans and specifications. All existing site conditions, apparent in a detailed, on-site inspection, shall be a part of the project. Submission of a bid shall represent the Contractor's acknowledgment of the existing site conditions and its effect on the implementation of the contract documents.

1.03 Engineering

- A. Field Engineering, as a part of this contract, shall include:
 - 1. Layout of the work and establishment of lines and grades.
 - 2. Said work to be performed by a California Registered Civil Engineer or a California licensed Land Surveyor.
 - 3. When discrepancies between the drawings and actual site conditions are discovered, notify the Inspector for instruction on how to proceed.
 - 4. All work shall:
 - a) Establish indicated layout in relation to the property survey and existing reference points.
 - b) Establish and preserve permanent reference points during the course of construction.
 - c) Set locations and elevations of all site elements as required for proper completion of the work.

1.04 Permits, Fees and Notices

- A. The Contractor and/or his assigned Subcontractors shall obtain any and all required permits (beyond those provided in the Appendix) from all governing authorities, including other City Departments, prior to start of construction.

1.05 Construction Plans

- A. Any discrepancies or omissions found in the Contract Documents shall be reported to the City's project manager immediately. The City's project manager will clarify discrepancies or omissions, in writing, within a reasonable time.
- B. In resolving inconsistencies among two or more sections of the Contract Documents, precedence shall be given in the following order:

- 1. Notice to Contractors
- 2. Special Provisions
- 3. City of Roseville Parks Construction Standards
- 4. City of Roseville Design and Construction Standards
- 5. Drawings

Addenda shall take precedence over all sections referenced therein. Figure dimensions on Drawings shall take precedence over scale dimensions. Detailed Drawings shall take precedence over general Drawings.

1.06 Definitions

- A. The term "accepted" where used within, shall mean accepted in writing by the City of Roseville's Project Manager.
- B. The term "Inspector", where noted, shall mean the project representative, appointed by the City of Roseville, who will oversee the project on a day-to-day basis.
- C. The term "Project Manager", where noted, shall mean the project representative appointed by the Parks Department.
- D. The term "Consultant", where noted, shall mean the prime Consultant listed on the cover sheet of these Specifications.
- E. The term "accepted equal", where used herein, shall mean the equal in the opinion of the Project Manager, in consultation with the Consultant, when necessary, and as accepted in writing by the Project Manager.
- F. The term "Project Owner", where used herein, shall mean the landowner or developer.
- G. The term "provide", where used herein, shall mean furnish and install complete.
- H. The term "as selected", where used herein, shall mean as selected by the Consultant and as accepted by the Project Manager.
- I. The term "substantially complete", where used herein, shall mean the state of which the project can be used in the manner of which it is intended with the exception of minor items as determined by the Project Manager.

- J. See Section 1 of the General Conditions for additional definitions and terms.

1.07 Standards

- A. Numerous standards are referenced in these contract documents. The referenced standards shall be the current edition as of the date of these contract documents. Also, see Section 4 - 1.02 of the General Conditions.
- B. The codes adopted by the City, County, State and federal agencies shall govern minimum requirements for this project. Where codes conflict with these Specifications, the more stringent shall apply, and such conflicts shall be brought to the attention of the Project Manager. Caltrans Standards shall be applied where specifically referenced. In the absence of specific reference requirements in the contract documents, the applicable codes shall govern.
- C. In addition to the standards noted in individual sections of these Specifications, standards of the following organizations shall be noted by initials only.
 - 1. ANSI: American National Standards Institute.
 - 2. ASTM: American Society for Testing and Materials.

1.08 Submittals

- A. All submittals shall be submitted at one time within ten (10) working days from issuance of Notice to Proceed. The review time for submittals shall be as noted in Section 2 - 1.04 of the Special Conditions. Items returned for re- submittal shall be returned to the City within two weeks
- B. The Contractor shall include a cover sheet indicating the following (A sample is provided in Section 5: Forms):
 - 1. Drawing sheet or specification section reference (by section, paragraph and sub-paragraph numbers);
 - 2. Item description;
 - 3. Indication whether this item is "as specified" or "proposed substitution" and
 - 4. A space for itemized response summary, e.g. "reviewed" or "resubmit".
- C. Contractor shall submit a minimum of two copies/samples of each submittal. It shall be the Contractor's responsibility to ensure that the summary sheet and the appropriate number of copies are included in the submittal package. Incomplete submittal packages (i.e., the lack of a summary sheet or lack of the appropriate number of copies) will not be reviewed.
- D. Proposed substitution requests must include a comparison between the originally specified item and the proposed substitute. The burden of proof of compliance for proposed substitutions with project requirements rests with the Contractor. Coordination of the installation of accepted substitutions, including incidental changes/modifications to accommodate proposed products shall be at no additional cost to the Owner.

- E. Where required in specified Section of these Specifications, submittals shall include proof of order of site furnishings, play equipment or other materials within two weeks (ten working days) from issuance of Notice to Proceed. Submittals of orders shall be made at one time. Exceptions will be considered, with justification.

1.09 Tests

- A. In addition to Section 4 - 1.03 of the General Conditions, testing and inspections may be performed by a private testing laboratory. The testing laboratory, provided by the City, shall be under the direction of a California registered civil engineer. All work shall conform to requirements set forth by ASTM B329, and shall be acceptable to the City.
- B. Copies of the laboratory reports/results of each test or inspection shall be provided to the Project Manager, Inspector and Contractor.

1.10 Temporary Facilities

- A. Sanitary provisions shall be the responsibility of the Contractor. Existing restroom facilities shall be not utilized by the Contractor, his Sub-contractors, or employees thereof, unless specifically accepted by the Project Manager. Provide chemical toilets or water closets and urinals connected to the sewer in a location accepted by the Project Manager.
- B. Barricades shall be the responsibility of the Contractor and shall be erected as necessary to protect the property, the construction and the public from hazards due to construction.
- C. Signs, other than those identified in these Specifications, shall be prohibited. Notices, required by law, shall be posted and maintained.

1.11 Utilities

- A. All utility connection fees, meters, and cost of utilities used during the course of construction and establishment are considered a direct cost and are the responsibility of the Contractor until project acceptance.

1.12 Dust/Noise Control Requirements

- A. Dust and other air pollution nuisances on or adjacent to the site shall be abated, per Section 2 - 1.07 of the General Conditions. Dirt shall not be allowed to accumulate on streets or sidewalks nor be washed into sewer. The Contractor shall install silt basin, silt fences or other physical means to prevent winter run-off or dry season flow passing through the site.
- B. Noise from construction operations shall be kept to a minimum. Allowable hours of operations shall be from 7 a.m. to 7 p.m. Monday through Friday. Work on weekends and holidays must be approved by the project manager. Work on

weekends and holidays shall not begin before 8 a.m. and must be completed by 8 p.m.

1.13 Tree Replacement Schedule

- A. Trees damaged or removed without prior approval shall be replaced at an inch per inch basis on-site, except otherwise accepted. New stock shall follow the table provided:

Plant Size	Inch Value
3 Five Gallon Stock	One Inch
1 Fifteen Gallon Stock	One Inch
1 24" Box Stock	Two Inches
1 36" Box Stock	Three Inches

1.14 Inspection of Construction

- A. In addition to the routine inspections performed by the Parks Inspector, portions of work may be inspected by the other city departments. Notify the Parks Inspector and Project Manager a minimum of 48 hours prior to date of inspection.
- B. The Parks Inspector shall be the main line of communication between the site superintendent, the project manager and other City department inspectors. Changes in scope of work or standards shall be approved by the project manager.
- C. Refer to the parks inspection record. This shall be issued at the Pre-Construction meeting and shall be utilized by the Contractor throughout the course of construction. A completed "hard card" shall be submitted to the Project Manager along with required turn in items (See 1.15 this Section) upon final acceptance of the project. The Notice of Completion shall not be filed until all record documents have been received and accepted.

1.15 Adverse Impacts to Site Conditions Due to Construction

- A. Impacts that affect the site conditions to the detriment of the park or streetscape
- Impacts that affect the site conditions to the detriment of the park or streetscape construction or long term viability of the site shall be mitigated by the contractor prior to acceptance of the project. Such impacts shall include, but are not limited to:
1. Soil compaction in non-structural areas;
 2. Diesel or gas fuel leaks/spillage;
 3. Buried concrete or other construction debris;
 4. Hazardous material contamination;
 5. Lime treatment in planting areas;
 6. and more.

1.16 Pre-final (Punch List) Review

- A. Notify, in writing, to the Parks Construction Inspector, that the work is substantially complete. Substantially complete is defined as “the state of work where it may be used in a suitable and intended manner with exception of minor corrections”. Partial acceptances will not be granted. Items to be reviewed as a part of substantial completion include:
 - 1. All construction items
 - 2. Installation of all site furnishings, including lights and signs
 - 3. Seeding or sodding of all turf areas
 - 4. All planting, including weeding of planted areas
 - 5. The irrigation system is fully functioning as designed and as confirmed by the landscape irrigation audit.
- B. Upon field confirmation by the Parks Construction Inspector regarding substantial completion, a pre-final (punch list) walk-through will be conducted within seven (7) calendar days of receipt of notification. A formal punch list will be developed at that time. Performance of the pre-final (punch list) review shall not automatically trigger the start of establishment.
 - 1. If at any point during this review that it becomes apparent that the Contractor has not properly prepared for the site review, the inspection shall immediately be terminated and re-scheduled at such a time as the site has been readied for a review. Any costs for the re-scheduling of the review shall be the responsibility of the Contractor. Lack of site preparation could delay start of the establishment period.
- C. The pre-final (punch list) review shall occur within one (1) business week after the project has been determined as “substantially complete”. Concurrently, the City will make a formal request for all required turn-in items to be submitted to the City. All turn-in items shall be submitted to the City (single point of contact), at one time and only by appointment. Do not drop off the turn-in items at the front counter and without an appointment.
- D. Once all turn-in items have been confirmed to be complete and accurate, the establishment period may be considered to begin. The City shall have sole discretion in determining the appropriateness of the commencement of the establishment period and shall notify the developer/contractor in writing of the start and end dates. Portions of the project will not be accepted for establishment prior to the substantial completion of the entire project.

1.17 Establishment Period

- A. The duration of the establishment period shall be:
 - 1. For seeded turf in parks: Ninety (90) calendar days, minimum, and until the Notice of Completion (NOC) for City-built parks has been approved by the

City Council, or the deed transferring property ownership, has been recorded at the County for Developer-built parks.

2. For sodded turf in parks: Forty-five (45) calendar days commencing between March 1st and October 31st and sixty (60) calendar days commencing between November 1st and February 28th, and until the Notice of Completion (NOC) for City-built parks has been approved by the City Council, or the deed transferring property ownership, has been recorded at the County for Developer-built parks.
 3. For streetscapes: Thirty (30) calendar days, minimum, and until final acceptance of all related street improvements subject to approval of a Certificate of Completion by the City Council.
- B. Active maintenance is required throughout the entire establishment period. Active maintenance is defined as:
1. All areas within the project site shall be protected against damage including vandalism, erosion, trespass, rodents and other acts. Immediately repair all damaged areas.
 2. All walkways and paved areas shall be kept clean and all debris within planting and turf areas shall be immediately removed.
 3. Automatic irrigation controller shall be fully utilized and irrigation system monitored and adjusted as described in Section 32 84 00 4.03.
 4. All plant and turf maintenance as described in Section 32 90 00 3.11
- C. Prior to the start of the final thirty (30) days of establishment:
1. All punch list items shall be completed.
 2. All certifications and testing shall be completed.
 3. All plantings and turf shall be thriving and in a healthy condition.
 4. The lack of active maintenance prior to the final thirty (30) days may constitute a delay in the start of the final thirty (30) days of the establishment period.

1.18 Final Review

- A. One (1) week prior to the end of the establishment period, a final on-site review shall be conducted to review project readiness for final turn-over. All punch list items must be satisfactorily addressed prior to the final review.
- B. The project shall be prepared and cleaned per Section 2 - 1.12 of the General Conditions; the turf shall be mowed; and the irrigation heads shall be adjusted appropriately one day prior to the scheduled final review.
- C. Acceptance of the project shall be considered "field accepted" and a recommendation will be forwarded to the City Council for "final acceptance" per Section 7 - 1.01 of the General Conditions.

- D. An unaccepted project shall extend the establishment period until such time as the unaccepted portions of the project have been reviewed and field accepted by the Inspector and Project Manager.
- E. Turn over for City maintenance shall occur only after:
 - 1. The specified duration of the establishment period has been successfully completed.
 - 2. If required, the deed transferring property ownership, has been recorded at the County.
 - 3. A Certificate of Compliance (COC) for streetscapes or Notice of Completion (NOC) for city built parks has been approved by the City Council.
- F. Contractor shall provide a written guarantee covering all improvements associated with this project. See 1.19 – Warranties and Guarantees.

1.19 Record Documents

- A. Record documents or as-built plans shall be maintained on-site and updated routinely as specified in Section 2 - 1.13 of the General Conditions. Record documents shall include **all items under the contracted scope of work.**
- B. Record documents shall be submitted:
 - 1. one full size set of final as-built drawings (verified/initialed by the Parks Inspector during the establishment period)
 - 2. one set of 11 x 17 reductions of the complete as-built package; and
 - 3. two sets 11 x 17 laminated reductions of the irrigation plan illustrating with colors the individual controller stations; and
 - 4. one USB containing PDF scanned images (in color) of the verified as-built drawings.
 - 5. For City of Roseville CIP projects, SWPP binder.

1.20 Warranties and Guarantees

- A. Warranties are required under various Sections of these Specifications. Prior to final acceptance, the Contractor shall assemble all warranties into a single, bound or stapled package. All warranties shall be clearly labeled and the number of years highlighted. Also, see Sections 7 - 1.10 and 7 - 1.11 of the General Conditions.
 - 1. Warranties for equipment shall be submitted in the manufacturer's standard form and shall be countersigned by the subcontractor or supplier and the Contractor.
 - 2. All other warranties shall be provided in the following format, written on subcontractor's or supplier's letterhead, signed by the subcontractor or supplier and countersigned by the Contractor:

WARRANTY FOR _____ YEARS

"We hereby warrant that the product which we have installed at project name has been done in accordance with the contract documents, and that the work, as installed will fulfill the warranty requirements included in the Specifications.

We agree to repair or replace any or all of our work, together with any other adjacent work which may be displaced by so doing, that may prove to be defective in its workmanship or material within the warranty period stated above commencing from the date of final acceptance of the above named project by the City of Roseville's City Council, without additional expense to the City, ordinary wear and tear and unusual abuse or neglect excepted.

In the event of failure to comply with the above conditions within thirty (30) days of notification by the City, we collectively or separately do hereby authorize the City to proceed with the repairs or replacement of such defects at our expense. Payment of said costs and charges will be forwarded to the City upon demand.

Signed: _____
Subcontractor or Supplier Date

Countersigned: _____
Contractor Date

- B. Guarantees shall be a minimum of one (1) year for all plant material, including trees and shrubs. The guarantee shall state that plant materials (trees & shrubs) to be free of all defects or disease and all plants are in a healthy and thriving condition at the completion of the contract. Deciduous plant material shall be warranted beyond the time of contract completion until such time as growth becomes evident.

PART 2 - PRODUCTS

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PART 3 - EXECUTION

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END OF SECTION

SECTION 01 57 23

STORM WATER POLLUTION CONTROL

PART 1 - GENERAL

1.01 General

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Special Conditions shall be in addition to the standards provided herein.

1.02 References

- A. State Water Resources Control Board Order No. 2009-0009-DWQ National Pollutant Discharge Elimination System General Permit No. CAS0000002, for Storm Water Discharges Associated with Construction and Land Disturbance Activities.
- B. CASQA California Stormwater BMP Handbook – Construction, November 2009

1.03 Definitions

- A. NOI: Notice of Intent
- B. NOT: Notice of Termination
- C. QSP: Qualified SWPPP Practitioner
- D. QSD: Qualified SWPPP Developer
- E. SWPPP: Storm Water Pollution Prevention Plan
- F. SWRCB: State Water Resources Control Board
- G. NPDES: National Pollutant Discharge Elimination System General
- H. WDID: Waste Discharger Identification number
- I. BMP: Best Management Practices

PART 2 - PRODUCTS

Intentionally left blank.

PART 3 - EXECUTION

3.01 SWPPP

- A. Comply with State Water Resources Control Board Order No. 2009-0009-DWQ National Pollutant Discharge Elimination System General Permit No.

CAS0000002, for Storm Water Discharges Associated with Construction and Land Disturbance Activities.

- B. A SWPPP has been developed for this project. The SWPPP is a dynamic document and will change as conditions (weather or construction phases) warrant.
- C. Implementation of the SWPPP is the responsibility of the Contractor and a part of this project. Costs associated with implementation and maintenance of the BMPs per the SWPPP shall be included in the lump sum base bid.
- D. Major changes to the SWPPP shall be reviewed by the City's QSD prior to implementation. Cost associated with the major changes will be paid for using the unit cost listed in the Additions or Deletions Sheet of the Proposal
- E. The City's QSP will perform weekly inspections of the jobsite. Implementation of and minor changes to the SWPPP as directed by the City's QSP shall be incidental to the Work. Contractor shall start all inspection corrective actions within 72 hours of observation, and complete as soon as possible.
- F. All BMPs installed will be inspected by the City's QSD/QSP for compliance with the SWPPP and BMP Fact Sheets. BMPs that are not in compliance shall be brought into compliance by the Contractor at no cost to the City.
- G. Keep one copy of the SWPPP and amendments at the project site.
- H. The SWPPP shall be readily available throughout the course of construction and until the NOT has been accepted by SWRCB. The SWPPP shall be made available upon request by a representative of the Regional Water Quality Control Board, State Water Resources Control Board, United States Environmental Protection Agency, or City' storm water staff.
- I. At the end of the establishment period, the Contractor shall submit the project site copy of the SWPPP including copies of all inspections, Rain Event Action Plans (REAPs), reports, and sampling and analysis results to the City's Project Manager.

3.02 Schedule

- A. Contractor shall develop a Water Pollution Control Schedule that describes the timing of grading or other work activities that could affect water pollution. The schedule shall be updated by the Contractor to reflect changes in the Contractor's operations that would affect the necessary implementation of water pollution control practices. The typical sequence of work shall be adjusted by the Contractor based on weather conditions and forecasted rain events. The schedule is considered an appropriate and applicable BMP.

3.03 Penalties and fines

- A. Contractor is responsible for all penalties and fines assessed to or levied on the project related to the implementation of the SWPPP.

- B. In an effort to maintain compliance with the General Permit, the Contractor may be asked to make changes to the BMPs. If the Contractor is unable to perform these services in a timely manner the City reserves the right to address any areas of concern and deduct the cost from the contract.

3.04 Inlet Filters

- A. Drain inlet filters may be employed in lieu of straw bales. Horizontal mesh filters attached to the top of or below the drain inlet grate shall not be allowed. Only high flow volume, bag type filters or others as accepted by the Public Works Inspector shall be used.

3.05 Silt Fence and Straw Wattles

- A. Silt fences and straw wattles may be employed in lieu of, and are preferred to straw bales.

3.06 Slope Protection/Erosion Control

- A. All slopes greater than 10:1 shall be covered with broadcast straw at a rate of 50 bales or 4,000 pounds per acre. Slopes exceeding 4:1 shall have straw pressed in place or a tackifier shall be applied.
- B. All slopes along building frontages (from the building setback line to the City right-of-way) exceeding 4:1 shall have erosion netting installed (jute or as accepted by the Public Works Inspector).
- C. Slopes steeper than 4:1 and adjacent to City of Roseville right-of-way, flood plains, natural drainages, park land or designated open space shall require broadcast seeding and shall be covered with straw matting.
- D. Hydroseed shall not be used on slopes where broadcast straw, erosion netting or straw matting are specified above, except as an additional measure to them. Within a site, protection of bare and/or disturbed slopes which are isolated from areas requiring erosion protection shall be addressed on the plans. Hydroseeding may be an acceptable alternative in isolated expanses, regardless of slope.
- E. From the back of City sidewalk to 25 feet back, all disturbed, bare slopes of less than 10:1 shall be hydroseeded. Broadcast straw as specified above for 10:1 or steeper slopes is an acceptable option.

3.07 Straw Bales

- A. Straw bales shall be stockpiled on the site at a rate of 1.5 bales per acre by October 1. Measures shall be provided to keep straw dry.

3.08 Silt Controlling Devices

- A. Use of alternative silt controlling devices will be review and accepted at the discretion of the City's QSD.

3.09 Cleaning

- A. Thoroughly clean all areas where work has occurred. Remove from the site excess material, debris and rubbish.
- B. Take all precautions to protect completed work. Immediately repair or replace all damaged areas due to tire ruts, erosion, compaction failure, etc. Keep all erosion control measures intact.

Delete this article if winter suspension is not required

3.10 Winter Construction Suspension

- A. Contractor shall include a winter construction suspension as part of the construction schedule. The counting of working days will be suspended during the winter suspension period. It is at the City's sole and complete discretion to determine the start and end dates of the winter construction suspension. The City will notify the Contractor 10 working days before the start of the winter construction suspension. The City will notify the Contractor 10 working days before the end of the winter construction suspension. The Contractor shall begin work within 15 calendar days after receiving the notice of the end of the winter construction suspension.
- B. Contractor shall include an allowance of (\$15,000) for the winter construction suspension. Costs associated with preparing the site for the winter construction suspension and costs associated with corrective actions required during the winter construction suspension will be paid for using the allowance. Costs to implement and maintain the BMPs per the Erosion and Sediment Control Plan are excluded from the winter suspension allowance and shall be included in the lump sum base bid.
- C. Prior to the winter construction suspension, stabilize all exposed soils with hydroseed and straw. Hydroseed shall consist of annual rye grass seed at 20 lbs/acre and mulch at 1 ton/acre. Straw shall be placed at 2 tons/acre and tackifier shall be placed over the straw to prevent dislocation by wind. In addition, all adjacent drainage inlets shall be protected and perimeter control shall be installed and in good repair.
- D. Traffic on the construction site shall be kept to minimum. All traffic entering or exiting the site must use the stabilized construction entrance.
- E. Where there are areas of concentrated runoff flows, Contractor shall protect the soil from erosion.
- F. Per the Construction General Permit Requirements, inspections by the City's QSD/QSP will continue into and through the winter suspension period. Inspections will occur before, during, and after each qualifying storm event (0.5" or more precipitation) and at least once per week. Contractor shall start all inspection corrective actions within 72 hours of observation, and complete as soon as possible.

- G. Should rain be forecast at 50% or better by NOAA, the City's QSD/QSP will prepare a Rain Event Action Plan (REAP) and email such document to the Contractor. Contractor shall complete all corrective actions within the REAP prior to the start of precipitation.
- H. The City's QSD/QSP will be sampling all discharge to ensure compliance with runoff standards for pH and turbidity. If the water sampling indicates compliance issues, Contractor shall make repairs or adjustments to BMPs immediately, and respond to any such requests within 24 hours.

END OF SECTION

SECTION 03 30 00 SITE CONCRETE

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.
- C. The standards set forth in the City of Roseville Design and Construction Standards and the City of Roseville Parks Construction Standards, latest editions, shall be in addition to the standards provided herein.

1.02 Description

- A. Furnish all labor, materials and equipment for the complete installation of all concrete work, flatwork and poured-in-place as shown in the Plans and as specified herein.

1.03 References

- A. Caltrans Standard Specifications, latest edition.
- B. California Building Code (CBC) and California Administrative Code (Title 24), latest editions.

1.04 Quality Assurance

- A. For all flatwork, the Contractor shall pour a six-foot by six-foot (6" x 6") sample of each type of finish specified for review and acceptance by the Project Manager prior to pouring any concrete. The accepted samples shall remain on-site and intact until all concrete work has been completed. The quality of the concrete work shall be measured by the accepted samples.
- B. During the course of construction, a qualified testing laboratory shall obtain samples as determined by the Inspector and conforming to federal and state codes and standards. Such costs shall be paid for by the City. Re-tests and removal of below acceptable strength concrete shall be borne by the Contractor. The Contractor shall cooperate with the testing during the course of obtaining such samples.
- C. Variances in surface grades of more than 1/8", as measured by a straight edge ten feet (10") long, shall be corrected to the satisfaction of the Inspector. Remove all areas where standing water occurs, including any surface irregularities.

1.05 Handling and Storage

- A. Comply with ATSM C-94, "Specifications for Ready Mix Concrete" for the batch, mix and transport of concrete.
- B. Mix and deliver only the amount that will be poured immediately.

1.06 Record Drawings

- A. The Contractor shall keep an accurate record of the as-built conditions of the site concrete. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the "as-builts" to ensure compliance of the above.

PART 2 - PRODUCTS

2.01 Concrete

- A. Concrete for play area curbs, sidewalks, and accessible ramps shall conform to the provisions of Section 90-2 "Minor Concrete" of the Caltrans Standard Specifications. Cementitious material shall be „Type II Modified" and shall contain no less than 505 pounds of cementitious material per cubic yard. Aggregate shall be not greater than one-inch or smaller than 3/8-inch. Submit concrete analysis for review and acceptance prior to placement of concrete.

2.02 Fiberglass Reinforcement

- A. Fibers for concrete shall be Fibermesh 150, as manufactured by Propex Operating Company; or accepted equal. Fibers shall contain 100 percent virgin polypropylene multifilament fibers, e3 patented technology, containing no reprocessed olefin materials. The fibers shall conform to ASTM C1116 Type III and manufactured specifically for the secondary reinforcement of concrete.

2.03 Expansion Joint Material

- A. Fiber expansion joint shall conform to ASTM-1751 and shall be a non-extruding resilient filler. Filler shall have preserve attributes and high quality bituminous materials.
- B. Apply Sikaflex elastomeric sealant, or accepted equal, over all expansion joints.

2.04 Concrete Forms

- A. All forms shall be new at the start of the project and shall be construction grade Douglas Fir. Minimum size lumber shall be 2 x 6.
- B. Radius bends shall be formed by spring steel forms or laminated boards, as required.
- C. Plywood shall be 5/8", Class I, exterior grade as outlined in APA "Guide to Plywood Grades". Omit mill oiling treatment.

2.05 Coloring Agents

- A. (Insert amount and color)
- B. All colored concrete admixtures shall be integral.

2.06 Seeded Aggregate

- A. Aggregate shall be clean, washed aggregate as selected. Provide samples of rock mixture.

PART 3 - EXECUTION

3.01 Poured-In-Place Concrete Forms

- A. Concrete for hardscape or flatwork shall be placed on subgrade compacted to 95% relative compaction. Prior to placement of concrete, a soils compaction test must be performed by an accepted soils testing professional on a representative number of locations along the flatwork area. The City or project owner shall provide the initial test. The results of these tests must be available and meet acceptable levels prior to pouring. Re-tests and re-work of any area, as directed by the soils professional, shall be the responsibility of the Contractor.
- B. Construct forms to conform to the shapes, dimensions and details shown on the Plans. All forms shall be true to lines, plumb, level and square.
- C. Forms shall not leak, spread, shift or settle when concrete is placed.
- D. All forms shall carry dead and live loads and shall not deflect more than 1/8" between supports after placement of concrete.
- E. All forms shall be thoroughly soaked a minimum of twelve (12) hours prior to pouring of concrete. Forms shall be treated per manufacturer's recommendations.
- F. Reuse of forms may be allowed at the discretion of the Inspector. Reused forms shall be cleaned and free of defects that would affect the final concrete finish.
- G. Concrete footings shall be formed only when excavations slump or cave in. Over-excavate the trench or footing diameter to accommodate the forms' installation and removal. Apply water to moisten soil. Do not allow water to create mud or ponding.

3.02 Fiberglass Reinforcement

- A. Install per manufacturer's instructions. Apply at the batch plant prior to delivery. Thoroughly mix fiber material to avoid "clumping".

3.03 Expansion Joints

- A. Expansion joints shall be placed where vertical elements meet horizontal paving unless otherwise noted on the Plans. This shall include vertical expansion joints on play area curb walls, buildings, shade structures, walls and/or planters. The corners of the paving shall be tooled at the expansion

joints. Trim exposed fibers which protrude above or beyond the finish surface of paving or the finish surface of the wall.

3.04 Control Joints for Concrete Sidewalks

- A. Control joints shall be per detail PK-32 with deep, straight and finished with rounded edges. Control joints shall be placed (on-center) a distance equal to the width of the concrete walkway, unless otherwise shown on the Plans. For example a ten-foot wide walkway shall have control joint placed ten feet on center.

3.05 Admixtures

- A. (Insert, if used)

3.06 Coloring Agent

- A. (Insert, if used)

3.07 Placement of Concrete

- A. Do not pour concrete in weather below 40 degrees F. or when temperatures are predicted to fall below freezing within 24 hours, except with prior authorization.
- B. Concrete shall be transit mixed according to ASTM C-94. Limit the quantity of water to the required strength. Concrete shall be of a consistency that it flows slowly into the forms.
- C. Mixing of concrete shall be continuous commencing from the time water is added to the mix until such time that the concrete is poured. All concrete shall be placed within an hour of the time when water is first added.
- D. Concrete shall be deposited up to the finished height of the forms and up to the adjacent joint. No partial pours will be allowed. Excess material shall be dumped on-site and later removed by the Contractor.
- E. Thoroughly compact the concrete manually spading and tamping concrete into all corners of the forms and by utilizing a high-speed mechanical vibrator. Retain a standby vibrator on-site during the course of concrete work. When utilizing the vibrator, take precautions to avoid impact on the forms.
- F. After obtaining uniform compaction, screen tamper all flatwork surfaces, screed and bull float to ensure that large aggregates are pushed below the surface. When it is practical to work on the surface, wood float, steel trowel paving to a uniform surface.
- G. Concrete elements shall not exceed the following tolerances:
 - 1. Linear: 1/8"
 - 2. Slab deviation: 1/8" in 10"

3.08 Finishes

- A. Finishes shall be as shown on the Plans and shall be consistent in quality throughout the project. Medium broom finished concrete shall have clean, deep control joints spaced appropriately. No visible cracks or discoloration will be accepted. Finishes on vertical surfaces shall be consistent throughout. Vertical expansion joints are spaced as identified on the plans and are smooth with the finish surfaces. All edges for flatwork and vertical surfaces shall be eased at a consistent radius.
- B. Upon completion of float finishing, provide the final finish as follows:
1. Medium Broom Finish: shall be accomplished by pulling a stiff bristle broom across a floated surface. The direction of the broom shall be perpendicular to the path of travel, unless otherwise shown on the Plans.
 2. Seeded Aggregate Finish: shall be accomplished by evenly distributing selected aggregate over the floated surface. Surface voids shall be minimum. Thoroughly embed aggregates just beneath the finished surface using a hand float. When the concrete has firmly set, brush and hose the surface with water to expose the aggregate to a uniform surface. Aggregate shall not be exposed more than 1/16", shall not be dislodged and shall not be unevenly exposed. Use of a pressurized nozzle for this work shall be prohibited.
 3. Acid Washed Finish: shall be accomplished after the slab has cured and no sooner than two (2) weeks after the concrete had been placed. Remove the cement film from the surface of the aggregate by an acid wash. Delaying the acid wash additional time is permissible. The slab shall be saturated with water, brushed free of standing water and washed with 5% to 10% solution muriatic acid. Several flushings with clear water should follow until the surface matches the accepted sample panel.
 4. Rock Salt Finish: shall be accomplished by (Insert, if used).
 5. Medium Sandblast Finish: shall be accomplished by (Insert, if used)
 6. Other (Insert, if used)

3.09 Removal of Forms

- A. Forms shall remain in place as follows:
1. For mass concrete work: 5 days.
 2. For other flatwork and other concrete work: 3 days.
- B. Remove all bolts, nails, ties, wires, etc. a minimum of one inch (1") below the surface of the concrete. Remove imprints, irregularities or other such defects and patch as directed by the Inspector.

3.10 Curing and Protection

- A. Allow adequate time for the concrete to cure. In temperatures above 75 degrees F., ensure that the concrete surface remains wet for a period of seven (7) days minimum.
- B. Protect all concrete from damage during the curing period. This shall include damage from sun, rain, flowing water, frost, mechanical injury, tire tracks, footprints, oil stains, etc. Should such damage occur, Contractor shall take immediate action to repair damage to the satisfaction of the City.

3.11 Clean-Up

- A. During the course of this work, the area shall be kept clear and free of debris as realistically possible. Upon completion of concrete work, completely remove from the site all used forms, hardware, spillage, rejected work and other materials.
- B. Remove from site furnishing posts all concrete "slobber". Re-touch posts as necessary for a clean finish.

END OF SECTION

SECTION 04 20 00

UNIT MASONRY (GENERAL)

PART 1 - GENERAL

1.01 Conditions

- A. The general provisions of the Contract, including General and Supplementary Conditions and General Requirements apply to the work specified in this section.

1.02 Scope of Work

- A. Provide all labor, materials, and equipment required to complete the unit masonry work as indicated on the Drawings and/or specified herein.
- B. Work includes, but not limited to the following:
 - 1. Concrete masonry units.
 - 2. Face brick units.
 - 3. Pre-cast Elements.
 - 4. Installation of all required reinforcements, fasteners, anchors and accessories.
 - 5. Cleaning of unit masonry.
- C. Related work specified in other sections:
 - 1. Section 03 30 00: Concrete

1.03 Quality Assurance

- A. Material and installation standards: Comply with recommendations of the Brick Institute of America (BIA) standards; National Concrete Masonry Association standards; and ASTM standards.
- B. Verify all measurements indicated on Drawings by taking field measurements; proper fit and attachment of all units is required.
- C. Accurately fit, cut, and securely mortar together all units to produce a plumb, level and rigid installation.
- D. All work and materials shall comply with Uniform National Building Codes (latest edition), and all other applicable codes and ordinances that govern the work of this Section.

1.04 Qualification of Installers

- A. Installers shall be trained and experienced in the skills required and shall be completely familiar with the materials and their installation. Qualified installers shall be present at all time during the progress of work.

1.05 Coordination

- A. Coordinate with all other trades whose work relates to unit masonry installation for placing all required reinforcements, fasteners, anchor, accessories, etc.

1.06 Submittals

- A. Submit for Landscape Architect's written approval two (2) representative samples of each unit specified.
- B. Submit manufacturer's certificate that units meet or exceed material specifications.

PART 2 - PRODUCTS

2.01 Concrete Masonry Units

- A. ASTM C-652, concrete masonry hollow units, wire cut. Standard and bond beam units. Size and color as indicated on the Drawings. Color shall be standard grey.

2.02 Stone Veneer

- A. As shown on Drawings.

2.03 Precast Concrete Molding and Baseboard

- A. As shown on Drawings.

2.04 Masonry Mortar

- A. ASTM C-270, Type M, consisting of one (1) part cement and three (3) parts sand with quarter (1/4) part lime.
- B. LATICRETE 3701 grout and Mortar Admix
- C. Mortar compressive strength at 28 days shall be 3000 PSI

2.05 Grout

- A. Grout mix ratio by volumes: one part Portland Cement (ASTM C-150, Type 1); two parts minimum to three parts maximum damp loose sand, two (2) parts coarse aggregate (ASTM C-404).
- B. LATICRETE 3701 Grout and Mortar Admix.
- C. Grout compressive strength at 28 days shall be 3000 PSI.

2.06 Unit Masonry Reinforcement

- A. Horizontal Joint Reinforcement: Truss type, hot-dipped galvanized zinc coated steel construction; 3/16 inch side rods with No. 9 cross ties.
- B. Horizontal and vertical rebar reinforcements: ASTM A-615, Grade 40, size as indicated on the Drawings.

2.07 Concrete

- A. As per Section 03 30 00: Concrete

PART 3 - EXECUTION

3.01 General

- A. Supply anchor devices as indicated on the Drawings and as required to install materials as specified in other sections of work.
- B. Cut units where required with a power saw or order units pre-cut from manufacturer.
- C. Construct walls and other masonry construction to the full thickness indicated on the Drawings, using unit sizes as indicated.
- D. Establish lines, levels, and coursing. Protect from disturbances.

3.02 Coursing

- A. Install units straight and plumb with all courses true to line and level.
- B. Install units in pattern as indicated on the Drawings.
- C. Maintain unit courses to uniform width. Make vertical and horizontal joints equal and of uniform thickness.

3.03 Placing and Bonding

- A. Lay units in full bed of mortar properly jointed with other work.
- B. Install full mortar coverage of vertical and horizontal face of joints. Maintain uniform joint width of $3/8'' - 1/2''$, depending on nominal unit sizes. Cut joints flush and tool slightly concave.
- C. Fully bond intersections and external and internal corners.
- D. Do not shift or tap units after mortar has taken initial set. Where adjustment must be made remove mortar and replace.
- E. Remove excess mortar.
- F. Fill hollows at concrete masonry units solid with grout or as indicated on the Drawings. Fill hollows of structural brick block units where reinforcement occurs solid with grout or as indicated on the Drawings.
- G. Wall caps shall be epoxied and anchored in place.

3.04 Reinforcement

- A. Horizontal joint reinforcement: Place masonry joint reinforcement sixteen (16) inches on center or as indicated on the Drawings.
- B. Place joint reinforcement continuous and lap reinforcement according to the recommendations of the Manual of Standard Practice of the Concrete Reinforcing Steel Institute.
- C. Horizontal and vertical rebar reinforcement: Install with bond and beam spacing and rebar spacing as indicated on Drawings.

- D. Place and consolidate grout fill without disturbing reinforcing. Cells containing reinforcement shall be grouted solid.

3.05 Curing and Protection

- A. Provide thorough curing of joints and grout pours.
- B. Protect newly laid masonry from exposure to precipitation, excessive drying, freezing, soiling, backfill and other harmful elements.

3.06 Waterproofing & Graffiti Seal

- A. All walls below grade shall be waterproofed on the backside extending from the foundation to the brick cap.
- B. Install in conformance with manufacturer's specifications.
- C. Apply 2 clear coats of graffiti sealant on exposed exterior and interior surfaces. Submit proposed sealant type and conform to manufacturer specifications.

3.07 Cleaning

- A. Brush off excess mortar as work progresses. Dry-brush masonry at end of each day's work.
- B. Clean masonry with cleaners and methods as recommended by the manufacturer of the masonry units.
- C. Rinse walls by washing off cleaning solution, dirt and mortar using clean, pressurized water.
- D. Repair damage to adjacent materials that occurs during cleaning operation at no additional cost to the Owner.

END OF SECTION

SECTION 05 12 00

STRUCTURAL AND MISCELLANEOUS STEEL (GENERAL)

PART 1 - GENERAL

1.01 Conditions

- A. The general provisions of the Contract, including General and Special Provisions apply to the work specified in this Section.

1.02 Scope of Work

- A. Furnish all labor, materials, and equipment as required to fabricate and install all structural and miscellaneous steel work as indicated on Drawings and specified herein.
- B. Although such work or materials are not specifically indicated, furnish and install all supplementary or miscellaneous items, appurtenances and devices incidental to or necessary for a secure and complete installation.
- C. Provide shop drawings for all work.
- D. Completely coordinate with work of all other trades.

1.03 References (Latest Edition)

- A. AISC: Standard Specifications for the Design, Fabrication and Erection of Structural Steel for Buildings by the American Institute of Steel Construction (AISC).
- B. AISC – Code of Standard Practice – Manual of Steel Construction – Allowable Stress Design (ASD).
- C. AISC – Code of Standard Practice of Steel Buildings and Bridges.
- D. ASTM A36 – Structural Steel.
- E. ASTM A-53: Black and Hot Dipped Zinc – Coated Welded and Seamless Steel Pipe.
- F. ASTM A-120: Black and Hot Dipped Zinc – Coated Welded and Seamless Steel Pipe.
- G. ASTM A307 – Carbon Steel Externally Threaded Standard Fasteners.
- H. ASTM A500 – Cold Formed Welded and Seamless Carbon Steel Structural Tubing in Round and Shapes.
- I. ASTM A501 – Hot Formed Welded and Seamless Carbon Steel Structural Tubing.
- J. AWS A2.4 – Symbols of Welding, Brazing, and Nondestructive Examination.
- K. AWS D1.1 – Structural Welding Code.
- L. SSPC (Steel Structures Painting Council) – Painting Manual.

M. California Building Code (CBC), latest edition.

1.04 Regulatory Requirements

- A. Safety Requirements: Work shall comply with all Federal, State and municipal regulations regarding safety, including the requirements of the following:
 - 1. William-Steiger Occupational Safety & Health Act of 1970
 - 2. State of California, California Administrative Code, Title 8 Industrial Relations, Chapter 4, Subchapter 4, "Construction Safety Orders" and other State and local agencies having jurisdiction.
- B. California Building Code (CBC), latest edition.

1.05 Submittals

- A. Shop Drawings: General
 - 1. Before any structural steel is fabricated or delivered to jobsite, submit Shop Drawings in accordance with the General Conditions of these specifications.
 - 2. Shop Drawings shall clearly show all pieces with all pertinent dimensions, data, layout, sizes and weights, connections, and all controlled dimensions and elevations. Drawings shall clearly distinguish between shop and field bolts and welds. Errors in dimensions shown on shop drawings shall be responsibility of Contractor.
 - 3. Show details, including cuts, copes, connections, holes, threaded fasteners, and welds in accordance with AWS.
 - 4. Indicate which structural units, members or brackets require field cuts or welds due to construction techniques.
 - 5. Indicated metal fabricator's method for radius form bents of pipe or tubing.
 - 6. All shop and field welds shall be indicated by AWS Welding Symbols.
 - a) Indicate size, length and type of each weld.
 - b) Special Inspection required by CBC and Building Department.
- B. Welding:
 - 1. Certification of Welder's Qualifications.
 - 2. Welding Procedure: Submit descriptive data to illustrate welding procedures to be performed.

1.06 Quality Assurance

- A. Fabricated structural steel members in accordance with AISC Code of Standard Practice.
- B. Perform Work in accordance with AISC Section 10.
- C. Perform Work in accordance California Building Code (CBC), latest edition.
- D. All welding procedures, welders, welding operation, and tackers shall be qualified in accordance with AWS Standard Code D1.1.
- E. Maintain one copy of each document on site.

- F. Fabricator: Company specializing in performing the work of this section.
- G. Erector: Company specializing in performing the work of this section.
- H. All construction shall conform to applicable building codes, project specifications and applicable regulations. Where the provisions of applicable codes, material manufacturer's requirements, and project specifications conflict, the more stringent provision shall govern.
- I. Certification: Furnish, before fabrication, a mill certified report (in duplicate) of the tests for each heat of steel or iron from which the material is to be fabricated, containing the results of chemical and physical tests required by the ASTM specifications for the materials.
- J. Qualify welding processes and welding operators in accordance with AWS "Standard Qualifications Procedure". Provide certification that welders to be employed in work have satisfactorily passed AWS qualification test within the previous twelve (12) months. If recertification of welders is required, retesting will be Contractor's responsibility.
- K. Work shall comply with the Drawings, Specifications and accepted Shop Drawings in every aspect. All errors of fabrication and connections, defective materials, fasteners, and workmanship shall be replaced at the expense of the Contractor.

1.07 Delivery, Storage and Handling

- A. Deliver anchor bolts and anchorage devices which are to be embedded in cast-in-place concrete or masonry in ample time so as not to delay that Work.
- B. Store materials to permit easy access for inspection and identifications. Keep steel members off the ground using pallets, platforms, or other supports. Protect steel members and packaged materials from corrosion and deterioration. Remove any damaged items from the site and replace at no cost to the Owner.
- C. Use all means necessary to protect structural steel before, during and after installation.

1.08 Coordination

- A. Coordinate and furnish all required anchorages, templates, and patterns, setting drawings, and installation directions for all built-in items. Supervise the proper location and the installation of all built-in items. Deliver all items required to be embedded in concrete, masonry or built into other material to their respective Contractor. Provide holes and connections for Work of others Contractors.

1.09 Field Measurements

- A. Take field measurements prior to preparation of Shop Drawings and metal fabrication. Proper fit and attachments of all items is required; allow for trimming and fitting when taking field measurements before metal fabrication.

1.10 Shop Assembly

- A. Preassemble items in shop to greatest extent possible to minimize field splicing and assembly. Disassemble units only as necessary for shipping and handling limitations. Clearly mark units for reassembly and coordinated installation.

PART 2 - PRODUCTS

2.01 General

- A. Use materials of size and thickness indicated or, if not indicated, as required to produce strength and durability in finished product for use intended.
- B. Metal surfaces used for fabrications of miscellaneous metal items which will be exposed to view shall be smooth and free of surface blemishes including pitting, seam marks, roller marks, rolled trade names and roughness.
- C. All other materials not specifically described, but required for a complete and proper installation, shall be new, free from rust, best quality of their respective kind, and subject to the approval of the Project Inspector.

2.02 Steel Plates, Shapes and Bars

- A. All miscellaneous steel shall be standard cold-rolled sections, new, free from rust, and conforming to ASTM A-36.

2.03 Steel Pipe

- A. All steel pipe shall be black steel pipe, except where indicated to be galvanized, complying with provisions of:
 - 1. ASTM A-120, Schedule 40 for pipe less than four (4) inch diameter.
 - 2. ASTM A-53 ERW for pipe greater than four (4) inch diameter.

2.04 Steel Tubing

- A. All steel tubing shall be cold-formed steel tubing conforming to ASTM A-500, Grade B.

2.05 Fasteners

- A. General: Provide electro-zinc plated fasteners for exterior use or where built into exterior walls or slabs. Select fasteners for the type, grade and class specified.
- B. Bolts and Nuts: Regular hexagon-head carbon steel type conforming to ASTM A-307, Grade A with electro-zinc plating.

- C. Flat Washers: U.S.S. standard round carbon steel type conforming to FS FF-W-92 with electro-zinc plating.
- D. Lock Washers: Helical spring carbon steel type conforming to FS FF-W-84 with electro-zinc plating.
- E. Anchor Bolts: Nonheaded "J" bolt type, unless otherwise indicated on Drawings, conforming to ASTM A-307, Grade A with electro-zinc plating.

2.06 Shop Paint

- A. Primer shall be Red Oxide Primer, conforming to Federal Specification TT-P-31 for steel surfaces and Federal Specifications TT-P-64b for galvanized surfaces.

2.07 Grout

- A. Pre-mixed, factory packaged, non-shrinking, non-metallic, non-staining, non-corrosive and non-gaseous group complying with CE CRD-C588. Provide grout specifically manufactured for exterior applications.

PART 3 - EXECUTION

3.01 General

- A. Comply with AISC Code and Specifications and maintain Work in safe and stable conditions during erection. Provide temporary bracing and shoring as required; remove when final connections are in-place.
- B. Execute all Work using skilled metal workers only. Do all welding as per AWS Specifications with certified welders.
- C. When possible, fit and shop assemble all metal Work, ready for installation, with shop and field connections welded or attached with fasteners as indicated on Drawings.
- D. Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where fabrication and installation of the work of this section may properly commence.
- E. Make all required measurements in the field to ensure proper and adequate fit of miscellaneous metal items.
- F. It is the intent of the Drawings to indicate detail connections. Where connection detail is not shown, detail shall be patterned after a connection similar condition, or an AISC standard type.

3.02 Fabrication

- A. General
 - 1. Use materials of size and thickness indicated on Drawings or on accepted Shop Drawings to produce strength and durability in finished product for use

intended. Work to dimensions are indicated on drawings or on accepted Shop Drawings, using proven details of fabrication and support.

2. All fabrication shall be in accordance with AISC Specifications for fabrication of structural steel, California Building Codes, and requirements of regulatory agencies.
 3. Do not field cut or alter structural metal units, members or brackets without accepted Shop Drawings.
 4. Fabricate and pre-assemble work in shop to greatest extent possible.
 5. Fabricate exposed work true to line, shape and level with accurate angles and radiuses. Ease exposed metal edges to a radius of approximately 1/32 inch.
 6. Make cuts, bends, punching and drilling accurate, neat and properly located. Grind and file smooth all parts exposed to view; leave exposed surfaces free of fabrication marks. Mark and match-mark units requiring field assembly.
 7. All welds shall be continuous, unless otherwise indicated, complying with AWS Specifications. Form exposed connections with tight, flush and smooth hairline joints. Grind exposed welds smooth and flush to match and blend with adjoining surfaces.
 8. Cut, reinforce, drill and tap fabricated metal work as indicated on Drawings to receive finish hardware, fasteners and similar items.
- B. Bolted Connections:
1. Punch or drill holes 1/16 inch larger than bolt size and spear-ream before inserting bolts.
 2. Ream unfair holes, but only up to next larger bolt size. Where unfairness exceeds maximum, weld hole in base material solid and drill hole of proper size.
 3. As erection progresses, bolt up work to take care of dead load, lateral forces, and erection stresses. Provide any additional bracing necessary to resist all possible forces during erection. Contractor is entirely responsible for the stability of the structural steel work until the job is complete.
- C. Assembly with Standard Threaded Fasteners:
1. Beveled Washers: Provide under bolt heads or nuts resting on surfaces exceeding 5 percent slope with respect to head or nut.
 2. Draw up tight, check threads with chisel, or provide approved lock washers or self-tightening nuts.
- D. Welded Connections:
1. Perform welding using shielded metal arc, submerged arc, gas metal arc, or flux cored arc methods in accordance with appropriate sections of AWS D1.1 and CBC Chapter 27.

2. In addition to specific requirements of Drawings, details of welded joints shall comply with all requirements for joints which are accepted without qualification tests under the AWS Code. If sizes of fillet welds are not shown on Drawings, use AWS minimum weld size, but not less than thinnest part thickness minus 1/16 inch.
3. Plan welding operations to eliminate stress build-up.
4. Field Welding:
 - a) Perform field welding in accordance AWS D1.1.
 - b) Where field welding is applied to existing flexural members involving application of significant amounts of heat to member, provide temporary shoring to prevent deflections.
 - c) Provide Special Inspection per the CBC, latest edition.
- E. Column Bases:
 1. Finish in accordance with AISC. Lack of contact bearing with column shall not exceed 1/16 inch.
- F. Bearing Plates:
 1. Finish in accordance with AISC. Provide for attachment as shown on Drawings.
 2. Cut, drill (tap where indicated or required), or punch holes perpendicular to metal surfaces. Do not flame cut holes or enlarge holes by burning. Drill holes in bearing plates.

3.03 Shop Painting

- A. Shop paint all metal Work, except members or portions of members to be embedded in concrete or masonry, surfaces and edges to be field welded, stainless steel, and galvanized surfaces, unless otherwise indicated.
- B. Clean all metal work to be primed and painted in accordance with Section 09 91 00 – Painting and Finishes.
- C. Immediately after surface preparation brush or spray on primer in accordance with manufacturer's instruction at a rate to provide uniform dry film thickness of 20 mils for each coat. Use painting methods which will result in full coverage of joints, corners, edges and exposed surfaces.
- D. Apply one (1) shop coat to fabricated metal items, except apply two (2) coats of primer to surfaces inaccessible after assembly or installation.
- E. Give any painted built-in portions one (1) field coat of primer on all abraded areas after installation.

3.04 Galvanizing

- A. All metal fabrications intended for exterior use or for use in high moisture areas are to be hot-dip galvanized, unless otherwise noted.

- B. Hot dip galvanizing or zinc coatings, applied on products fabricated from rolled, pressed and forged steel shapes, plates, bars and strips shall comply with ASTM Specification A123-73.
- C. Hot dip galvanizing or zinc coatings on assembled steel products shall comply with ASTM Specifications A386.
- D. The weight of coatings shall be as designated in Table 1 for the class and thickness of material to be coated. Galvanized surfaces for which a shop coat of paint is specified shall be chemically treated to provide a bond for the paint.
- E. Except for bolts and nuts, all galvanizing shall be done after fabrication.

3.05 Installation

A. General:

1. Compliance: Erect and install all miscellaneous metal in strict accordance with the Drawings, the reviewed shop drawings, and the referenced standards, aligning straight, plumb, and level within a tolerance of one in 200. Accurately assemble structural steel to lines and elevations indicated, within specified AISC tolerances.
2. Splice metal work only where indicated and approved on shop Drawings.
3. Install anchorage devices and fasteners where required for securing miscellaneous metal fabrications to in-place construction; including anchorage devices and fasteners that require to be cast into concrete or masonry. Provide temporary bracing or anchors in formwork for items cast into concrete or similar construction.
4. Perform cutting, drilling, and fitting required for installation of miscellaneous metal fabrications. Set Work accurately in location, alignment and elevation. Install items plumb, level, true and free of rack; measured from established lines and levels.
5. Fit exposed connections accurately together to form tight hairline joints. Weld connections which are not to be left as exposed joints, but cannot be shop welded due to shipping size limitations. Grind exposed joints smooth and touch-up shop paint coat.
6. Do not weld, cut or abrade the surfaces of exterior units which have been hot-dip galvanized after fabrication, and are intended for bolted or screwed field connections.
7. All field welds shall conform to AWS Specifications. Grind all exposed welds smooth and flush to match and blend with adjoining surfaces.
8. Clean and touch-up all field welds and scratches with shop paint as specified.

3.06 Finishes

- #### **A. Finish all fabricated metal Work as per Section 09 91 00: Painting and Finishes**

END OF SECTION

SECTION 09 91 00 PAINTING AND FINISHES (GENERAL)

PART 1 - GENERAL

1.01 Conditions

- A. The general provisions of the Contract, including General Conditions and Special Provisions apply to the work specified in this Section.

1.02 Description

- A. Work includes, but is not limited to the following:
 - 1. Provide all materials, tools, equipment, appliances, labor and supervision required to paint and finish all surfaces and/or components as specified herein and as indicated on the Drawings, including all miscellaneous items and labor required to complete the Work of this Section.
 - 2. Surface preparation, priming and painting of all metal surfaces as indicated on Drawings or as follows:
 - a) Miscellaneous surfaces.
 - 3. All surfaces that are left unfinished by the requirements of other sections shall be painted or finished as part of this contract.
- B. Related Work described elsewhere.
 - 1. Section 05 12 00: Structural and Miscellaneous Steel
- C. Definition: The term "paint", as used herein, shall mean all coating systems materials, including primers, emulsions, enamels, stains, sealers and fillers, and other applied materials whether used as prime intermediate or finish coats.

1.03 Work Not Included

- A. Pre-Finished Items: Unless otherwise specified or indicated on the Drawings, do not include the painting of items that are specified to receive manufacturer's factory finish, i.e. such items as site furnishings, irrigation equipment, electrical equipment, etc. See applicable Sections.
- B. Finished Metal Surfaces: Unless otherwise specified, all metal surfaces or anodized aluminum, stainless steel, chromium plate, copper, bronze or similar finished materials do not require painting.

1.04 Submittals

- A. Provide in accordance with the General Conditions prior to ordering material, a complete, detailed list of materials proposed for use on work. Include affidavit from manufacturer stating that proposed materials are the best of their

respective kinds and suitable for intended purpose. Submit in ample time to avoid delays in work if the list, or portions thereof, are rejected.

- B. Painter shall prepare and submit color samples to match color chips in 12- inch square size and must receive approval from Project Inspector before applying final paint coats to finish surfaces. Approved samples shall be retained at the Project Inspector's office for record.

1.05 Paint Coordination

- A. Provide prime coats which are compatible with finish paints used. Review other Sections of these specifications in which prime paints are to be provided to ensure compatibility of total painting system for various surfaces. Upon request from other trades, furnish information and specifications for finish materials proposed for use, to ensure compatible prime coats are used. Provide barrier coats over incompatible primers or remove and reprime as required. Notify Project Inspector in writing of any anticipated problems using specified painting systems with surfaces primed by others.

1.06 Job Conditions

- A. Applicator shall examine areas, surfaces and conditions under which painting Work is to be applied and notify the Project Inspector in writing of conditions detrimental to proper and timely completion of Work. Do not proceed with Work until unsatisfactory conditions have been corrected in a manner acceptable to Project Inspector and Applicator, or Applicator shall assume responsibility for and rectify any unsatisfactory finish resulting.
- B. Starting of painting Work shall be construed as Applicator's acceptance of surfaces and conditions.

1.07 Weather Conditions

- A. Apply water base paints only when temperature of surfaces to be painted and surrounding air temperature are between fifty (50) degrees F (10 degrees C) and ninety (90) degrees F (32 degrees C), unless otherwise permitted by paint manufacturer's printed specifications.
- B. Apply solvent-thinned paints only when temperature of surfaces to be painted and surrounding air temperatures are between forty-five (45) degrees F (7 degrees C) and ninety-five (95) degrees F (35 degrees C), unless otherwise permitted by paint manufacturer's printed specifications.
- C. Do not apply paint in rain, fog or mist; or when relative humidity exceeds eighty-five (85) percent; or to damp or wet surfaces.

1.08 Delivery and Storage

- A. Deliver materials to job site in original, new and unopened packages or containers bearing manufacturer's name and label, and the following information:
 - 1. Manufacturer's Name
 - 2. Manufacturer's stock number and date of manufacture
 - 3. Special color mix: name and number
 - 4. Contents by volume for major pigment and vehicle constituents
 - 5. Thinning instructions
 - 6. Application instructions
- B. Store materials and equipment as approved by applicable codes and enforce good housekeeping practices. Any soiled or used rags waste, etc., shall be removed from the site every night and every precaution shall be taken to avoid the danger of fire. No paint materials shall be washed or emptied on the site or into any sewer drains, storm drains or street gutters.

1.09 Protections

- A. Protection Work of other trades, whether to be painted or not, against damage by painting and finishing Work. Provide suitable covering or other methods of protection during progress of this Work. Correct any damage by cleaning, repairing or replacing, and repainting, as acceptable to the Project Inspector.
- B. Provide "Wet Paint" signs as required to protect newly painted surfaces. Remove all protective materials upon completion of the Work and touch-up and restore all damaged or defaced surfaces, including the removal of paint spots from other surfaces.

1.10 Guarantee

- A. Adhesion: All materials applied shall be guaranteed for a period of two (2) years against failure due to surface conditions, materials, or application. There shall be no evidence of fingerprints blisters, running, peeling, scaling, chalking, streaks or stains.

PART 2 - PRODUCTS

2.01 Color Schedule

- A. Project Inspector shall furnish to the Contractor a color schedule of paints to be used based on one of the approved manufacturer's color charts or requirements for specially mixed colors. Use of one of the other approved manufacturer's requires the Contractor to match the color schedule provided by the Project Inspector.

- B. Manufacturers names used to designate colors of color schedule is not intended to imply that products names are required to the exclusion of equivalent products of other manufacturers.
- C. All colors and manufacturers shall be approved and authorized by the Project Inspector before commencing work.

2.02 Materials Quality

- A. Provide best quality grade of various types of paints as regularly manufactured by acceptable paint materials manufacturer. Materials not displaying manufacturer's identification as a standard, best-grade product will not be acceptable. Acceptable paint manufacturers include:
 - 1. Kelley-Moore
 - 2. Benjamin Moore Company
 - 3. The Glidden Company
 - 4. Pratt and Lambert, Inc.
 - 5. Dunn and Edwards
 - 6. Sherwin-Williams
 - 7. W.P. Fuller Company
 - 8. Tiger Drylac
- B. Provide primer and undercoat paint produced by the same manufacturer as finish paint. Use only thinners approved by paint manufacturer, and use only within recommended limits.

2.03 Metal Primer

- A. Primer for metal surfaces shall be Red Oxide Primer, conforming to Federal Specification TT-P-31 for metal surfaces and Federal Specification TT-P-64b for galvanized surfaces.

PART 3 - EXECUTION

3.01 Surface Preparation

- A. General: Perform preparation and cleaning procedures in accordance with paint manufacturer's instructions, and as herein specified, for each particular surface condition.
- B. Paint no items fitted with finish hardware or other similar items until hardware has been removed or provided with surface-applied protection prior to surface preparation and painting operations. Install hardware or remove surface-applied protection after paint has dried.
- C. Metal Surfaces: Clean all metal surfaces, which are not galvanized or shop-painted, of scale, dirt, rust and other deleterious materials before priming.

Clean metal in accordance with Steel Structures Painting Council (SSPC) Specifications.

1. SP-2: Hand Tool Cleaning
2. SP-3: Power Tool Cleaning
3. SP-7: Brush-off Blasting Cleaning

Remove oil, grease, and similar contaminants in accordance with:

1. SP-1: Solvent Cleaning
- D. Galvanized Surface: Clean all galvanized surfaces of oil and other surface contaminants with a crystalline zinc phosphate pretreatment (phosphoric acid etch). Remove pretreatment solution by thoroughly washing with clean water and wipe dry.

3.02 Materials Preparation

- A. Mix and prepare painting materials in accordance with manufacturer's specifications.
- B. Stir materials before application to produce a mixture of uniform density, and stir as required during application. Do not stir surface film into materials. Remove film and if necessary, strain materials before using.

3.03 Application of Primer Coat

- A. Apply primer coat to all surfaces which are required to be painted or finished, and which have not been prime coated or shop-painted by others. For metal surfaces, touch up shop-painted coats as required.
- B. Immediately after surface preparation brush or spray on primer in accordance with manufacturer's instructions at a rate to provide uniform dry film thickness of two (2.0) mils for each coat. Use painting methods which shall result in full coverage of joints, corners, edges and exposed surfaces.
- C. All primer coats shall be free from runs, sags, and other defects. All coats shall be thoroughly dry before applying succeeding coats.
- D. Apply one (1) coat of metal primer for metal surfaces, as specified and/or as recommended by manufacturer's instructions.

3.04 Application of Paint

- A. Apply paint in accordance with manufacturer's instructions. Use applicators and techniques best suited for each surface and type of materials being painted.
- B. All painting Work shall be done by skilled workman in a professional manner. All coats shall be evenly spread and shall be free from run, sags and other defects. All coats shall be thoroughly dry before applying succeeding coats.
- C. All individual coats of paint shall be inspected and approved by the Project Inspector before application of the succeeding specified coat; otherwise no credit for the coat applied shall be given, and the Applicator shall automatically

- assume responsibility to recoat the Work. The applicator shall provide the Project Inspector a report of each coat applied when completed for inspection and approval to comply with the above.
- D. Where coverage is incomplete, not uniform, or not to the required dry film thickness, provide an additional coat at no extra cost to the Developer.
 - E. Apply finish coats of paint to all exposed surfaces as follows:
 - 1. For primed metal surfaces, apply two (2) coats of 100% acrylic latex base paint, per manufacturer's recommendations. Apply first coat of paint within 72 hours of primer application. If first coat of finish paint cannot be applied within the specified application time, the contractor shall re-clean and re-primer all exposed metal surfaces prior to start of metal painting operations.
 - F. Give special attention to ensure that surfaces, including edges, corners, crevices, welds, and exposed fasteners, receive a dry film thickness equivalent to that of flat surfaces.
 - G. Apply first-coat material to surfaces that have been cleaned, pretreated or otherwise prepared for painting as soon as practical after preparation and before subsequent surface deterioration's.
 - H. Allow sufficient time between successive coatings to permit proper drying. Do not recoat until paint has dried to where it feels firm, does not deform or feel sticky under moderate thumb pressure and application of another coat of paint does not cause lifting or loss of adhesion of the undercoat.
 - I. Apply all coating without reduction, except as specifically required by label directions, or required by this Section.
 - J. Sand carefully between all coats on smooth surfaces for good adhesion of subsequent coats.
 - K. Paint all exposed surfaces and anything inaccessible after installation prior to installation, if required to be painted.

3.05 Application of Epoxy Paint

- A. Use epoxy paint for floor and wall in restrooms up to ADA height.

END OF SECTION

SECTION 12 93 00 SITE FURNISHINGS

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

- A. Furnish all labor, materials and equipment for the complete installation of all site furniture, including play equipment and play surfacing, as shown on the Plans and as specified herein.

1.03 References

- A. All play equipment shall meet or exceed the standards set forth by the Consumer Product Safety Commission (CPSC), comply with the Americans with Disabilities Act (ADA), meet all current ASTM standards and be consistent with State and local codes.
- B. The play area surfacing shall meet or exceed the fall absorption/impact rates set forth by the CPSC guidelines and ASTM standards. The surfacing shall be an accessible surface and manufactured specifically for play areas.
- C. Nothing in the Plans or Specifications is to be construed to permit work not conforming to regulating codes and standards. The Contractor shall furnish without extra charge any material and labor, when required, by the compliance with these rules and regulations, even though the work was not mentioned in these particular Specifications or shown on the Plans.
- D. The product manufacturer shall supply complete Specifications for the installation of all site furnishings, including play equipment and play surfacing.

1.04 Submittals

- A. Submittals for specified items are required. The Contractor shall submit a materials summary sheet indicating which items will be installed as specified and which items are proposed for substitutions. The Contractor shall submit proof of order within ten (10) working days of the Notice to Proceed, indicating all specified materials have been ordered, noting "as specified" or "substitution proposed". For the following items, also provide:

1. Resilient Play Surfacing (i.e. rubber surfacing material) Submittal shall include IPEMA certification of materials and the most recent impact absorption test results.
 2. Play Equipment and Swings submittals shall include color samples, manufacturer's materials and parts list, and installation instructions.
 3. All items with "color as selected by City" shall include color samples.
 - 4.
- B. On the date of the Notice to Proceed, the Contractor shall immediately place the order to purchase all site furnishings, including the play equipment and play surfacing as specified on the Plans and as outlined herein. **Proof of all orders shall be submitted to the Project Manager within ten (10) working days of the Notice to Proceed.**
- C. The Contractor shall submit a Certificate of Compliance from a third party certified playground inspector which verifies that the entire playground, including individual components, and surfacing meets or exceeds regulated requirements as described in Section 1.03 above.

1.05 Record Drawings

- A. The Contractor shall keep an accurate record of the as-built conditions of the miscellaneous site amenities. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the "as-builts" to ensure compliance of the above.

PART 2 - PRODUCTS

2.01 Materials

- A. Play Equipment shall be custom configuration as shown on the Plans and as specified herein. The equipment shall be as distributed by (contact name and phone number), and as manufactured by (contact name and phone number) or accepted equal. Color as selected by the City.
- B. Swings shall be the custom configuration as shown on the Plans as distributed by (contact name and phone number), and as manufactured by (contact name and phone number), or accepted equal. Color as selected by the City.
- C. Poured-in-place resilient surfacing shall be as shown on the Plans and as specified herein. The play surfacing shall be Tot Turf TPV Poured Surfacing as manufactured by Robertson Industries, contact Frank Horwath, (510) 433-0655 or accepted equal. Color as selected by the City.
1. Thickness of surfacing shall meet or exceed ASTM F 1292-93 Thickness vs. Fall Height requirements. The topcoat shall be ½ inch thick.
 2. Color shall be 50/50 black and brown mix, unless custom colors are shown on plans. For yellow, gold, red, and green colors use an aromatic binder.

For blue, gray, purple, teal and tan colors use an aliphatic binder to preserve the color.

3. Poured-in place resilient surfacing shall have a five (5) year warranty.
- D. Engineered wood fiber shall be clean, engineered wood fiber, manufactured specifically for play areas.
1. Engineered wood fiber manufacturer shall provide testing certification by an independent testing agency that the results comply with CPSC guidelines and ASTM standards.
 2. Engineered wood fiber shall meet the following requirements: ASTM F1951-99 (ADA Compliance Test) and ASTM F 1292-96 (Shock Absorbency).
 3. Manufacturer shall provide a Certificate of Insurance that shall provide coverage for products liability with the limit of liability not less than \$1,000,000.
 4. The manufacturer shall also provide written guarantee for three (3) years from the date of installation against decay and biochemical degradation calling for replacement of defective materials during the guarantee period.
 5. Manufacturer certifies that the engineered wood fiber has been installed in not less than three (3) sites for periods of not less than three (3) years demonstrating the claims made with regard to these Specifications.
- E. Picnic Tables shall be as shown on the Plans and as specified herein. The tables shall be as distributed by (contact name and phone number), and as manufactured by (contact name and phone number) or accepted equal. Color as selected by the City.
- F. Benches shall be as shown on the Plans and as specified herein. The benches shall be as distributed by (contact name and phone number), and as manufactured by (contact name and phone number) or accepted equal. Color as selected by the City.
- G. Drinking Fountain shall be MDF #440 SM (dual bowl and accessible) and stainless steel surface carrier as distributed by Husbands and Associates (800) 821-9838 and as manufactured by Most Dependable Fountains or accepted equal. Color to be stainless powder coated black or as approved. Include recessed hose bib with locking cover. Install with a sand strainer when sand amenities are included in the park design. For drain inlet at drinking fountain, see Section 33 00 00: Utilities.
- H. Infield Mix shall be 60/40 red lava/ screened clay mix as distributed by Valley Rock, 916-652-7209 or accepted equal.
- I. Park Identification Sign shall be fabricated by Quick Crete Products Corp., Norco, CA, (916) 447-8644, or by Outdoor Creations, Inc., Anderson, CA, (530) 365-6106, or accepted equal.
- J. Age-Appropriate Signage shall contain the following language:

- “This play area has been designed for the use of children aged (fill in the appropriate age range) years of age.”
- K. Park Namesake Plaque shall be a 24” by 18” digital high pressure laminate graphic panel fabricated or accepted equal. Plaque shall be mounted on a SlimLine single pedestal sign system or accepted equal. Manufacturer for the plaque and sign system (model # 2418 SL-SLP-AL) is KVO Industries (Chris Howell, (707) 573-6868). Installation location shall be verified in the field with the Project Manager.
 - L. Playground rules sign shall be as fabricated by Gopher Sign Company, (651) 698- 5095, or accepted equal.
 - M. BBQ Grill shall be Iron Mountain Forge or accepted equal. Installation location shall be verified in the field with the Project Manager.
 - N. Line Paint (for basketball courts): Hawker - Laykold; Koch Materials - Decocolor; Extol - Color; L&M - Nova acrylic; California Products Corp - Plexicolor Laykold; or accepted equal.
 - O. Trash Receptacle shall be 32 gallon receptacle with liner, dome top (model # TG3D33S) as fabricated by Wabash Valley, (260) 352-2102, or accepted equal.
 - P. Other (See Design Guidelines for additional information) shall be as shown on the Plans and as specified herein. The (site amenity) shall be as distributed by (contact name and phone number), and as manufactured by (contact name and phone number) or accepted equal. Color as selected by the City.

PART 3 - EXECUTION

3.01 Installation

- A. Contractor to provide experienced workers or subcontractors to install all site furnishings, including the play equipment and play surfacing described in these Specifications. The workers or subcontractor must demonstrate that at least five (5) similar play structures and five (5) play surface applications similar to that specified for this project have been installed in the last three (3) years.
- B. All site furnishing, including play equipment shall be installed per manufacturer’s instructions.
- C. Engineered wood fiber shall be blown in place to avoid damage to adjacent improvements unless specifically approved by City.
- D. Poured-in-place rubber play surfacing and access ramps shall be installed as shown on the plans. Install poured-in-place rubber over a 4” thick concrete base. The rubber base coat shall be ” and the rubber topcoat shall be 1/2”, unless otherwise noted on the plans. Apply the appropriate binder with all finished poured-in-place rubber surfaces based on color as outlined in Section 2.01 J and per manufacturer’s instructions. Installation of poured-in-place rubber surfacing shall be performed by an International Playground Equipment

Manufacturer Association (IPEMA) certified and experienced installer. Submit a copy of the installer's certification prior to installation. "Experience" is as defined in 3.01 A above.

For Aggregate sub base: Grading to be +/- .375 (3/8") inside the play area 4" minimum thickness. Applied as follows:

Step 1 Install 2", compact

Step 2 Apply by hand Portland cement to entire surface

Step 3 Apply 1/4" water to entire surface

Step 4 Repeat Steps 1, 2, & 3 to attain required thickness

Sub base to be installed before play equipment in order to utilize large compaction equipment. Jumper compactor equipment to be utilized along outside perimeter of play area curb. Compaction test shall be performed to verify that the aggregate is compacted to 95%. Sub base (aggregate) must be sloped per ADA requirements.

- E. Heights of tables and benches shall be as follows, unless otherwise required by ADA; California Title 24 or other code requirements:

Description	Height Above Finish Grade
Table Surface Height	34" Maximum
Knee Space Height	27" Minimum Clear Space
Knee Space Depth	17" Minimum from edge of table to nearest obstruction under table top
Width of Knee Space	30" Minimum clear width beneath table
Bench Surface Height	16" Minimum, 18" Maximum

- F. Heights for play equipment, including ramps and transfer decks shall comply with the approved recommendations by the U.S. Architectural and Transportation Barriers Compliance Board: Play Facilities Regulatory Negotiation Committee.
- G. For play equipment, locate all footings prior to installation of drain lines. Adjust drain lines to accommodate play structure footings. Provide appropriate fall zones as shown on the Plans and per applicable codes and guidelines.
- H. All footings shall be Class A concrete with 3/4" maximum size aggregate, unless otherwise noted. Footings shall be in accordance with Caltrans Standard Specifications, Section 90. Install all footings below finish surface. In paved areas, install paved surface over footing for a clean finished surface as shown on the Plans.
- I. Carefully install all furnishings and equipment without disturbance to adjacent finishes. Contractor shall be responsible for the damage and subsequent repairs of damaged finished product.
- J. Install park namesake plaque. Installation location shall be verified in the field with the Project Manager.
- K. Install age-appropriate stickers on all play structures.

- L. Install playground rules sign. Installation location shall be verified in the field with the Project Manager.

3.02 Cleaning

- A. Thoroughly clean all areas where work has occurred. Remove from the site excess material, debris and rubbish.
- B. Take all precautions to protect completed work. Immediately repair or replace all damaged areas due to tire ruts, erosion, compaction failure, etc. Keep all erosion control measures intact.

PART 4 - WARRANTY

4.01 General

- A. Contractor shall warranty all site amenities included under this Section.
- B. Contractor shall also provide a written warranty covering all materials, equipment and workmanship furnished by him to be free of all defects after installation is accepted, including all defective parts that may have been found.
- C. Submit written warranty on company letterhead addressed to the City when providing As-built drawings.
- D. Contractor shall submit to the City, upon completion of work, a Certificate of Compliance by a third party certified playground inspector for the installation of the play structure and safety surfacing. Certification shall include testing for compliance of ASTM 1292 (Impact Attenuation of Surfacing Systems under and around Play Equipment). All tests, including re-tests, shall be the responsibility of the Contractor. Submit all test results to the City.
- E. Submit maintenance manual for poured-in-place resilient surfacing.
- F. Contractor shall submit to the City, upon completion of work, a Certificate of Compliance from the manufacturer of the play structure for the installation of the play structure.
- G. Contractor shall submit to the City, upon completion of work, critical fall criterion used to certify all play surfacing material.
- H. Attach cut sheets of installed items to the warranty.

END OF SECTION

SECTION 26 00 00 SITE ELECTRICAL

(This Section is only partially complete. Consultant shall provide all applicable 260000 series Sections specific to the project scope.)

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Special Conditions shall be in addition to the standards provided herein.
- C. The standards set forth in the City of Roseville Design and Construction Standards, latest edition and requirements outlined by the City of Roseville Electric Department shall be in addition to the standards provided herein.
- D. The standards set forth in the latest edition of the California Electrical Code (CEC), incorporating the latest edition of the NEC with City of Roseville amendments shall be in addition to the standards provided herein.

1.02 Description

- A. Furnish all labor, materials and equipment for the complete installation of site electrical as shown in the Plans and as specified herein.
- B. Submittals shall be required for requested substitutions or plan deviations ONLY. The Contractor shall install all specified electrical fixtures, poles and equipment, unless otherwise accepted and determined as an equivalent.

1.03 References

- A. Conform to requirements outlined in the latest editions of the California Electrical Code (CEC), California Administrative Code (Title 24), California Building Code (CBC), California Administrative Code (Title 22) and other applicable codes.
- B. Conform to requirements outlined in the latest edition of the Roseville Electric Specifications for Commercial Construction.

1.04 Record Drawings

- A. Record drawings are required as a part of this work. At all times, the Contractor shall maintain accurate information of the work in progress. Deviation in layout of conduit or other materials shall be recorded to the satisfaction of the Inspector. Upon completion of the project, as-builts shall be submitted to the

City on reproducible plan sheets and shall depict all changes in a neat and legible manner.

PART 2 - PRODUCTS

2.01 Service Panels

- A. Service panels shall meet the Roseville Electric approved sections of the EUSERC requirements. The list of acceptable panels can be found at <https://the.euserc.org/s/Roseville-City-of-Acceptability-Pages.pdf>
- B. Service panel shall be:
 - 1. Built to UL508A standards
 - 2. Metered
 - 3. Single phase or three phase application
 - 4. Rated for 120 to 480 volts
 - 5. Color: Hunter Green

2.02 Electronic Astronomic Time Switch

- A. Electronic Astronomic Time Switch shall be model ET-2815C, as manufactured by Intermatic, or accepted equal.

2.03 Conduit and Fittings

- A. For primaries (12,000 volts), conform to Roseville Electric's Specifications for Commercial Construction, latest edition.
- B. All other conduit and fittings shall conform to the California Electric Code, latest edition.

2.04 Wires and Cables

- A. Conform to the California Electric Code, latest edition.
- B. All wires shall be copper only, 90-degree-C THHN/THWN insulation.

2.05 Wire Connections and Devices

- A. Conform to the California Electric Code, latest edition.
- B. Splices and joints for #10 AWG or smaller wiring shall be twisted together electrically and mechanically strong and insulated with approved type insulated electrical spring connectors, Scotchlok or Ideal. Joints and connections for #8 AWG or larger shall be made with Burndy, T & B, or approved equal, solderless tool applied pressure lugs and connectors. Uninsulated lugs and wire ends shall be insulated with layers of plastic tape equal to insulation of wire and with all irregular surfaces properly padded with "Scotchfil" putty prior to application of tape. Tape shall be equal to Scotch #33, General Electric #AW-1, or approved equal. Feeder splicing is not permitted.

- C. Receptacles: 15 & 20 Amp 125 Volt receptacles shall be "Specification" grade, duplex, UL Listed, rated Weatherproof where installed outdoors or in damp or wet locations. Where only one receptacle is connected to a 20 ampere circuit, a 20 ampere receptacle shall be used. Receptacles to be Hubbell 5262 series, 5362 series, or equal. Provide an equipment grounding jumper (pigtail) connecting the grounding terminal of the receptacle to the grounded box.

2.06 Outlet Boxes

- A. Cast Metal boxes shall be cadmium plated, cast iron alloy by Crouse-Hinds Form 8 condulets, Appleton Form 35 Unilets or accepted equal.
- B. Cast Metal Outlet boxes shall be four inch (4") round, galvanized cast iron alloy with threaded hubs and mounting lugs as required. Boxes shall be furnished with cast cover plates of the same material as the box and neoprene gaskets by Crouse-Hinds VXF series, Appleton JBX series or accepted equal.

2.07 Pull and Junction Boxes

- A. Per City of Roseville Electric Department's Specifications for Commercial Construction, latest edition.

2.08 Parts Identification

- A. Consistent with the City of Roseville Electric Department's Specifications for Commercial Construction, latest edition.

2.09 Electrical Support Equipment

- A. Concrete Fasteners shall be Philips "Red-Head" or accepted equal. Powder driven concrete pin fasteners, low velocity type shall be Remington, Ramset or accepted equal.
- B. Conduit Straps shall be hot dipped galvanized, cast malleable iron, one hole type strap with cast clamp-backs and spacers (as required) by O-Z/Gedney No. 15-50G strap and #14G spacer, Efcor No. 231 strap and No.131 spacer or accepted equal.
- C. Concrete Inserts shall be pressed galvanized steel, spot insert with oval slot capable of accepting support nuts of ¼ inch to ½ inch diameter thread by Unistrut No. M2506 series, Globestrut CSI series or accepted equal.
- D. Construction Channel shall be 1-1/2 inch by 1-1/2 inch 12 gauge galvanized steel channel with 17/32 inch diameter bolt holes, 1-1/2 inch on center, in the base of the channel by Kindorf 905 series, Unistrut P-1000-HS or accepted equal.
- E. Cable Ties and Clamps shall be one piece, nylon, reusable type lashing ties by Thomas and Betts Co "Ty-Raps", Panduit "Pan-Ty" or accepted equal.

- F. General Fasteners shall be wood screws for fastening to work; machine screws for fastening to steel; toggle bolts for fastening to gypsum board or plaster walls; expansion anchors for attachments to pre-poured concrete.
- G. GFI Outlet Cover shall be metal, lockable, and flush with the surface it is installed in. Cover must conform to the California Electric Code, latest edition.

2.10 Fixtures and Poles

A. Parking Lot lights shall be:

B. Pathway/Security lights shall be:

1. LED:

- a) Hadco: RL54 B B N N 1 A N N 80 A N
- b) Philips Lumec: S55-55W32LED3K-T-ACDR-LE5-VOLT-DMG-SFX-TN3-RC-BKTX
- c) Sternberg: A850SRLED-5P-3ARC30T5-MDL03-A-SRR7-SC/HSS-BK
- d) or accepted equal

2. Pod: die-cast aluminum housing with tool-less access

3. Globe: clear prismatic injection molded U.V. stabilized acrylic

4. Symmetric photometric distribution

5. Rated 120 volts

C. LED fixtures to match fixtures on adjacent residential streets.

D. Poles shall be:

- 1. Whatley: TR34 20 DE BLK SMS 30-30 or accepted equal
- 2. Fiberglass, direct burial
- 3. Smooth round, tapered
- 4. 20' mounting height

2.11 Tracer Wire

A. Insulated solid copper wire, minimum #12 gauge.

PART 3 - EXECUTION

3.01 Installation

A. Install (luminaire and poles) in accordance to manufacturer's instructions.

B. Ensure proper handling and installation of fixtures including hardware necessary for a complete installation. Fixtures (luminaire and poles) shall be clean, plumb and level.

C. All lamps shall be new and in operating condition. New lamps shall have less than 100 hours of operation on-site.

D. All splices in exterior fixtures or fixture outlet boxes shall be made watertight, using specified epoxy resin splicing kits.

- E. Operate the entire system, once complete, in the presence of the Inspector. Immediately correct any improper connections or other items.
- F. Install concrete collars around light poles. Concrete collars shall be per the Parks Construction Standards, latest edition.
- G. Install tracer wire on top of conduit for all up-lighting and sports field lighting.

3.02 Clean Up

- A. At all times, maintain a safe and clean work site, free of debris and rubbish.
- B. All electrical parts shall be clean of conductive and deleterious materials.
- C. All enclosures shall be free of dirt and debris.
- D. Clean all finishes and touch up damaged areas prior to pre-final inspection.

3.03 Excavation & Backfill

- A. Refer to Section 33 00 00 Utilities.

3.04 Equipment Pads

- A. Concrete reinforced pads for mounting of equipment (i.e. switchboard, transformers, freestanding panels, etc.) shall be minimum 3000psi, 6" thick with #4 rebars at 12" on center each way. Rebars shall be centered in pad. Pad shall extend 2" beyond equipment and 1.5" above surrounding area. Backfill and compact to 95% maximum dry density at optimum moisture content in layers not to exceed 6" when compacted.

3.05 Grounding

- A. Grounding and ground bonding of the electrical installation shall be in accordance with CEC Article 250, and any applicable codes. Ground fittings shall be approved manufactured type, installed and connected to conform with Code requirements.
- B. Neutral conductors and noncurrent-carrying parts of equipment at each installation shall be grounded in accordance with applicable code. Ground conductor shall be copper having a current capacity sized in accordance with CEC.
- C. All equipment cases, motor frames, etc., shall be completely grounded to satisfy requirements of CEC. Install bond wire in flexible conduit. Install copper bond wire, sized in accordance with CEC, in all nonmetallic raceways and bond to all metallic parts using approved fittings.
- D. Service ground conductor shall be connected to a "Ufer" encased ground and bonded to the metallic cold water pipe system and to the metallic natural gas line. 5/8" x 10 ft copper clad ground rods may be used in lieu of the Ufer ground where no footing is available.
- E. All connections shall be made with solderless connectors or molded fusion-welding process.

- F. Equipment grounding conductors shall be insulated with a continuous green outer finish along its entire length. Conductors size #4 AWG and larger may be identified (with green electrical tape applied half-lapped) at each end and at every point where the conductor is accessible. Tape shall be applied from its point of entry to point of exit or termination.
- G. Insulated grounded (neutral) conductors shall be identified with a continuous white outer finish along its entire length. Neutral conductors #4 AWG or larger can be identified by a distinctive white marking (applied half-lapped with white electrical tape) for the last 12 inches at each end.

3.06 Field Testing

- A. Perform Insulation Resistance (IR) "Megger" Testing per NETA Standards. Submit test results. Provide testing for:
 - 1. All feeders 100 Amps and higher.
 - 2. Branch circuits 100 Amps and higher.
- B. Each ground rod shall be tested. A ground rod which does not have a resistance to ground of 25 ohms or less shall be augmented by one additional ground rod at no less than 8 feet from each other.

3.07 Consultant to complete.

END OF SECTION

SECTION 31 10 00 CLEARING AND GRUBBING

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

- A. Preserve and protect existing site amenities to remain, including, but not limited to, trees, shrubs, underground utilities and other improvements as shown on the Plans. Protection of work shall include affected improvements on adjoining properties.
- B. Scope of work includes: site preparation, removal of debris, staging of equipment and materials and securing the site for construction.

1.03 Related Work

- A. Section 31 20 00: Earthwork
- B. Section 01 57 23: Storm Water Pollution Control

1.04 Protection/Replacement

- A. Prior to demolition, erect protective fencing a minimum of one foot (1') beyond the canopy of all trees to remain. The radius of the canopy shall be measured from the longest branch furthest from the trunk. Refer to the environmental document for additional requirements for protective fencing on other existing natural features. For work within or near protected trees, a tree permit may be required.
- B. If public use is to be maintained on unaffected portions of the project site, the Contractor shall be responsible for directing pedestrian and vehicular traffic safely around the construction zone. Utilization of temporary fencing, barricades, signage, etc. shall be the responsibility of the Contractor. Safe detours shall be available to the general public at all times during the course of construction.
- C. Protection of existing site improvements shown to remain, including, but not limited to, fencing, signs, benches, picnic tables, play structures, shade structures, drinking fountains, concrete paving, concrete wall and curbs,

- decomposed granite paving, asphalt concrete paving, recreational site improvements, etc. are to be protected and preserved.
- D. The Contractor shall be responsible for any damage to and maintenance of all existing street improvements, drainage facilities and irrigation systems and to re-establish these improvements to their original condition as soon as possible after completion of the work in the area, to the complete satisfaction of the Project Manager and Inspector. Realignments or modifications to the existing facilities as shown on the plans are accepted.
 - E. Survey monuments and markers either shown on the Plans or encountered during the course of construction shall be protected and preserved. The Contractor shall notify the Inspector upon discovery of an unmarked monument, at which time, arrangements for the relocation or adjustment of the monument will be determined. All costs associated with the relocation or adjustment of these monuments shall be the Contractor's responsibility.
 - F. Burning or burying removed material on-site is prohibited.
 - G. Where the removal of specific material creates an open hole, pit, trench or other depression, the Contractor shall immediately backfill and compact the areas consistent with requirements outlined in Section 31 20 00 of these Specifications.
 - H. All items identified in the Plans to remain or identified in the field to remain, removed in error by the Contractor, shall be repaired or replaced to match in equal or better construction, at no cost to the City. The quality of the repair or replacement shall be measured as that existing at contract award.

PART 2 - PRODUCTS

Intentionally left blank.

PART 3 - EXECUTION

3.01 Pre-Construction Site Review

- A. Contractor shall review existing site conditions with the Inspector prior to start of construction and document any conditions which adversely affect the satisfactory execution of the work and final acceptance of the project.
- B. Commencement of work constitutes acceptance of existing conditions. The Contractor shall, at his expense, be responsible for correcting all unsatisfactory and defective work.

3.02 Clearing

- A. Completely remove trees, shrubs, stumps, vines, rubbish/debris, undergrowth, deadwood, structures, and other elements identified to be removed and/or which interfere with the construction as shown on the Plans and as specified.

- B. Obtain verification from the Project Manager for non-identified items scheduled to be removed prior to actual removal.

3.03 Grubbing

- A. Remove all stumps, roots, grasses and weeds in its entirety. Apply systemic weed killer. Confirm weed kill prior to removal.
- B. Once surface material is removed, the Contractor shall stockpile the top twelve inches (12") of topsoil for use during the final grading phase of work. This soil shall be free of rocks, debris, roots and other undesirable material.

3.04 Utilities

- A. Contact USA Alert (800) 642-2444 prior to commencement of any demolition or excavation work. Provide a minimum of 48 hours' notice. Verify all utilities entering into and their locations within the project site.
- B. Where utilities lie within the project site, but are not a part of the project, the Contractor shall cooperate with the agency or utility company having jurisdiction to maintain its use and the integrity of the structure.
- C. Where utilities enter into the project site and taps, connections to or extensions of the utility are identified in the Plans, the Contractor shall coordinate all work with the agency or utility company having jurisdiction to minimize or eliminate disruption of use by the adjacent properties.
- D. Verify that all utilities, shown to be removed on the Plans, are inactive and turned off prior to disconnection and/or re-routing, prior to demolition.

3.05 Debris Removal

- A. All materials removed as a part of this contract shall become the property of the Contractor and shall be legally disposed of off-site, unless otherwise noted on the Plans.
- B. Where a portion of a concrete slab, curb or wall and asphalt concrete paving or curb is to be removed, the concrete shall be cut with a concrete saw at a 90 degree angle so that the edge of the remaining concrete shall form a neat, straight line. Conform to the City of Roseville Design and Construction Standards, latest edition.

END OF SECTION

SECTION 31 20 00 EARTHWORK

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.
- C. The standards set forth in the Caltrans Standard Specifications, latest edition, shall be in addition to the standards provided herein.
- D. The requirements set forth by CAL OSHA shall be in addition to the standards provided herein.

1.02 Description

- A. Provide all labor, operations and materials necessary for earthwork, including, but not limited to, staking and surveying, grading; excavating; installation of facilities necessary to perform excavation and subsequent removal of such facilities upon completion of work; subgrade preparation; backfilling; and other incidental items necessary for a complete project.
- B. This project (is a balanced cut and fill project) (requires export of material) or (requires import of material) – select one. The (import) or (export) of material shall be a part of the Contractor's bid price.
- C. The intent of the grading plan is to provide positive drainage and to maintain slopes on walkways as required by the Americans with Disabilities Act and California Title 24 throughout the project site. The Project Manager shall be notified immediately of any discrepancies between the Plans and actual field conditions and/or conflicts between the design and code requirements.

1.03 Related Work

- A. Section 31 10 00: Clearing and Grubbing
- B. Section 33 00 00: Utilities
- C. Section 32 84 00: Irrigation System
- D. Section 32 90 00: Planting
- E. Section 26 00 00: Site Electrical
- F. Section 01 57 23 Storm Water Pollution Control

1.04 Quality Assurance

- A. All work shall conform to local codes and regulations, including standards set forth in the Standard Specifications of the State of California, Business and Transportation Agency, Department of Transportation (Caltrans), Chapter 70 of the Uniform Building Code and ASTM.
- B. Relative compaction shall be the in-place dry density of soil denoted as a percentage of the maximum dry density of the same material. This shall be as determined by ASTM 1557. The optimum moisture is measured by the water content which corresponds to the maximum dry density.
- C. Upon discovery of unforeseen subsurface site conditions, the Contractor shall notify the Inspector immediately.
- D. Upon discovery of hazardous materials, cease all activity and immediately contact the Fire Department.

1.05 Protection

- A. Provide and install all supports, shoring, bracing, underpinning, sheet piling and other methods for the sides of excavations necessary for ensuring safe working conditions for the workmen and to protect adjacent improvements to remain.
- B. Provide any and all protection measures necessary to ensure the protection of the workmen, the general public, including children and the project site. These protection requirements remain the Contractor's sole responsibility throughout the duration of the project, including non-working hours.
- C. Do not obstruct vehicular, bicycle or pedestrian thoroughfares, unless previously accepted by the City. Provide safe and adequate detours around the construction as required by City and State regulations.
- D. Trenches shall be covered at all times when work directly associated with the trenches is not occurring, including non-work hours.
- E. During the course of construction, the Contractor shall ensure that surface drainage does not create a nuisance onto adjacent properties.

1.06 Erosion Control Measures

- A. Construction sites shall have required erosion and sediment control measures in place as required by the SWPPP. If construction is in progress, the Contractor shall ensure that the construction site is prepared prior to the onset of any storm. At a minimum, erosion control measures shall include:
 - 1. Broadcast seed
 - 2. Drainage area protection
 - 3. Dust/mud control
 - 4. Drain inlet filters
 - 5. Silt fence and straw wattles
 - 6. Slope protection

7. Straw bales
8. Silt controlling devices

PART 2 - PRODUCTS

2.01 Base Rock

- A. Class 2 aggregate base per Caltrans Standard Specifications, latest edition.

2.02 Drain Rock

- A. Drain rock shall be Class 2 permeable, washed, unbroken stone or gravel. Material gradation shall conform to the following:

Sieve Size	Percent Passing
1 inch	100
No. 4	20-50
No. 50	0-10
No. 200	0-5

2.03 Pea Gravel

- A. Pea gravel shall be natural stone, free of clay, shale or organic matter, and shall conform to the following:

Sieve Size	Percent Passing
3/8 inch	100
No. 4	47
No. 8	2
No. 16	1

2.04 Fill

- A. Structural Fill shall conform to Caltrans Standard Specifications or the accepted site-specific geotechnical report generated for the project.
- B. Fill for non-structural areas shall conform to the following standards:
 1. Plasticity: ASTM D4318-84
 2. Expansion Index: No greater than twenty (20)
 3. Testing: UBC 29-9 and ASTM D422-72
 4. Particle Size: No greater than one inch (1")

2.05 Topsoil

- A. The top eight to ten inches (8" – 10") of native soil containing more than three percent (3%) organic material. Topsoil shall be free of rocks no larger than one inch (1") in diameter, free from subsoil, roots, heavy or stiff clay, coarse sand, destructive seeds, noxious chemicals, brush, debris, litter and other undesirable materials.
- B. For any import soil to be used in turf/planting areas, submit a soils analysis with soil amendment recommendations (for plant growth) for review and acceptance

prior to placement on-site. Soils test information shall be as outlined in Section 32 90 00: Planting – 1.06.

2.06 Soil Sterilant

- A. Sterilizer shall be standard, quick-acting, short-lived and non-selective weed and grass killer, commonly used under roadway/transportation projects. Application of the sterilant shall pose no short or long term health threats to the installer or the general public. Submit analysis for approval prior to applying.

2.07 Sand

- A. Granular, fine, free of organic matter, mica, loam or clay material.

PART 3 - EXECUTION

3.01 Construction Staking

- A. The layout of all work shall be performed by a California State licensed land surveyor provided by the Contractor.
- B. Notify the Inspector immediately of any discrepancies between actual field conditions and the Plans. Minor field adjustments may be necessary in order to fulfill the intent of the Plans.
- C. Non-notification of discrepancies between actual field conditions and the Plans by the Contractor, in writing, shall indicate his acceptance of such field conditions. Adjustments/modifications to the construction to accommodate the inconsistencies (without notification) shall be at no additional cost to the City.

3.02 Excavation

- A. All excavations shall be as noted on the Plans. Excavations shall include accommodation of base material.
- B. Do not over-excavate. Excavations shall provide appropriate space to install shoring, bracing, formwork, etc, as needed to ensure the safe and proper construction of the work.
- C. Take every precaution to prevent water from entering, softening, and undercutting excavated areas, including, pits, footings, trenches, etc.
- D. Notify the Inspector immediately upon discovery of unsatisfactory soils materials or unforeseen site conditions. Excavation shall include the complete removal of the unsatisfactory material and its legal disposal thereof.

3.03 Site Grading

- A. A grading permit is required to be obtained by the Contractor prior to commencing any earthwork.
- B. Grading shall include adjacent transition areas, new elevations/contours as shown on the Plans. All subgrade areas shall be graded parallel to the finish

- grades and contours and shall be uniform in slope. Transition areas shall provide a smooth connection between new and existing grades and shall not create additional drainage or ponding onto adjoining properties.
- C. Surface grades shall provide for positive drainage away from structures and footings, and shall be uniformly smooth throughout.
 - D. Rough grading shall:
 - 1. Be graded to a tolerance of 0.10 feet, plus or minus for planted and turf areas.
 - 2. Be graded with a tolerance less than .04' from specified grade and cross section for subgrade in which pavement, curbs and other structural elements are to be placed immediately above.
 - 3. Provide a subgrade surface free of exposed rocks, stones and boulders.
 - 4. Provide a subgrade surface free of depressions, pits, etc., with proper backfill and compaction. See paragraph 3.04 below.

3.04 Placement of Fill Material

- A. Prior to placement of fill material, the Contractor shall:
 - 1. Obtain approval of the subgrade surface from the Inspector.
 - 2. Scarify, dry and compact soft and/or wet areas.
 - 3. Remove and replace unsuitable subgrade material to the satisfaction of the Inspector.
 - 4. Take all necessary corrective action.
- B. Do not use topsoil as fill or backfill material, unless otherwise accepted in writing.
- C. Fill shall be placed in the following manner:
 - 1. Accepted engineered fill material for structural slabs and areas to be paved shall be placed in six-inch (6") loose thickness, uniform layers over the entire area.
 - 2. Fill material in planted areas shall be placed in twenty-four inch (24") maximum loose thickness throughout the areas to receive fill.
- D. Aerate or water each lift to obtain the required compaction rate indicated on the Plans. Thoroughly mix material to ensure proper moisture content for compaction. Repeat the operations until grades, as shown on the Plans, are obtained. Jetting of trenches shall be reviewed and accepted by the Inspector prior to performance of work.
- E. Do not place fill when the subgrade is frozen, muddy or wet. Allow conditions to thaw and dry out before resuming operations.
- F. Use hand tampers or vibrating compactors around foundations walls, retaining walls and other structural elements. Do not use large equipment in these areas and do not begin compaction operations until the bearing surfaces have reached its design strength.

- G. Fill around existing trees to remain shall not exceed twelve inches (12").
 - 1. Minor fill (6" or less) shall utilize topsoil and shall be placed by hand. Do not cover crown of trunk. Feather grades to the extent possible.
 - 2. Fills between 6" and 12" shall utilize 3/4" pea gravel on grade, placed up to three inches (3") below finish grade. Apply topsoil, by hand, to meet finish grade elevations. Feather grades to the extent possible.
- H. Construct mounds from on-site material. The core of the mound (1' below finish elevations) shall be compacted to 90%. The top twelve inches (12") shall be compacted to 85%. Place topsoil in the top twelve inches (12").
- I. Place topsoil in all turf and planting areas a minimum of twelve (12) inches deep. See Section 31 10 00, 3.03-B: Clearing and Grubbing.

3.05 Trenching, Backfilling and Compacting

- A. For trenches greater than five feet (5') in depth, submit an OSHA permit related to the work.
- B. All trenches shall be straight, true and cut vertical at 90 degrees to the surface plane.
- C. For trenches through existing paved surfaces, use a concrete saw or other tool to achieve straight, clean lines. Replace paved surface to the same or better condition as existing prior to cut.
- D. Do not over-excavate. Maintain bearing surfaces true, level and undisturbed to the extent possible.
- E. Trenches shall be kept dry and frost-free. Do not allow standing water to collect.
- F. Do not allow trenches to remain exposed at any time when work directly related is not occurring. Cover all trenches during non-work hours.
- G. Bedding for all trenches to receive pipes shall be as follows:
 - 1. Bedding material shall be consistent with the City of Roseville Design and Construction Standards, latest edition.
 - 2. Pipe shall lie completely on bedding. Pipe fittings or joints shall not bear weight.
 - 3. Bedding shall be uniform throughout the length of pipe.
- H. Initial backfill for storm drains, sewer lines and electrical conduit shall conform the applicable City standard set forth by the Department having jurisdiction.
- I. Backfill beyond the initial operations shall be native soil, placed in twelve-inch (12") lifts. Compaction for trenched areas shall be 95% for parking lot, driveway and roadway areas; 90% for hardscape (i.e. walkways, picnic pads basketball and tennis courts); and 85% in areas to be planted. Place topsoil over trenches in planted areas. Upon completion, all trenches shall be filled flush with adjacent finish grades.
- J. Compaction tests shall be required for trenched areas, hardscape areas and areas where fill over two feet in depth will be placed. The Inspector shall

determine the number of tests and the locations. Re-tests shall be the Contractor's responsibility.

- K. Potholing shall be required in areas where existing utilities are indicated. Hand digging may be required.

3.06 Soil Sterilant

- A. Soil sterilant shall be applied to areas where paving is to be installed. The worker applying the sterilant shall take every precaution to avoid overspray of sterilant onto areas to be planted. The sterilant shall be placed no further than six inches (6") beyond the edge of pavement.
- B. Soil sterilant shall not be applied in inclement weather and windy days.

3.07 Drainage Areas

- A. All bare areas, regardless of slope, within 50 feet of natural drainages shall be covered with straw and pressed in place.
- B. No grading or trenching, except as required for erosion or sediment control, shall occur within 35 feet from the centerline of perennial and intermittent drainage swales between October 5 and April 1 unless approved by the Engineering Division, as well as any other governmental agency which may have additional jurisdiction and/or requirements.

3.08 Dust/Mud Control

- A. Adjacent Streets: Adjacent street frontages shall be swept at least once a day to remove silt and other dirt which is evident from construction activities.
- B. Construction Vehicles: The Contractor is responsible for cleaning construction vehicles leaving the site on a daily basis to prevent dust, silt, mud and dirt from being released or tracked offsite. Adjacent streets shall be swept clean daily.
- C. Grading Spoils: Dry stockpiles of soil shall be watered to prevent the generation of airborne dust. Trucks transporting dry soil shall be covered with tarpaulins.
- D. Water: Water shall be sprayed on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities. The exposed earth shall be watered throughout the day to minimize dust. The Contractor shall obtain a hydrant permit from the Environmental Utilities Department.
- E. Wind Allowances: Grading activities shall be restricted or halted when winds exceed 15 miles per hour as deemed necessary by the Public Works Inspector.

END OF SECTION

SECTION 32 12 16 ASPHALT CONCRETE PAVING

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.
- C. The standards set forth in the City of Roseville Design and Construction Standards and the City of Roseville Parks Construction Standards, latest editions, shall be in addition to the standards provided herein.
- D. The standards set forth in the State of California, Title 24, Americans with Disabilities Act, latest edition, shall be in addition to the standards provided herein.

1.02 Description

- A. Furnish all labor, materials and equipment for the complete installation of asphalt concrete paving, including international disabled signs as shown in the City Standard, as shown on the Plans and as specified herein.

1.03 References

- A. Caltrans Standard Specifications for asphaltic concrete, latest edition.

1.04 Tolerances

- A. All surface areas shall drain. Ponding, puddling or birdbaths are not acceptable.
- B. Surface grades shall conform to the following:

Description	shall not exceed, ... from indicated line, grade or thickness
Base Course	0.1 foot +/-
Finish Surface	0.05 foot +/-
Thickness of finished pavement	0.01 foot less

- C. Flatness: maximum variance of 1/8" as measured with a ten (10) foot straight edge.

1.05 Testing

- A. Testing shall occur during the installation of pavement. The number and frequency of tests shall be as determined by the Inspector.

PART 2 - PRODUCTS

2.01 Aggregate Base

- A. Conform to Caltrans Standard Specification, Section 26 paragraph 1.02B, Class 2.

2.02 Asphalt Concrete

- A. Conform to Caltrans Standard Specification, Section 39 and the City of Roseville Design and Construction Standards, latest edition.

2.03 Soil Sterilant

- A. Sterilizer shall be standard, quick-acting, short-lived and non-selective weed and grass killer, commonly used under roadway/transportation projects. Application of the sterilant shall pose no short or long term health threats to the installer or the general public. Submit analysis for approval prior to applying.

2.04 Striping

- A. Traffic marker paint, in accordance with Caltrans Standard Specifications, Section 83-3.02.
- B. Thermoplastic marking tape in accordance with Caltrans Standard Specifications, Section 84-2.02. (Required for bike trails)

2.05 Header

- A. Per City of Roseville Parks Construction Standards, latest edition.

2.06 Accessible Parking Signs

- A. Signs for parking stalls shall conform to the California Manual on Uniform Traffic Control Devices (CMUTCD), the Standard Highway Signs manual with the Caltrans California Sign Specifications.
- B. Notification sign: Notification sign shall read: "Unauthorized vehicles parked in designated handicapped spaces not displaying distinguishing placards or license plates issued for physically disabled persons may be towed at owner's expense. Towed vehicles may be reclaimed at Roseville PD, 1051 Junction Blvd or by telephoning (916) 774-5000. CVC 22511.8".
- C. Sign posts: shall conform to Section 56 Signs in the City of Roseville Design and Construction Standards.

PART 3 - EXECUTION

3.01 Preparation

- A. Upon completion of grading operations, compact the subgrade at the required elevation to a relative compaction density of 95%, unless otherwise noted on

- the Plans. A load or performance test shall be conducted in the presence of the Inspector prior to the placement of AC.
- B. Apply soil sterilant per manufacturer's directions. Limit the work zone of the sterilant application to the area to receive paving plus three feet (3') on each side.
 - C. Completely install redwood header as shown in the City of Roseville Parks Construction Standards, latest edition, if shown on the Plans.
 - D. No material shall be placed in muddy conditions, nor shall any material be placed during or immediately after inclement weather, i.e. rain storms, temperatures below 35 degrees F, etc.
 - E. In areas where soil conditions are less than optimal, geotechnical tests shall be performed to verify compaction rates. The Inspector shall determine the number of tests necessary in order to verify conditions. Initial tests will be provided by the City. Re-tests shall be the Contractor's responsibility.

3.02 Installation

- A. Spread aggregate base material in six-inch (6") lifts.
- B. Compact base surface to a relative compaction of 95% and in accordance to the Caltrans Standard Specifications, Section 26.
- C. Spread asphalt concrete material in accordance to the Caltrans Standard Specifications, Section 39.
- D. Upon completion, apply water to the finished surface and allow water to run-off. All areas of ponding, puddling or birdbaths shall be filled with asphalt and fine aggregate. Conform fill surface with adjacent surface to the point edges are not visible.
- E. Take every precaution to protect adjacent amenities or structures from material spillage or damage. In case of spillage or damage, the Contractor shall immediately repair or replace the damaged area to the satisfaction of the City.
- F. Clean and oil all manhole covers, grates and other surface structures within the pavement area.
- G. All new asphalt concrete paving shall receive a fog seal at a rate of 1/12 to 1/10 gallon of undiluted emulsion per square yard. All work shall conform to Caltrans Standard Specifications, Section 37. **Once sealed, parking of vehicles and/or equipment or stockpiling of material on the finished surface is prohibited.**
- H. Clean all surface structures that lie within the asphalt concrete area.

3.03 Striping

- A. Conform to the City of Roseville Design and Construction Standards, latest edition.

- B. Ensure that all pavement to receive striping is completely cured. Clean all pavement surfaces.
- C. Accurately lay out all pavement markings, including, parking stripes, centerline stripes, international disabled parking logo, striping for disabled access ramp, directional arrows, game court lines and other pavement markings as shown on the Plans or as required by code.
- D. All pavement lines, striping and lettering shall be four inches (4") in width, unless otherwise indicated on the Plans.
- E. Lines painted with traffic paint shall receive two coats of paint. Allow each coat to dry completely prior to applying the second coat.
- F. Apply all pavement markings on clean, dry surfaces, during weather conditions where temperatures are higher than 35 degrees F, no rain is occurring or predicted within the next twenty-four (24) hours, and the humidity is less than 80.
- G. Remove all excess adhesives and tracking onto unmarked areas.
- H. All pavement striping applications shall conform to Caltrans Standard Specifications, Sections 84 and 85.

3.04 Accessible Parking Signs (For parking lots only)

- A. Verify that the language on the signs meets with current laws and regulations prior to installation. Immediately notify project manager of discrepancies.
- B. For signs at parking stalls: install one per space designated for disabled parking. Locate sign as shown on the Plans. Verify location in the field prior to installation. Sign bottom shall be set at seven feet (7') above finished grade.
- C. For notification signs: install one per driveway entrance. Verify location in the field prior to installation. Sign bottom shall be set at two feet (2') above finished grade unless otherwise directed.
- D. Sign post installation shall conform to TS-17A of the City of Roseville Development Services Design and Construction Standards.

3.05 Protection and Cleaning

- A. Do not allow equipment or vehicles to park on new asphalt surfaces upon completion of fog seal operations. At his discretion, the Contractor may allow the parking of equipment and vehicles on the asphalt concrete **AFTER** the asphalt concrete material has been laid, passing applicable compaction tests and **PRIOR TO** applications of fog seal and striping.

END OF SECTION

SECTION 32 15 40 DECOMPOSED GRANITE PAVING

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.
- C. The standards set forth in the City of Roseville Design and Construction Standards and the City of Roseville Parks Construction Standards, latest editions, shall be in addition to the standards provided herein.

1.02 Description

- A. Furnish all labor, materials and equipment for the complete installation of decomposed granite paving, including redwood headers as shown in the Plans and as specified herein.

1.03 References

- A. Caltrans Standard Specifications, latest edition.

1.04 Submittals

- A. Submittals for specified items are not required; however, submittals are required for any proposed substitutions or deviations from the Plans or Specifications. Additionally, submittals are required for the specific items listed below. The Contractor shall submit a materials summary sheet indicating which items will be installed as specified and which items are proposed for substitutions. The Contractor shall submit proof of order within ten (10) working days of the Notice to Proceed, indicating all specified materials have been ordered, noting "as specified" or "substitution proposed". Submittals are required on the following items:
 - 1. Decomposed granite material and binding material: provide a sample "brick" for review and approval.

PART 2 - PRODUCTS

2.01 Crushed Quarry Rock

- A. Crushed rock, graded between #4 and #200. Rock shall be high quality and well-graded.

- B. Hastie's Capitol Sand and Gravel, Roseville, CA (916) 989-4600 or accepted equal.

2.02 Header

- A. 1"x6"or2"x6" Redwood header board.

2.03 Binding Material

- A. PolyPavement, Los Angeles, CA (323) 954-2240 or accepted equal.

PART 3 - EXECUTION

3.01 Preparation

- A. Upon completion of grading operations, compact the subgrade at the required elevation to a relative compaction density of 95%, unless otherwise noted on the Plans.
- B. Completely install redwood header as shown in the City of Roseville Parks Construction Standards.
- C. No material shall be placed in muddy conditions, nor shall any material be placed during or immediately after inclement weather, i.e. rain storms, etc.
- D. Submit samples of crushed rock to a PolyPavement Certified Lab to prepare a laboratory "brick" to confirm that the quarry material has sufficient fines for good binding.

3.02 Installation

- A. Provide a 10' by specified width test sample, to be approved prior to installation. This sample shall be the basis of overall approval.
- B. Thoroughly combine binder per manufacturer recommendations.
- C. Spread crushed granite fine/binder material in two (2) one and one half inch (1-1/2") lifts (thickness after compaction).
- D. Wet and roll each lift to form a uniform, smooth surface with a cross slope of 2%. Compact each lift to a 95% relative compaction density.
- E. Upon completion of the final lift, fill any depressions, holes or divots and re- roll using the above process.
- F. Provide a Certificate of Compliance verifying that the binder/stabilizer has been mixed per manufacturer's recommendations.

3.03 Clean Up and Protection

- A. Thoroughly clean all areas where work has occurred. Remove from site excess material, debris and rubbish.
- B. Take all precautions to protect completed work. Immediately repair or replace all damaged areas due to tire ruts, erosion, compaction failure, etc.

END OF SECTION

SECTION 32 31 13 CHAIN LINK FENCING

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Special Conditions shall be in addition to the standards provided herein.

1.02 Description

- A. Furnish all labor, materials and equipment for the complete installation of the chain link fence system, including gates as shown on the Plans and as specified herein.

1.03 References

- A. Caltrans Standard Specifications, latest edition.

PART 2 - PRODUCTS

2.01 General

- A. Wire used in the fabric shall be galvanized and shall have a tensile strength of 80,000 lbs. Per square inch based on cross sectional areas of the wire. One sample shall be tested without removing bends caused by weaving of the wire with the mesh. A second test shall be conducted on a wire strand carefully straightened. The tensile strength is finally determined as the average reading between the two tests. Wire to match fabric selection.
- B. Fabric shall be 1-3/4" 9-gauge nominal wire mesh, hot-dipped galvanized or black vinyl coated after weaving as shown on the plans. Conform to ASTM A392, with tensile strength as described in 2.01A above. Fabric shall be knuckled top and bottom with single width to full height of fence.
- C. Ties/Fasteners shall be 9-gauge aluminum or black powder coated wire.
- D. Fittings, clips, bolts, bands, bars, post tops/covers and other hardware necessary for a complete fence system shall be galvanized or black powder coated.
- E. Where fencing is shown on the Plans to be black vinyl or powder coated, all appurtenances, including fabric, posts, rails, clips, bands, fittings, etc., necessary for a complete fence system shall be black vinyl or powder coated. Vinyl or powder coating shall be the industry standard for this type of finish.

2.02 Posts and Rails

- A. Posts and rails shall be hot-dipped galvanized per ASTM A120 or black powder coated, to match fabric and as shown on the Plans. All posts shall be installed with moisture-proofed caps on the top.
- B. Size and lengths of posts shall be as shown in the City of Roseville Design and Construction Standards PK-40, latest edition.

2.03 Gates

- A. Fabric and finish to match fence.
- B. Hinges and latches shall be industrial strength, heavy duty and shall fit snugly around post. Latches shall be lockable.
- C. Size and lengths of posts shall be as shown in the City of Roseville Design and Construction Standards PK-40, latest edition.

PART 3 - EXECUTION

3.01 Post Installation

- A. Posts are to be spaced evenly as shown on the City Standard and set plumb and true to lines with the top line uniform as shown in the City of Roseville Design and Construction Standards PK-40, latest edition.
- B. All posts shall be set in concrete as shown in the City of Roseville Design and Construction Standards PK-40, latest edition.
- C. Where nicks on vinyl or powder coated finished occurs due to installation, the Contractor shall re-finish and patch damaged areas immediately.

3.02 Fabric

- A. Attach fabric using fabric bands or clips spaced approximately 14" apart. Connections to top rails and tension wires shall utilize wire ties placed 24" on center.
- B. For corner and vertical end connections, install stretcher bars banded to posts and gate frames at 24" apart (maximum).
- C. All fabric to be stretched tight, free from sags and bulges.

3.03 Rails

- A. For splices along the top rail, provide couplings every 20'. The coupling shall produce a continuous brace from end to end of each stretch of fence. Install a heavy spring at every fifth coupling to allow for expansion or contraction.
- B. Utilize the appropriate fittings to ensure that all rails are rigidly clamped to end and corner posts.
- C. Clamp mid and bottom rails at each post.

3.04 Gates

- A. Gates shall be installed consistent with the City Standard detail. Verify grade conditions along the fence bottom to ensure proper use of the gate(s).
- B. Gate openings shall be face-to-face dimensions and shall swing according to the Plans.

3.05 Cleaning

- A. Thoroughly clean all areas where work has occurred. Remove from the site excess material, debris and rubbish.
- B. Take all precautions to protect completed work. Immediately repair or replace all damaged areas due to tire ruts, erosion, compaction failure, etc. Keep all erosion control measures intact.

END OF SECTION

SECTION 32 32 19 MODULAR CONCRETE RETAINING WALLS

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

- A. Work includes furnishing and installing concrete modular block retaining wall units to the lines and grades shown on the construction drawings and as specified herein.
- B. Work includes preparing foundation soil, furnishing and installing leveling pad, unit fill and backfill to the lines and grades shown on the construction drawings.
- C. Keystone retaining walls of low height may be constructed without reinforcement using simple techniques, while high walls and walls with surcharge may be constructed with geogrid reinforcement and compacted backfill to suit a wide range of engineering requirements.

Delete the following paragraph if all retaining walls are unreinforced.

- D. Work includes furnishing and installing geogrid reinforcement and backfill to the lines and grades designated on the construction drawings.

1.03 Related Sections

- A. Section 31 20 00: Earthwork
- B. Section 03 30 00: Site Concrete

1.04 References

- A. ASTM C 33 - Standard Specification for Concrete Aggregates.
- B. ASTM C 150 - Standard Specification for Portland Cement.
- C. ASTM C 331 - Standard Specification for Lightweight Aggregates for Concrete Masonry Units.
- D. ASTM C 618 - Standard Specification for Fly Ash and Raw Calcined Natural Pozzolan for Use as a Mineral Admixture in Portland Cement Concrete.
- E. ASTM C 989 - Ground Granulated Blast-Furnace Slag for Use in Concrete and Mortars.
- F. ASTM D 698 - Standard Method of Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lbf/ft³ 600kN-m/m³)).

- G. ASTM D 1557 - Standard Specification for Laboratory Compaction Characteristics of Soils Using Modified Effort (56,000 ft-lbf/ft³ (2,700 kN-m/m³).

1.05 Definitions

- A. Structural Geogrid: A structural element formed by a regular network of integrally connected tensile elements with apertures of sufficient size to allow interlocking with surrounding soil, rock, or earth and to function primarily as reinforcement.
- B. Modular Unit: A concrete retaining wall element machine made from Portland cement, water, and aggregates.
- C. Unit Fill: A drainage aggregate which is placed within and immediately behind the modular concrete units.
- D. Reinforced Backfill: A compacted soil which is placed within the reinforced soil volume as outlined on the plans.

1.06 Submittals

- A. Submit under provisions of Section 01 10 00: Summary of Work.
- B. Product Data: Submit manufacturer's product data for proposed materials and method of installation.
- C. Samples: Submit samples of each product used in the work of this section.
- D. Certifications: Submit a manufacturer's certification, prior to start of work, that the retaining wall system components meet the requirements of this specification.
 - 1. Contractor's submittal package shall include but not be limited to actual test results for tension/creep, durability/aging, construction damage, geogrid/facing connection, pullout, and quality control.
 - 2. Contractor shall submit certification, prior to start of work, that the retaining wall system (modular concrete units and specific geogrid):
 - a) has been successfully utilized on a minimum of five (5) similar projects, i.e., height, soil fill types, erection tolerances, etc.; and
 - b) has been successfully installed on a minimum of 1 million (1,000,000) square feet (92,000 sq m) of retaining walls.
- E. Test Reports: Submit test reports documenting strength of specific modular concrete unit and geogrid reinforcement connection. The maximum design tensile load of the geogrid shall be equal to the laboratory tested ultimate strength of geogrid/concrete retaining wall unit connection at a maximum normal force limited by the "Hinge Height" of the structure divided by a safety factor of 1.5. The connection strength evaluation shall be performed in accordance with NCMA test method SRWU-1.
- F. Contractor shall submit engineering plans prepared by a professional engineer experienced with Mechanically Stabilized Earth retaining wall systems and

- registered in the state of the project location. The engineering designs, techniques, and material evaluations shall be in accordance with the KEYSTONE Design Manual, 1995, NCMA Design Guidelines for Segmental Retaining Walls, 1997, or the AASHTO Standard Specifications for Highway Bridges, Section 5.8, 1993 Interim, whichever is applicable.
- G. Submit a list of previous projects totaling of 500,000 square feet (46,000 sq m) or more where the specific retaining wall system has been used successfully. Contact names and telephone numbers shall be listed for each project.

1.07 Quality Assurance

- A. Owner will engage and pay for independent soil testing services during earthwork operations.

1.08 Delivery, Storage and Handling

- A. Contractor shall check the materials upon delivery to assure that proper materials have been received.
- B. Contractor shall prevent excessive mud, wet cement, epoxy, and similar materials (which may affix themselves) from coming in contact with the materials.
- C. Contractor shall protect the materials from damage. Damaged materials shall not be incorporated into the retaining wall structure.

Delete the following two paragraphs if all retaining walls are unreinforced.

- D. Geogrids shall be stored above minus 20 degrees F.
- E. Rolled geogrid material may be laid flat or stood on end for storage.

1.09 Record Drawings

- A. The Contractor shall keep an accurate record of the as-built conditions of the modular concrete retaining walls. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the "as-builts" to ensure compliance of the above.

PART 2 - PRODUCTS

2.01 Manufacturer

- A. Provide modular concrete retaining wall units and accessory materials fabricated by authorized licensed manufacturers of Keystone Retaining Wall Systems, 4444 West 78th Street, Minneapolis, MN 55435. Telephone 612-897-1040. ASD. FAX 612-897-3858, or accepted equal.

2.02 Modular Concrete Retaining Wall Units

- A. Modular concrete units shall conform to the following architectural requirements:

1. Modular concrete unit color: Manufacturer's standard color.
 2. Face finish: Sculptured rock face in angular multiplanar configuration. Other face finishes will not be allowed without written approval.
 3. Bond configuration - running with bonds nominally located at midpoint vertically adjacent units, in both straight and curved alignments.
 4. Exposed surfaces of units shall be free of chips, cracks or other imperfections when viewed from a distance of 20 feet (6.1 m) under diffused lighting.
 5. Corners: Provide 90 degree corners, finished two sides, where indicated.
 6. Cap units: Provide solid cap units with parallel sides for straight walls and convex walls, angular sides for concave walls.
- B. Modular concrete units shall conform to the following material requirements:
1. Cement: Materials shall conform to the following applicable specifications.
 - a) Portland Cement: ASTM C 150.
 - b) Modified Portland Cement: Portland cement conforming to ASTM C 150, modified as follows:
 - 1) Limestone - calcium carbonate, with a minimum 85 percent content, may be added to the cement, provided these requirements of ASTM C 150 as modified are met:
 - a. Limitation on insoluble residue 1.5 percent.
 - b. Limitation on air content of mortar by volume: 22 percent maximum.
 - c. Limitations of loss of ignition: 7 percent.
 - c) Blended Cements: ASTM C 618.
 - d) Pozzolans: ASTM C 618.
 - e) Blast Furnace Slag Cement: ASTM C 989.
 2. Aggregates: Conform to the following specifications:
 - a) Normal Weight Aggregates - ASTM C 33.
 - b) Lightweight Aggregates - ASTM C 331.
 3. Other Constituents: Air entraining agents, coloring pigments, integral water repellents, finely ground silica, and other constituents shall be previously established as suitable for use in modular concrete retaining wall units and shall conform to applicable ASTM standards or, shall be shown by test or experience to be not detrimental to the durability of the modular concrete units or any material customarily used in retaining wall construction.
- C. Modular concrete units shall conform to the following structural and geometric requirements:
1. Compressive strength: 3000 pounds per square inch (20MPa) minimum.
 2. Absorption: 8 percent maximum for standard weight aggregates.
 3. Unit width to height ratio: 2.25 to 1.

In the next four paragraphs concerning unit depth, weight, shear strength, and connection strength, delete the requirement for Standard or Compact units, respectively, if only one type is required. If both types are required, retain both.

4. Unit depth:
 - a) Standard units: 20 inches (508 mm) minimum.
 - b) Compact units: 12 inches (305 mm) minimum.
 5. Unit weight:
 - a) Standard units: 90 pounds (40 kg) per unit minimum for standard weight aggregates.
 - b) Compact units: 75 pounds (34 kg) per unit minimum for standard weight aggregates.
 6. Inter-unit shear strength:
 - a) Standard units: 1500 pounds per linear foot (21,000 N/m), minimum, at 2 pounds per square inch (13 kPa) normal pressure.
 - b) Compact units: 400 pounds per linear foot (5800 N/m), minimum, at 2 pounds per square inch (13 kPa) normal pressure.
 7. Geogrid/unit peak connection strength:
 - a) Standard units: 1000 pounds per linear foot (14600 N/m), minimum, at 2 pounds per square inch (13 kPa) normal force.
 - b) Compact units: 600 plf minimum at 2 psi normal force. 600 pounds per linear foot (8700 N/m), minimum, at 2 pounds per square inch (13 kPa) normal force.
 8. Maximum horizontal gap between erected units: 1/2 inch (13 mm).
- D. Modular concrete units shall conform to the following constructability requirements:
1. Vertical setback: 1/8 inch (3 mm) plus/minus per course (near vertical) or 1-1/4 inch (31.3 mm) plus/minus per course per the design drawings.
 2. Alignment and grid positioning mechanism: Fiberglass pins, two per unit minimum.

2.03 Shear Connectors

- A. Strength of shear connectors between vertical adjacent units shall be applicable over a design temperature range of minus 10 degrees F (minus 23 degrees C) to plus 100 degrees F (plus 38 degrees C). Shear connectors shall be 1/2-inch (13 mm) diameter thermoset isophthalic polyester resin- pultruded fiberglass reinforcement rods. Connectors shall have a minimum flexural strength of 128,000 pounds per square inch (882 MPa) and short beam shear of 6,400 pounds per square inch (44 MPa).
- B. Shear connectors shall be capable of holding the geogrid in the proper design position during grid pre-tensioning and backfilling.

2.04 Adhesive

- A. Construction Adhesive: Keystone Kapseal as supplied by manufacturer of modular concrete units.

2.05 Base Leveling Pad Material

- A. Material shall consist of a compacted crushed stone base or non-reinforced concrete as shown on the drawings.

2.06 Unit Fill

- A. Unit fill shall consist of clean 1-inch minus crushed stone or crushed gravel meeting the gradation listed below.
 - 1. 1-inch (25 mm) sieve, 100 percent passing.
 - 2. ¾-inch (19 mm) sieve, 75-100 percent passing.
 - 3. No. 4 (4.75 mm) sieve, 0 - 10 percent passing.
 - 4. No. 50 (300 micro-m) sieve, 0 - 5 percent passing.
- B. Pea gravel (3/8-inch to ½-inch (9.5 mm to 13 mm) round stone) is not acceptable.

2.07 Reinforced Backfill

- A. Reinforced backfill shall be free of debris and meet the following gradation requirements:
 - 1. 2-inch (50 mm) sieve, 100-75 percent passing.
 - 2. 3/4-inch (19 mm) sieve, 100-75 percent passing.
 - 3. No. 4 (4.75 mm) sieve, 100-20 percent passing.
 - 4. No. 40 (425 micro-m) sieve, 0-60 percent passing.
 - 5. No. 200 (75 micro-m) sieve, 0-35 percent passing.
 - 6. Plasticity Index (PI) less than 10 and liquid limit less than 40.
- B. The maximum aggregate size shall be limited to 3/4 inch (19 mm) unless field tests have been or will be performed to evaluate potential strength reductions to the geogrid design due to damage during construction.
- C. Material can be sit-excavated soils where the above requirements can be met. Unsuitable soils for backfill (high plastic clays or organic soils) shall not be used in the backfill or in the reinforced soil mass.
- D. Contractor shall submit reinforced fill sample and laboratory test results to the Architect/Engineer for approval prior to the use of any proposed reinforced fill material.

Delete the following article if all retaining walls are unreinforced.

2.08 Geogrid

- A. Material: Geogrid products shall be high-density polyethylene or polypropylene expanded sheet or polyester woven fiber materials, specifically fabricated for use as soil reinforcement.
- B. Tal, Allowable Tensile Design Load, shall be determined as follows:
 - 1. $Tal = Tult / (Rfd \times Rfcr \times Rfcd \times FS)$
 - 2. Tal shall be evaluated based on a 75 year design life.
- C. Rfcr, Reduction Factor for Creep Limited Tensile Load: Rfcr shall be determined from 10,000 hour creep testing performed in accordance with ASTM D 5262.
- D. Rfd, Reduction Factor for Durability/Aging: Rfd shall be determined from polymer specific durability testing covering the range of expected soil environments.
- E. Rfcd, Reduction Factor for Construction Damage: Rfcd shall be determined from product specific construction damage testing performed in accordance with GRI-GG4. Test results shall be provided for each product to be used with project specific or more severe soil type.
- F. FS, Overall Factor of Safety: FS shall be 1.5 unless otherwise noted.
- G. The maximum design tensile load of the geogrid shall not exceed the laboratory tested ultimate strength of the geogrid/facing unit connection as limited by the "Hinge Height" divided by a factor of safety of 1.5. The connection strength testing and computation procedures shall be in accordance with NCMA test methods.
- H. Soil Interaction Coefficient, Ci: Ci values shall be determined per GRI:GG5 at a maximum 0.75 inch (19 mm) displacement.
- I. Manufacturing Quality Control: The geogrid manufacturer shall have a manufacturing quality control program that includes QC testing for each 40,000 square feet (3700 sq m) of production, each lot, or each production day. The QC testing shall include:
 - 1. Tensile Modulus
 - 2. Specific Gravity
 - 3. Melt Flow Index (PP & HDPE)
 - 4. Molecular Weight (PETP)

PART 3 - EXECUTION

3.01 Examination

- A. Verify that layout dimensions are correct and substrate is in proper condition for installation. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.02 Excavation

- A. Contractor shall excavate to the lines and grades shown on the construction drawings. Obtain the Architect/Engineer's approval of excavation prior to placement of leveling material or fill soils.
- B. Over-excavation of deleterious soils and replacement with suitable fill, when approved in advance by the Architect/Engineer, will be paid at unit cost rates.
- C. Contractor shall be careful not to disturb embankment and foundation materials beyond lines shown.

3.03 Base Leveling Pad

- A. Leveling pad material shall be placed to the lines and grades shown on the construction drawings.

Select one of the following three paragraphs for desired base leveling pad, or leave more than one if contractor may choose. Note that Proctor testing is not possible for crushed stone option.

- B. Granular leveling pad material shall be compacted to a minimum of 95 percent Standard or 90 percent Modified Proctor.
- C. Crushed stone leveling pad shall be compacted to yield (Proctor testing does not apply).
- D. Concrete leveling pad shall be minimum inches of unreinforced concrete.
- E. Leveling pad shall be prepared to ensure full contact to the base surface of the concrete units.

3.04 Modular Unit Installation

- A. First course of units shall be placed on the leveling pad, and alignment and level checked. Pins or molded surfaces of modular concrete units shall be used for alignment control; do not attempt alignment from split-face surface.
- B. Ensure that all units are in full contact with base and properly seated.
- C. Install fiberglass-connecting pins and fill all voids in and around the modular units with unit fill material. Tamp or rod unit fill to ensure that all voids are completely filled.
- D. Sweep excess material from top of units and install the next course. Ensure that each course is completely unit filled, backfilled and compacted prior to proceeding to next course.

- E. Place each subsequent course ensuring that pins protrude into adjoining courses a minimum of 1 inch (25 mm). Two pins are required per unit. Push next course unit forward, away from the fill zone, locking against the pins in the previous course and backfill as the course is completed. Repeat procedure to the extent of wall height.
- F. Follow wall erection and unit fill placement closely with any other backfilling required.
- G. Position vertically adjacent modular concrete units as recommended by the manufacturer (in running bond pattern).
- H. Maximum, stacked, vertical height of wall units, prior to wall unit fill, backfill placement and compaction, shall not exceed two courses.
- I. One cubic foot, minimum, of unit fill shall be used for each square foot (0.30 cu m/sq m) of wall face. Unit fill shall be placed within cores of, between, and behind units to meet this requirement.
- J. Whole, or cut, units on curves and corners to shall be erected with running bond approximately centered on units above and below.
- K. Cap Installation: Apply adhesive to top surface of unit below and place cap unit into position over projecting pins from units below.

Delete the following article if all retaining walls are reinforced with geogrid reinforcement.

3.05 Unreinforced Backfill Placement

- A. Place and compact backfill in lifts not to exceed 8 inches (200 mm).
- B. Backfill shall be compacted to 95 percent of the maximum density as determined by ASTM D 698.
- C. Place the top 8 inches (200 mm) of the structure fill using low permeability soil.
- D. Only lightweight hand-operated equipment shall be allowed within 3 feet (900 mm) from the tail of the modular concrete units.
- E. At the end of each day's operation, the Contractor shall slope the last lift of reinforced backfill away from the wall units to direct runoff away from wall face. The Contractor shall not allow surface runoff from adjacent areas to enter the wall construction site.

Delete the following article if all retaining walls are unreinforced.

3.06 Structural Geogrid Installation

- A. Geogrid shall be oriented with the highest strength axis perpendicular to the wall alignment.
- B. Geogrid reinforcement shall be placed at the elevations and to the extent shown on the construction drawings or as directed by the Engineer.
- C. The geogrid shall be laid over the fiberglass pins of the modular wall units and extended horizontally on compacted backfill. Place the next course of modular

- concrete units over geogrid. The geogrid shall be pulled taut, and anchored prior to backfill placement on the geogrid.
- D. Follow manufacturer's guidelines relative to overlap requirements of uniaxial and biaxial geogrids.
 - E. Geogrid reinforcements shall be continuous throughout their embedment lengths. Spliced connections between shorter pieces of geogrid is not allowed unless pre-approved by the Architect/Engineer prior to construction.

Delete the following article if all retaining walls are unreinforced.

3.07 Reinforced Backfill Placement

- A. Reinforced backfill shall be placed, spread, and compacted in such a manner that minimizes the development of slack in the geogrid.
- B. Backfill shall be placed from the wall back towards the embankment to ensure that the geogrid remains taut.
- C. Reinforced backfill shall be placed and compacted in lifts not to exceed 8 inches (200 mm) where hand compaction is used, or 12 inches (300 mm) where heavy compaction equipment is used.
- D. Reinforced backfill shall be compacted to 95 percent of the maximum density as determined by ASTM D 698. The moisture content of the backfill material prior to and during compaction shall be uniformly distributed throughout each layer and shall be within +1/-3 percentage points dry of optimum.
- E. Place the top 8 inches (200 mm) of the structure fill using low permeability soil.
- F. Only lightweight hand-operated equipment shall be allowed within 3 feet (900 mm) from the tail of the modular concrete unit.
- G. Tracked construction equipment shall not be operated directly upon the geogrid reinforcement. A minimum fill thickness of 6 inches (152 mm) is required prior to operation of tracked vehicles over the geogrid. Tracked vehicle turning should be kept to a minimum to prevent tracks from displacing the fill and damaging the geogrid.
- H. Rubber tired equipment may pass over geogrid reinforcement at slow speeds, less than 10 miles per hour (16 kph). Sudden braking and sharp turning shall be avoided.
- I. At the end of each day's operation, the Contractor shall slope the last lift of reinforced backfill away from the wall units to direct runoff away from wall face. The Contractor shall not allow surface runoff from adjacent areas to enter the wall construction site.

END OF SECTION

SECTION 32 84 00 IRRIGATION SYSTEM

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

- A. Furnish all labor, materials and equipment for the complete installation of an automated irrigation system, including all necessary appurtenances for proper operation, noted or implied, as shown on the Plans and as specified herein.
- B. Water usage, meter costs, connection fees, testing and other associated utility costs are considered direct costs and is the responsibility of the Contractor until the project is accepted.
- C. Installation of the water meter shall be by the City.

1.03 Related Work

- A. Section 32 90 00: Planting
- B. Section 26 00 00: Site Electrical

1.04 Quality Assurance

- A. All work shall comply with local and state laws, codes, regulations and requirements which govern any portion or all of the work contained in this Section. These include, but are not limited to, the latest editions of:
 - 1. City of Roseville Park Construction Standards,
 - 2. City of Roseville Design and Construction Standards,
 - 3. City of Roseville Electric Department Standard Specifications,
 - 4. Local, state and federal electrical codes, manuals and guidelines, and
 - 5. Local, state and federal plumbing codes, manuals and guidelines.

1.05 Submittals

- A. Submittals for specified items are not required for Parks or Streetscape projects, unless specifically listed below. However, submittals are required for any proposed substitutions or deviations from the parks Plans or Specifications. For Streetscapes, no substitutions will be accepted. The Contractor shall submit a materials summary sheet indicating which items will be installed as specified

and which items are proposed for substitutions. The Contractor shall submit proof of order within ten (10) working days of the Notice to Proceed, indicating all specified materials have been ordered, noting "as specified" or "substitution proposed". Submittals are required on the following items:

1. Controller, Flow Sensor(s), and Master Valve(s).
2. Filter (Recycled water)
- 3.

1.06 Explanation of Drawings

- A. The drawings are diagrammatic and do not reflect all offsets, fittings and other miscellaneous items required for a complete and operable irrigation system. It shall be the Contractor's responsibility to investigate all existing site conditions, become thoroughly familiar with the site, and provide all labor, materials and equipment required for the installation of the irrigation system.
- B. Avoid conflicts between other trades and the installation of the irrigation system. Minor adjustments to avoid such conflicts shall be made in the field. Major discrepancies between actual field conditions and the Plans shall be brought to the attention of the Project Manager. The lack of notification shall indicate that the Contractor assumes full responsibility for any revision deemed necessary to ensure proper installation.

1.07 Product Delivery, Handling and Storage

- A. All materials shall be delivered bearing manufacturer's label with size, type and model number (if applicable) clearly marked.
- B. All pipe shall be delivered in a vehicle which allows the material to lie flat without concentrated weight or stress at any point.
- C. Unload all materials with care so as to avoid damage. Store materials in a covered area and do not expose PVC pipe to extreme sun or heat. Store pipe lying flat.
- D. Do not install any material that has been damaged. Replace all material found to be damaged.

1.08 Record Drawings

- A. The Contractor shall keep an accurate record of the as-built conditions of the irrigation system. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the "as-builts" to ensure compliance of the above.
- B. Dimensions shall be recorded from two (2) permanent points of reference.
- C. The City may at its discretion withhold progress payments to the Contractor if the as-built records are not updated to the satisfaction of the City.

PART 2 - PRODUCTS

2.01 General

- A. All materials specified shall be new, bearing the brand name, type, serial numbers and model number as shown on the Plans and as specified herein, unless otherwise accepted in writing.

2.02 Backfill Material

- A. Backfill shall be clean, screened, on-site material, free from organic material, large clods of earth and/or rock larger than one (1) inch in diameter, trash, debris, rubbish, tree trunks, broken concrete or asphalt and other unacceptable material.
- B. Material larger than one (1) inch shall be removed from site and legally disposed. All removal shall be the responsibility of the Contractor.

2.03 Meter

- A. Meter shall be as shown on the Plans and as required by the City of Roseville Environmental Utilities Department.

2.04 Backflow Prevention Device

- A. Backflow Prevention Device shall be as shown on the Plans.
- B. Cover shall be insulated, freeze-proof, removable and lockable, manufacturer and model per the City of Roseville Design and Construction Standards or accepted equal.

2.05 Filter (Recycled Water Only)

- A. Amiad Filtration Systems, Manual Steel Filter, Red 130 micron filter element, match line size of recycled water meter.

2.06 Flow Sensor and Master Valve

A. Calsense Controllers:

1. Flow sensor shall be a Calsense Flow Meter (FM-B) featuring a proprietary, non-magnetic sensing mechanism and a six-bladed design. Flow sensor shall be accurate to +/- 1% of full scale. Flow sensor body shall be constructed of bronze.
2. Master valve(s) shall be Superior, 3000 series, electric globe valve, constructed of brass. For installations with a single master valve, the valve shall be normally open. For installations with two master valves, the larger valve shall be normally closed and the smaller valve shall be normally open.
3. Flow meters to be constructed consistent with the Calsense specifications.
4. Valve boxes for master valve and flow sensor shall be 18" (jumbo) green rectangular rigid plastic valve boxes with lockable lids and extensions by

Carson Industries, LLC or accepted equal. Valve box lid shall be colored green in turf areas, tan in natural planter areas, and purple for recycled water applications.

2.07 Booster Pump

- A. Customflow Quality Booster Pump by Custom Pump & Power, Inc.
- B. Provide technical startup support, pump certification and 30 month following delivery warranty by Custom Pump & Power, Inc.
- C. Variable Frequency Drive Control Panel with Fuji Eco Drive, NEMA 12 enclosure, main disconnect, DC choke, panel cooling fan, HOA switch on panel door, 110 volt transformer for controls and external fan, Terminals for wire connections, (2) Pump start relays for irrigation controller controls, ET/U.L. 508A Listed and proprietary programmed for City of Roseville standard operation by Custom Pump & Power, Inc.
- D. IFM Efector PA3224 transducer is rated for 0-145PSI and adjustable through the VFD.
- E. Enclosures to be sized to fit pump, VFD, valves, bypass, transducer, and pump inserted Hot Stop temperature protection to be activated at 120 degree with manual reset mounted on the VFD panel door. Flange connection for inlet and outlet outside the enclosure. Standard enclosure to be fitted for padlock and have a shock assisted opening on the front. Larger enclosures with removable doors with built in lock with the 402 key. All enclosures to be steel and powder coated dark green.
- F. Installation by licensed contractor as shown on plans and connect power wires from meter pedestal and 24-volt control wire from the controller to the VFD line connectors inside the enclosure.

2.08 Pipe

A. PVC Pressurized Mainline

- 1. For lines three inch (3") or larger: polyvinyl chloride (PVC) 1120-1220, SDR 21, Class 200 rubber gasketed pipe, and NSF accepted per Standard No. 14, Type I, Grade I. Conform to:

Material	ASTM
Pipe	D1784, D2241
Rubber Gasket	F477

- 2. For lines two and one half inches (2-1/2") or smaller: Schedule 40 polyvinyl chloride (PVC) 1120-1220, and NSF accepted per Standard No. 14, Type I, Grade I. Conform to:

Material	ASTM
Pipe	D1784, D1785

B. PVC Non-Pressurized Lateral Lines

1. Schedule 40 polyvinyl chloride (PVC) 1120-1220, SDR 21.0, NSF accepted per Standard No. 14, Type 1, Grade II.

C. Recycled Water

1. Pipes shall meet the standards outlined in Sections 2.08, A and B above, unless otherwise noted in the City of Roseville Design and Construction Standards for recycled water, latest edition.
2. All pipes containing recycled water shall be purple, NSF accepted and conform to the City of Roseville Design and Construction Standards, latest edition.

2.09 Fittings and Nipples

- A. Fittings for Potable Mainline Pipe:
1. For all control valves on mainlines three inches (3") and larger, use painted, ductile iron saddle taps with double stainless steel straps and nuts Model #202 by Romac Industries, Inc. or accepted equal.
 2. For all other connections on mainlines three inches (3") and larger mainline pipe, use glued schedule 80 fittings.
 3. For all connections on mainlines two and one half inches (2-1/2") or smaller, use glued schedule 40 fittings.
- B. Fittings for Potable-Solvent Weld Pipe:
1. Schedule 40 for 2 1/2" pipes or smaller and Schedule 80 for 3" pipe and larger polyvinyl chloride (PVC), standard weight, conforming to ASTM D2466-73. Use Schedule 80 for all recycled water systems.
 2. Weld-on #P-70 primer and Weld-on #711 gray glue or accepted equal.
 3. Teflon tape for all threaded PVC fittings.
- C. Plastic Nipples shall be Schedule 80, Type 1, Grade 1, polyvinyl chloride (PVC), threaded at both ends, and conforming to ASTM D1784 -85. Nipples shall be uniformly gray.
- D. Fittings for Recycled Pipe:
1. See Section 141 Recycled Water in the City of Roseville Design and Construction Standards, latest edition.

2.10 Swing Joints

- A. Swings joints shall be as shown in the City Parks Construction Standard detail. Schedule 40 threaded PVC triple swing joints or an accepted equal.

2.11 Electric Remote Control Valve

- A. Sizes as shown on the Plans. All valves shall be Rainbird PEB series or accepted equal and shall contain the following:
1. a globe-type electric remote control, normally closed diaphragm type with slow opening and closing action,

2. encapsulated solenoid type actuation,
 3. a minimum rating of twenty-four (24) volts,
 4. sixty (60) cycle,
 5. two to five (2-5) watts,
 6. a manual flow adjustment with shut-off provisions,
 7. provisions for an external "bleed" of the diaphragm chamber for manual operation.
 8. a ball valve on the inlet.
 9. Schedule 80 PVC threaded fittings from saddle tap to POC to valve.
- B. Valve boxes shall be rectangular, rigid plastic valve boxes with lockable lids and extensions by Carson Industries, LLC or accepted equal. Valve box shall be sized appropriately to house entire valve assembly with space to accommodate maintenance access.
1. Boxes shall be colored green in potable applications, and purple for recycled water applications.
 2. Valve boxes used on recycled water systems shall be permanently colored purple through the manufacturer. Boxes painted purple will be rejected.
 3. Label lids using heat branded identification, T:Turf, S:Shrubs, B:Bubblers
- C. Controller station identification number shall be standard yellow tags with permanent numbers by Christy or accepted equal.

2.12 Root Watering System

- A. Provide pre-manufactured root watering system.
1. Pressure compensating bubbler. See irrigation sheets for flow rates.
 2. Check valve where applicable to prevent low head drainage.
 3. Swing joint assembly
 4. Locking grate top on semi-rigid mesh tube
 5. Filter fabric sleeve

2.13 Irrigation Heads

- A. All irrigation heads shall conform to type, size, precipitation rate, gallons per minute discharge, pressure and throw radius as shown on the Plans, unless otherwise accepted in writing.
- B. In all available models, all irrigation heads shall have stainless steel risers, unless otherwise approved in writing.
- C. For recycled water applications, irrigation heads shall be colored purple, have debris pocket, and wiper seals with 3 touch points.
- D. Irrigation heads shall have built-in pressure regulation for pop up sprays and/or water-efficient heads.
- E. Include built-in check valve where applicable to prevent low head drainage.

2.14 Drip Irrigation

- A. Sub-surface dripline.
 - 1. Flexible polyethylene tubing shall have factory-installed pressure-compensating, inline emitters spaced evenly per listed spacing.
 - 2. Emitter shall incorporate elemental or ionic copper root intrusion prevention technology, and shall be warranted by the manufacturer to be free of emitter plugging due to root intrusion for a period of fifteen (15) years minimum.
 - 3. Emitter shall have a built-in check valve that will hold back, at minimum, an 8.5' column of water.
 - 4. Dripline for use with recycled water systems shall be properly and permanently marked for non-potable use.
- B. All fittings shall be constructed of injection molded, brown plastic having a nominal outside dimension of 17mm (0.56"). Female and male threaded ends shall be capable of mating to standard PVC pipe with tapered threads.
- C. Line flushing valve
 - 1. Valve shall be schedule 40 PVC ball valve with brass hose thread adapter.
 - 2. Valve box shall be rigid plastic, with lockable cover by Carson Industries, LLC or accepted equal. Boxes shall be colored green in potable applications, and purple for recycled water applications.
 - 3. Drip system operation indicator shall be Rainbird 1812 Pop-up spray body with 4-VAN nozzle set to 0-degree pattern, with Rainbird SA-125050 swing assembly and XFF-TFA barbed bt ½" FIPT fitting, or accepted equal.
- D. Pressure Regulating Filters shall be Rainbird PRB Pressure Regulating Basket Filter, or approved equal, and shall include: Basket style body and jar-top cap constructed of heavy-duty glass-filled, UV-resistant polypropylene, with 150 PSI (10,3 bar) operating pressure rating. Standard 200 mesh (75 micron) filter screen constructed of stainless steel attached to propylene frame. Normally-open in-line pressure regulating device, constructed of durable, UV resistant non-corrosive material able to accommodate an inlet pressure rating of not less than 150 PSI (10,3 bar), with preset outlet pressure of approximately 40 PSI (2,8 bar).

2.15 Thrust Blocks

- A. All thrust blocks shall be concrete. The size of the blocks shall be determined by the average safe soil-bearing load of 700 lbs. per square foot.
- B. Polyethylene sheeting at thrust blocks shall be 6mil.

2.16 Quick Coupler Valves

- A. For potable water, quick coupling valves shall be Rainbird #44LRC or accepted equal. For recycled water, quick coupling valves shall be Rainbird #44NP lockable or accepted equal. All quick coupling valves shall be:

1. brass or bronze with one (1) IPS female pipe connection,
 2. two piece body with a removable upper portion (for replacement), and
 3. durable yellow covers for potable and purple for recycled.
- B. Valve keys shall be brass or bronze and shall be of the same manufacturer and size as the valve.
- C. Valve box shall be rigid plastic, a minimum of ten inches (10") in diameter with lockable cover by Carson Industries, LLC or accepted equal. Boxes shall be colored green in potable applications, and purple for recycled water applications.
- D. Where recycled water is used, conform to the City of Roseville Design and Construction Standards.

2.17 Manual Valves

- A. For pipe four inches (4") and larger gate valves shall be:
1. located where shown on the Plans,
 2. flanged with Class 125 cast iron body,
 3. bronze trimmed with a non-rising stem,
 4. square operating nut,
 5. able to withstand a cold water pressure of 150 pounds per square inch, and
 6. sized to match the pipeline which the valves serve, unless otherwise shown on the Plans.
- B. For pipe three inches (3") or smaller and on pipes which feed directly into a remote control valve, ball valves shall be installed and shall:
1. allow for manual operations,
 2. rapid on/off , drip-tight shut-off control,
 3. be constructed of bronze or brass with heavy-duty handle,
 4. operate up to 22 gallons per minute,
 5. operate between 15 and 150 pounds per square inch, and
 6. be sized to match the pipeline which the valves serve, unless otherwise shown on the Plans.
- C. Valve box shall be rigid plastic, a minimum of ten inches (10") in diameter with extensions and lockable cover by Carson Industries, LLC, as shown on the Plans or accepted equal. Boxes shall be colored green in potable applications, and purple for recycled water applications.

2.18 Automatic Irrigation Controller

- A. Automatic controllers shall be Calsense CS3000 or accepted equal, as distributed by Ewing Irrigation, 500 Berry St # B, Roseville, CA, 95678, Attn: Tom Noonan, (916) 812-5034. Each controller shall include:
1. CS3-LR – Calsense Local Radio,
 2. FM-B – Flow Meter (Brass),

3. CS3-SSE or CS3-SSE-D – Stainless Steel Enclosure with:

- a) CS3000 Transient Protection
- b) TP-110 – AC Line Protection,
- c) LR-STUBBY – Antennae w/2ft cable
- d) On/Off Switch
- e) GFI electrical outlet inside enclosure.

When multiple controllers are used, include:

4. CS3-FL – Flowsense software (for multiple controllers sharing POC and/or communications)

5. CS3-MSSE-KIT or CS3-SR-KIT – Hardwire or SR radio,

When multiple flow sensors are used, include:

6. CS3-2WIRE-OPT & CS-2W-POC (one per POC) – Additional Flow Meter interface.

B. Communication wire between controllers shall be Paige Cable P7171D or accepted equal.

2.19 Control Wires

A. Direct burial solid copper wire AWG-U.F. 600 volt.

B. Common wire shall be minimum #12-gauge.

C. Pilot wires shall be red, minimum #14-gauge. Wire gauge shall be, at minimum:

Wire Gauge	#14	#12	#10	#8
Max. Distance (ft.)	2,500	3,250	4,000	4,800

D. Splices:

- 1. Wire connections at remote control valves only shall utilize 3M direct bury splice kit model #DBY (yellow) or model #DBR (red).
- 2. All other splices, including line splices, connections to flow meters and other sensors, shall utilize Spears DS-100 Connectors with Spears DS300 sealant, or accepted equal.

E. Wiring colors shall be:

USE	COLOR
Flow	Yellow
Master	Blue
Pump	Black
Valves	Red
Common	White
Spare	Orange
Tracer	Green

2.20 Sleeves

A. Schedule 40 PVC 1120-1220 and two times the diameter of the pipe to be accommodated by the sleeve, one (1) for control wires and one (1) for main line, and one (1) for lateral lines.

- B. Maximum one (1) line per sleeve.
- C. Add one (1) spare, same size as largest.

2.21 Tracer Wire

- A. Insulated solid copper wire, minimum #12 gauge. Color shall be green.

PART 3 - EXECUTION

3.01 Site Conditions

- A. Prior to start of irrigation work, review the site conditions to verify that stub- outs, points of connections, sizes of the points of connections, water pressure and other essential items necessary for irrigation work to commence are as shown on the Plans and as indicated in the Specifications.
- B. Notify the Inspector immediately of any existing conditions which are unacceptable for the commencement of irrigation work.

3.02 Coordination of Work

- A. Coordinate all work with other trades.
- B. The irrigation plan is diagrammatic. Whenever possible, locate all pipes in planted or turf areas. Do not scale off of the Plans. Where field conditions have changed, notify the Inspector immediately.

3.03 Excavation and Trenching

- A. Trenches shall be dug straight and in such a manner as to completely support the pipe continuously along the bottom of the trench. In rocky conditions, over-excavation and placement of clean bedding material may be required to ensure protruding rocks do not place undue stress on pipes. Trench layout shall follow that shown on the Plans, except where accepted by the City.
- B. The following minimum cover shall be provided for pipe:

Pipe Type	Minimum Cover
Pressurized Mainlines	24"
Non- Pressurized Lateral Lines	18"
Domestic Water Lines	24"
Control wires	24"
PVC Sleeves under Paving	18"
PVC Sleeves under Auto X-ings	24"

- C. Install detection wire, looped in and out of valve boxes and attached to all irrigation mainlines.
- D. High voltage wires shall not be installed in the same irrigation water line trench.

3.04 Testing and Flushing

- A. Pressure Testing shall occur only when the following conditions can be fulfilled:

Item Description	Condition
Quick coupler valves	Installed and capped
Electric remote control valves	Installed
Flow valve	Installed and open
Ball/Gate valves	Installed and open
Lateral lines	Disconnected
Welded PVC joints	Cured at least 24 hours
Pipe	Center loaded with backfill
Concrete Thrust Blocks	Installed and cured at least 48 hours
Couplings and fittings	Exposed
Detection wire	Installed

- B. A pressure gauge shall be installed at the lowest point of the line. Continuous pressure shall be applied at a rate of 125 psi for all mainlines. The pressure shall remain stable for a minimum of two hours with no detectable leakage. Upon completion of the test, a complete examination of the line shall be conducted by the City. Leaks resulting from the test shall be repaired and the line shall be re-tested. This process shall be repeated until the line passes the leakage test.
- C. All lines and risers shall be flushed prior to final installation of irrigation heads. All control valves shall be left open during the flushing process.

3.05 Backfilling and Compacting

- A. Backfilling of trenches shall not occur until all tests and reviews have been performed. See inspection record contained in the Parks Construction Standards, latest edition. Any trench that is prematurely backfilled may be required to be re-dug for review.
- B. Compaction of the trenched areas shall meet the following compaction rates of 95% in areas to receive paving and 85% in areas to be planted.
- C. Do not flood trenches unless otherwise accepted by the City.
- D. Sunken trenches shall be re-finished flush with the adjacent grades.

3.06 Backflow Prevention Device and Enclosure

- A. Install per local codes and manufacturer's instructions.
- B. When the flow meter is installed above grade, install a backflow prevention device enclosure with lockable gate.

3.07 Flow Meter Installation

- A. Install per local codes and manufacturer's instructions.
- B. All flow meters shall be installed in ground.
- C. Install 3/4" conduit from irrigation controller to flow meter valve box. Install a pull box every 100'.

- D. Valve box lids shall be permanently marked identifying FM for flow meter and MV for master valve and GR for grounding rod with heat branding using stencils in a uniform location on all boxes throughout.

3.08 Booster Pump Installation

- A. Install per local codes and per manufacture's instruction.
- B. Furnish wires and conduits to connect electrical power, and 24-volt pump start controls to the VFD panel located inside the VFD panel
- C. Ductile iron plumbing from the flanges above ground to the mainline.
- D. Install level concrete housekeeping pad for the pump enclosure per plans, 4" thick, 1" above ground, with 1/2" tool edges
- E. Trust blocks to be installed per pump manufacturer's and landscape architect's requirements.

3.09 Pipe Installation

- A. Install irrigation pipe in planted areas whenever possible.
- B. All pipe and fittings shall be cleaned and free from dirt, dust and moisture.
- C. Pipe may be assembled along the trench at grade to avoid undue strain on the pipe or the fittings. All solvent weld connections shall be primed before applying glue. Snake the pipe within the trench to compensate for expansion and contraction.
- D. All PVC pipe and metal valve connections shall be made with threaded fittings consistent with drawings PK-15 and PK-16 of the City of Roseville Parks Construction Standards.
- E. All PVC-to-PVC threaded connections shall be made with Teflon tape.
- F. Install concrete thrust blocks in locations where rubber gasketed irrigation mainlines change directions, e.g. ells, tees; as required on other lines and fittings; and at the termination point of the mainline. Do not conduct a pressure test within 48 hours of the thrust block pours. The size of the thrust blocks shall be per manufacturer's instructions and shall be adequate in size to absorb thrusts up to the maximum internal water pressure. Refer to 3.18 Thrust Blocks.
- G. Use glued fittings for all connections inside of a sleeve and within 20' of a sleeve.

3.10 Electric Remote Control Valves

- A. Install per local codes, manufacturer's instructions, City of Roseville Design and Construction Standards and as shown on the Plans.
- B. Install one (1) electric remote control valve per box and whenever possible, group valve boxes together. Align boxes in a straight and neat row and flush to finish grade. Provide a minimum of six (6) inches between boxes.

- C. All valves shall be tagged for easy identification of valve number. Valve box lids shall be permanently marked identifying valve number and controller letter with heat branding using stencils in a uniform location on all boxes throughout.
- D. Each valve shall be separately saddle tapped. Manifolded valves shall be rejected.
- E. Locate valve boxes outside of turf areas, adjacent to paving, i.e. sidewalks, hardscape, etc. except where shown on the Plans.
- F. Provide a minimum of eighteen (18) inches of a complete set of spare control wires, looped, within all control valve boxes.

3.11 Irrigation Heads

- A. Install all heads where shown on the Plans and as specified herein.
- B. Turf rotary pop-up heads shall be placed two (2) inches from any edge of adjacent walkway, concrete mow band, concrete curb, header board or other hardscape edging, or as required by current WELO regulations.
- C. Rotary pop-up heads shall be installed flush with the top of finish grades of turf or planting areas.
- D. Sprinkler head riser nipples sizes shall match or be the same as the riser opening of the sprinkler body.
- E. Install sprinkler heads with internal check valves where heads are located in low drainage areas, i.e. bottom of berms, bottom of drainage swales, toe of slopes, etc.
- F. Install all heads perpendicular to ground surface with an offset from the edge of pavement as indicated in the details.

3.12 Drip Irrigation

- A. Drip irrigation is to be installed in a grid pattern layout of equal spacing between rows, unless otherwise noted on approved plans.
- B. All drip irrigation shall be installed sub-surface, per manufacturer's specifications. Staple all tubing to soil at 5 feet on-center spacing prior to backfilling.
- C. Drip line shall be installed prior to plant installation, with the exception of 15-gallon and larger plant container sizes, which may be installed first at the discretion of the contractor.
- D. Line Flushing Valves are to be installed below grade, as detailed, in a valve box with bolt-down lid to allow for periodic inspection and flushing.
 - 1. Minimum of One (1) Line Flushing Valve shall be installed for every fifteen (15) GPM of zone flow, and at every termination point within a zone, and shall be installed at a point farthest away from the source (typically on an exhaust header) as possible.

- E. Pop-up drip system operation indicators shall be placed within eighteen inches (18") of each Flush Valve and shall not be placed such that it will be obstructed by vegetation. Place minimum twelve (12) inches from adjacent hardscapes.
- F. If required, Air/Vacuum Relief Valves shall be installed below grade in valve boxes to allow for periodic inspection.
- G. Valve box lids shall be permanently marked identifying LF for Line Flush valve and AR for Air/vacuum Relief with heat branding using stencils in a uniform location on all boxes throughout.

3.13 Quick Coupler and Gate Valves

- A. Install per local codes and manufacturer's instructions.
- B. Locate valve boxes flush with finish grade, twelve (12) inches from walkways, curbs, header boards, etc., and within planted area whenever possible.
- C. Install one (1) valve per box.
- D. For quick coupler valves, install at 100 feet on center to the extent possible. Provide a 24" steel support staked adjacent to the riser using two (2) stainless steel clamps.
- E. For gate valves, install at locations indicated on the Plans.
- F. For valve boxes installed below grade, provide 3M ball markers.
- G. Valve box lids shall be permanently marked identifying GV for gate valve and QC for quick couplers, and SB for splice boxes with heat branding using stencils in a uniform location on all boxes throughout.

3.14 Automatic Controller

- A. Install per local codes and manufacturer's instructions within the specified enclosure.
- B. Provide single Paige Cable P-7171D installed in conduit between all controllers.
- C. Provide all necessary wiring for a complete installation between the controller and the valves.
- D. Above grade wiring shall be installed in metal conduit, unless otherwise accepted. Securely mount conduit onto enclosure or wall and paint to match the adjacent surface.
- E. Provide a grounding rod and bonding for each enclosure as required for lightning protection. Grounding rod shall be consistent with drawing PK-1 of the City of Roseville Parks Construction Standards. Install separate grounding rods for each enclosure where bonding is impractical.
- F. Label each controller, using permanent markings, with the letter identification indicated on the Plans. Affix label on the inside of the controller cabinet door.
- G. Install 110V outlet (GFIC) inside controller enclosure.
- H. Provide two (2) reduced as-built irrigation diagrams, laminated and color-coded indicating controller letter, valve/station numbers, valve size, operating

- pressure, gallons per minute and type of planting for each valve. See Section 01 10 00: Summary of Work 1.15B.
- I. Ground test to be conducted after installation. Test results shall not exceed 25 ohms.

3.15 Control Wires

- A. Wherever possible, install control wires in common trenches with mainline. The wires shall be taped in bundles at ten (10) feet on center and laid to the side of the pipe. Provide slack between ties to allow for contraction.
- B. Wire valve to controller as shown on the plans.
- C. Where runs are long, provide an extra three (3) feet of extra ground and control wires looped at 200' intervals. Snake wires within trenches to allow for contraction.
- D. Line splices shall occur in valve boxes at grade, label and allowed only on lengths greater than 2500'. Show locations on as-built plans.
- E. Do not wrap wire around pipe or allow any wiring to be placed in concrete or concrete thrust blocks.
- F. Install two (2) spare wires starting from the controller, looped to each valve box to the furthest valve box, without splices.

3.16 Tracer Wire

- A. Install tracer wire on top of the mainline.
- B. Provide a twelve-inch (12") loop in and out of each valve box. Solder all splices.
- C. Where potable water lines are placed in a separate trench, install a tracer wire on top of the potable water line.
- D. Tracer wire shall be tested during review and pressure test of the mainline.

3.17 Sleeves

- A. Install sleeves under all pavement and as shown on the Plans.
- B. Install sleeves at the depths indicated in Section 3.03B above.
- C. Extend sleeves a minimum of twelve (12) inches beyond the edge of pavement.
- D. At every sleeve location installed in roadways, provide a spare PVC sleeve capped at each end and marked with a 3M ball marker.

3.18 Thrust Blocks

- A. Install polyethylene sheeting between mainline and concrete.
- B. Thrust blocks shall be formed against a solid trench wall. The thrust block cavity shall be in undisturbed soil or previously placed compacted backfill that yields an acceptable allowable bearing pressure.
- C. Concrete thrust blocks shall not be poured on valve wires.

3.19 Cross Connection Testing for Recycled Water Systems

- A. The Recycled Water System shall be tested for cross connection in accordance with Uniform Plumbing Code Appendix J prior to use.
- B. All testing of Recycled Water Systems must be performed utilizing a potable water source via a construction water connection per City of Roseville Construction Standards. No Recycled Water may enter a Recycled Water System until all testing is successfully completed.
- C. At the time a cross connection test is to be performed, construction on both the Potable and Recycled Water Systems being tested must be complete and both systems fully operational and functioning as designed.
- D. Cross connection testing shall be performed in the system by City forces with the assistance of the contractor. The test must be coordinated through the Parks Department Inspector. Forty-eight (48) hours' notice is required before the test. Depending on complexity of the site, a preliminary field meet may be required.

3.20 Coverage Test

- A. Prior to planting, the Contractor shall perform a coverage test to confirm that water coverage is complete and adequate, and produces no overspray onto hardscapes. Irrigation pressure readings at the head or emission device may also be taken as part of the coverage test to confirm adequate system hydraulics.
- B. The coverage test shall be performed on the entire irrigation system and shall be performed in the presence of the Parks Inspector. The irrigation system must be connected to the City water system through the water meter. Temporary connections are not allowed. On recycled water systems, the coverage test shall take place only after successful completion of the cross-connection test, with the recycled water meter in place.
- C. On Park projects containing turf, a comprehensive survey of the Distribution Uniformity (Low Quarter) of each irrigation zone containing turf shall be performed by a third-party, certified irrigation auditor prior to planting of turf. The irrigation system must be 100% complete, including functionality of the irrigation controller and booster pump, if present. The irrigation auditor shall prepare and submit a report listing each zone's Distribution Uniformity, noting any potential deficiencies in the system leading to any inadequate findings. Reported deficiencies in Distribution Uniformity will be evaluated by the Project Manager and may require corrective measures prior to approval of turf planting. Deficiencies caused by improper installation shall be corrected at no additional cost to City.

3.21 Irrigation Audit

- A. A landscape irrigation audit shall be performed after all landscape and irrigation is installed. The irrigation system must be 100% complete, including functionality of the irrigation controller and booster pump, if present.
- B. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.
- C. The water audit shall conform to the specific water audit requirements of the City of Roseville Environmental Utilities Department, and any supplemental requirements from the City of Roseville Parks, Recreation & Libraries Department. The contractor shall submit a comprehensive landscape irrigation audit. This shall include, but is not limited to:
 - 1. A completed Irrigation Audit Report-(City of Roseville provided forms only)
 - 2. Complete system evaluation, including site conditions, system and flow data.
 - 3. Scheduling parameters used to set the irrigation controller.
 - 4. An Irrigation schedule for the landscape provided to the owner.
- D. A minimum of 25% of all zones shall be audited. The 25% minimum shall be a representative sample of each irrigation method present (i.e. Rotors, bubblers, rotary nozzles, drip, etc.), and is in addition to any turf zones audited during the coverage test.
- E. Any deficiencies noted in the audit report such as, but not limited to, run-off, overspray, obstruction of spray patterns, etc., shall be corrected and signed off as such by the original irrigation auditor prior to submission of the report. Do not submit audit reports with uncorrected deficiencies.

3.22 Clean Up

- A. Each phase of work shall be immediately cleaned up. Excess equipment, material, etc., shall be legally disposed of and removed from site. All concrete, asphalt and/or decomposed granite paving shall be kept free of soil. Damage to such surfaces shall be immediately repaired to the satisfaction of the City.

PART 4 - GUARANTEE

4.01 General

- A. Contractor shall provide a written guarantee covering all materials, equipment and workmanship furnished by him to be free of all defects after installation is accepted, including all defective parts that may have been found.
- B. All paved areas shall be swept clean and planted areas shall be weed-free.
- C. All irrigation heads shall be properly adjusted. Debris and refuse shall be removed from site prior to inspection.

4.02 Pre-Final (Punch List) Review

- A. See Section 01 10 00 1.16 - Summary of Work for notification process.

4.03 Establishment

- A. Full automated utilization of the irrigation system shall be included as part of the maintenance of the project. See Section 329000: Planting for additional information.
- B. Program and utilize the establishment schedule as submitted with the turn-in items.
- C. Contractor to run the system in “quantity” mode or “time plus flow” for a minimum of one (1) week.
- D. Check the irrigation system weekly to ensure proper operations. Make all necessary adjustments, including watering schedule to ensure proper and healthy plant growth. At no time shall pools of water be present within any part of the project. Conversely, at no point shall dry or under-watered spots be visible upon inspection.

4.04 Final Review

- A. The Contractor shall demonstrate to the City, valve by valve, the entire irrigation system to be operable. All heads shall be adjusted/flushed and all drip zones shall be flushed prior to the on-site review. Any item requiring adjustments shall be completed immediately and to the satisfaction of the City.
- B. Provide necessary training to City staff in the proper operations and maintenance of the booster pump.
- C. The date of final acceptance by the City Council or the recordation of the property transfer shall signify the start date of the warranty period. Final acceptance shall include the project in total and will not segregate any specific item or trade included in the construction of the project.

END OF SECTION

SECTION 32 90 00 PLANTING

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.

1.02 Description

- A. Furnish all labor, materials and equipment for the complete installation of landscape items, including all trees, shrubs, groundcovers and turf; maintenance for the establishment of new plant materials; and all necessary appurtenances for proper planting, noted or implied, as shown on the Plans and as specified herein.

1.03 Related Work

- A. Section 31 20 00: Earthwork
- B. Section 32 84 00: Irrigation System

1.04 Quality Assurance

- A. Provide an experienced foreman who shall directly supervise the work force during all work to be performed under this contract. The foreman shall be present during the time when work is to be performed.
- B. Plant material shall conform to current "American Standards for Nursery Stock" and the State of California Grading Code of Nursery Stock, No. 1 grade. Use only nursery-grown stock.
- C. All plant material shall be certified free of plant diseases and insect infestations from the County Agricultural Commissioner as required by law. Each shipment of plant material shall be required to have clearance certificates.
- D. Prior to planting, a soils fertility test/analysis shall be conducted by an accepted and qualified testing laboratory. Test results shall contain existing nutrient levels, soil texture, cation exchange capacity, soluble salts, pH levels, infiltration rates and recommended soil amendments/fertilizers to ensure proper growth of the specified plantings.

1.05 Submittals

A. Submittals for specified items are not required; however, submittals are required for any proposed substitutions or deviations from the Plans or Specifications. Additionally, submittals are required for the specific items listed below. The Contractor shall submit a materials summary sheet indicating which items will be installed as specified and which items are proposed for substitutions. The Contractor shall submit proof of order within ten (10) working days of the Notice to Proceed, indicating all specified materials have been ordered, noting “as specified” or “substitution proposed”. Submittals are required on the following items:

1. Bark mulch material,
2. Certificates of compliance for turf seed mix, soil amendments, fertilizers and hydroseed mix,
3. Sod-grown turf,
4. Soils test-with soil amendment recommendations.
5. Trees
 - a) Submit for approval, plant sources including the names of nurseries proposed as sources of acceptable trees, and a list of the trees they will provide. The plant list shall include the botanical and common name and the size at the time of selection, including basal caliper and height.
 - b) Submit all requests for substitutions of plant species or size for approval. Request for substitution shall be accompanied with a list of nurseries contacted in the search for the required plant and a record of other attempts to locate the required material. Requests shall also include sources of plants found that may be of a smaller or larger size, or a different shape or habit than specified, or plants of the same genus and species but different cultivar origin, or which may otherwise not meet the requirements of the specifications, but which may be available for substitution.

1.06 Soil Testing

- A. Native soil and in-place topsoil shall be tested for amendment determination. Soil Tests shall include soil texture, macro nutrients, micro nutrients, lime, base saturation, pH, sodium, boron, salinity, Cation Exchange Capacity (CEC), and Organic content.
- B. Submit soils report for review and approval after completion of grading operations. Soil Testing shall be performed by an agriculture-based lab, with detailed, written recommendations for soil amendments and fertilizers specific to ornamental landscape plants and turf.

1.07 Product Delivery, Handling and Storage

- A. All materials shall be delivered bearing nursery label with botanical, common names, including cultivars.
- B. Carefully handle plant material to ensure that limbs are not broken during the planting or storage of the material.
- C. Store plant material in a covered area on-site, protected from inclement or hot weather on-site. Keep root balls moist by frequent watering (during hot weather) of all accepted stock until such time as planting occurs.

1.08 Inspection of Plant Material

- A. Notify the Project Manager a minimum of 48 hours prior to date of delivery. All plant material is subject to inspection at the time of delivery. A sample number of plants will be inspected for the following items:

If the sample....	then the plant shall be...
is healthy, shapely and well rooted	accepted.
bears a strong central leader	accepted.
is wilted, wind-blown or sunburned	rejected.
is root-bound, restricted or deformed	rejected.
does not bear a strong central leader or has been severely pruned back	rejected.

- B. Stock to be consistent with CALFIRE Nursery/Tree Quality Cue card and Root Management Cue Card. Inspector may require contractor to remove tree or plant stock from plant containers to examine roots.
- C. 15 gal tree needs to have at least 1" in basal caliper, a 24" box tree needs to have at least 2" in basal caliper, a 36" box tree needs to have at least 3" in basal caliper. Basal caliper is measured as 6" above the ground.
- D. Based on the sample inspection, the Project Manager or Inspector reserves the right to reject any or all of the plant material delivered. All rejected plant material shall be immediately disposed of off-site.

1.09 Record Drawings

- A. The Contractor shall keep an accurate record of the as-built conditions of the landscaping. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the "as-builts" to ensure compliance of the above.

PART 2 - PRODUCTS

2.01 Plants

- A. The material to be planted shall conform to that indicated on the plans, unless otherwise accepted. The quantity shown on the Plans is approximate and is

furnished for convenience only. Verify all quantities prior to ordering plant material.

2.02 Turf

A. Turf shall be seed or sod.

B. Seed –

1. 98% pure, weed-free mixture with a minimum of 95% germination. Deliver on-site unopened and in the original containers.
2. 100% Turf Saver RTF (Rhizomatous Tall Fescue) by Barenbrug or accepted equal.
3. Rhizome – Active Tall Fescue Blend by Pacific Coast Seed or accepted equal:
34% Traverse Turf-type Tall Fescue
33% 3rd Millennium Turf-type Tall Fescue
33% Rambler Turf-type Tall Fescue
4. Turf seed mix shall be Blue tag certified.

C. Sod – Tall fescue blend with named, improved turf-type varieties only. Blend shall contain a minimum 25% Lateral Spread, Rhizomatous, or Self-Repair type tall fescue. Sod shall be non-netted, and contain no more than 10% Bluegrass.

D. Seed / Sod must be submitted and accepted by the Project Manager prior to ordering.

2.03 Soil Amendment

A. As recommended by soils test report.

2.04 Mulch

A. Regular “Walk-on” fir bark as manufactured by Redi-Gro Corporation, Sacramento, CA (916) 381-6063, Mallard Creek, Inc, Rocklin, CA (916) 645-1681, My Bark Company, Inc., Linden, CA (209) 649-4250 or accepted equal.

B. Decorative bark, shredded lumber or saw dust, and construction debris are not permitted. The mulch must be free of needles.

2.05 Topsoil

A. Stockpiled, on-site material.

B. Imported topsoil shall be natural, friable, well-draining, free from admixture of subsoil and foreign objects larger than one inch (1”) in diameter, free from toxins or any other harmful substance which may deter healthy plant growth.

C. Perform a soils test for all imported soil. Soil test shall comply with Section 1.06. Submit soils report for review and approval prior to import activities.

2.06 Pre- and Post- Emergent Herbicide

A. Clean, and non-staining. Consult with a pesticide specialist.

2.07 Tree Stakes and Ties

- A. Two (two) inch diameter by eight (8) feet long minimum, pine or douglas fir (pressure or non-pressure treated).
- B. Three (3) inch diameter by ten (10) feet long minimum, pine or douglas fir (pressure or non-pressure treated).
- C. Tree ties should be cut in length out of flat woven polypropylene material, 3/4 inch wide, and 900 lb. break strength. Color to be Green. Product to be ArborTie manufactured by Deep Root Partners, L.P. or approved equal.
- D. Tree guying to be flat woven polypropylene material, 3/4 inch wide, and 900 lb. break strength. Color to be Green. Product to be ArborTie manufactured by Deep Root Partners, L.P. or approved equal.

2.08 Native Broadcast Seed

- A. Where required, broadcast seed shall be applied as follows:
 - 1. Upland areas (to 3' above swale bottom)

Elymus glaucus (Blue Wildrye)	10.0 lbs/acre
Nassella pulchra (Purple Needlegrass)	9.0 lbs/acre
Nassella cernua (Nodding Needlegrass)	6.0 lbs/acre
Melica californica (Californiameljc)	3.0 lbs/acre
Vulpia microstachys (Small Fescue)	3.0 lbs/acre
Poa secunda (Native Pine Bluegrass)	3.0 lbs/acre
Bromus carinaws (California Brome)	2.0 lbs/acre
 - 2. Channel / Wetland Edges (to 3' upslope above water surface level)

Elymus trachycaulus (Slender Wheetgrass)	12.0 lbs/acre
Hordeum brachyantherum (Meadow Barley)	10.0 lbs/acre
Leymus triticoides 'Yolo' (Creeping Wildrye)	8.0 lbs/acre
Agrostis exarata (Bentgrass)	3.0 lbs/acre
Elymus glaucus (Blue Wildrye)	5.0 lbs/acre
 - 3. Wildflowers

Clarkia amoena (Farewell to Spring)	0.5 lbs/acre
Eschscholzia californica (California Poppy)	2.0 lbs/acre
Lupinus nanus {Sky Lupine}	3.5 lbs/acre
Nemophila menziesii (Baby Blue Eyes)	1.5 lbs/acre
Lasthenia californica (Common Goldfields)	1.5 lbs/acre
- B. Areas with sandy, dry soil shall receive: Zorro Annual Fescue 6 lbs/acre, Rose Clover 9 lbs/acre

- C. A fertilizer consisting of 15-15-15 shall be applied at a rate of one half pound per 1,000 square feet. Fertilizer shall be Natural-based, slow release, and balanced in N, P, & K.
- D. Seed for creek banks shall conform to the latest requirements of the California Department of Fish and Game.

PART 3 - EXECUTION

3.01 Site Preparations

- A. Prior to start of landscaping work, review the site conditions to verify that final grades have been established, plant/turf beds are weed free, and the irrigation system is operational as shown on the Plans and as indicated in the Specifications.
- B. For landscaping within all street right-of-ways, conduct a soils analysis test of the existing soils and remove all lime-treated soils, aggregate base or other non-organic material to a minimum depth of two feet before planting or irrigation installation. Import topsoil to bring the finish grade to specified grades. Submit the soils analysis test results of the imported material prior to import.
- C. Notify the Inspector immediately of any existing conditions which are unacceptable for the commencement of landscaping work.

3.02 Coordination of Work

- A. Coordinate all work with other trades.

3.03 Preparation of Planting and Turf Areas

- A. Upon completion of grading and underground activity, Contractor shall obtain a soils test as outlined in 1.06.
- B. Place stockpiled topsoil in all areas to receive planting or turf to a minimum depth of twelve inches (12").
- C. Rip topsoil surface in two directions to a minimum depth of twelve inches (12").
- D. Spread soil amendments at the rates indicated in the soils report.
- E. Rototill amendments to recommended depths. Till amendments to a depth of 6" or as recommended by soils report.
- F. Remove all rock and debris which are greater than ½ inch in areas to be turfed and one inch (1") in areas to be planted.
- G. All planted and turf areas to be smooth and uniform in grade as shown on the Plans.
- H. Planting areas to be sloped to drain as shown on the Plans.

3.04 Storage of Plants and Trees

- A. Protect materials from deterioration during delivery and storage. Adequately protect plants from drying out, exposure of roots to sun, wind or extremes of

- heat and cold temperatures. If planting is delayed more than 24 hours after delivery, set plants in a location protected from sun and wind. Provide adequate water to the root ball package during the shipping and storage period, including weekends and Holidays.
- B. Soil moisture shall be maintained above wilting point and below field capacity for the root ball substrate or soil.
 - C. All plant materials must be available for observation prior to planting. Any plants determined to be damaged or distressed due to improper watering may be rejected by inspector and shall be replaced at no cost to City.

3.05 Plant Installation

- A. Tree and Shrub Planting
 - 1. Remove only those plants which will be planted the same day. Place such plants in the proposed locations for review and accepted by the City prior to actual planting. Notify the Inspector a minimum of 48 hours prior to day of planting.
 - 2. Dig planting pits as shown on the Plans and as shown in the Parks Construction Standards. Scarify the sides and bottom of pit to prevent glazing. Fill pit completely with water and allow the water to completely drain from the pit prior to actual planting.
 - 3. Relocate any plantings taller than 6" in height that fall in front of any irrigation head in order to ensure proper coverage of the irrigation system.
 - 4. For pits that retain water, completely penetrate the hardpan layer at the bottom of the pit and backfill with topsoil. Fill pit with water to test and ensure proper drainage.
 - 5. Prior to tree planting a central leader needs to be established by pruning, as necessary. Codominant leaders need to be removed or suppressed. Refer to the CALFIRE "Tree Training", "Tree Planting", and "Tree Quality" cue cards and "Tree and Plant Root Management Standard and Quality Expectations" contained in Section 5 of these Standards.
 - 6. Plants shall be removed from their containers only at the time of placement within the plant pit. Perform root pruning on all four sides of the root ball by shaving and cutting away the root ball periphery to reduce the amount of circling roots. Starting from the top and then cutting/slicing down to the bottom of the root ball. On a 15 gal container at least 1-1.5 inches of the root ball periphery needs to be removed by slicing or shaving. On a 24" and 36" box tree at least 2 inches of the root ball periphery needs to be removed by slicing or shaving. A sharp hand pruning saw needs to be used for the slicing or shaving of the root ball. Refer to the CALFIRE "Root Management" cue card contained in Section 5 of these Standards. This process will remove many girdling and circling roots deflected by the container wall and

allows for root penetration within the planting basin. Spread all roots to the side to allow proper root development. Add native backfill and amendments as shown in the Parks Construction Standards and as recommended by the soils testing laboratory.

7. Plant tree at least three inches (2") above grade on mound to prevent bowl effect. The tree's beginning root flare must be located at top of grade with installed sod.
8. Carefully place plant into the plant pit without damaging the root ball. Water the backfill until saturated.
9. Construct berm and place tree stakes and install mulch per the Parks Construction Standards. Mulch is required for trees within the turf area.
10. Where mowing will occur, provide an eight-foot (8') minimum horizontal clearance between trees and other site improvements, including shrubs.
11. Tree ties should be installed via a figure eight loop and each tie shall be secured with a nail on the tree stake. Install two (2) Arbor Ties at 2/3 of tree height and two (2) Arbor Ties at 1/2 of tree height.
12. Trees less than 8' in height require an 8' stake. Trees 8' or greater in height require a 10' stake.
13. Tree stakes should be inserted into the ground to a minimum depth of 18".

B. Groundcover Planting

1. Place groundcover plants in neat, straight, and parallel rows, triangularly spaced as shown on the Plans and as indicated herein.
2. Start the first row of planting at a distance equal to the on-center spacing required per plan, minimum, from the edge of the adjacent hardscape, mow band or header board.
3. Groundcover shall be installed to the outside edge of the water basins of trees or shrubs.

3.06 Turf Planting

(Hydroseeding for turf or natural areas)

- A. Lightly scarify areas to be hydroseeded.
- B. Tank, hose and associated apparatus must be thoroughly clean and free of debris or other material prior to placement/spraying of seed.
- C. Hydroseed turf mix shall contain the following:

Material	Application Rate
Turf Seed	Per Manufacturer's Recommendations
Wood Cellulose Fiber Mulch	60 lbs. per 1,000 SF
Binder	Per Manufacturer's Recommendation
Fungicide turf only	1/3 lb. per 1,000 SF

Fertilizer	Per soils lab recommendation and as approved by Parks, Recreation & Libraries Department
Soil Conditioner	Per Soil Conditioner soils lab recommendation and as approved by Parks, Recreation & Libraries Department

- D. Blend mix in a hydraulic mixer until all material is consistently blended.
- E. Apply mix at a rate of 125 pounds per 1,000 square feet unless otherwise recommended by the manufacturer.
- F. Spray mixture consistently over the area to be hydroseeded. Protect adjacent areas such as paving, walls, play areas and other from overspray.
- G. At the end of each day of spraying operations, clean up all areas where overspray has occurred.
- H. Once seed is placed, it should not be allowed to dry out.

(Sod)

- A. Remove all "humps" and depressions prior to sodding.
- B. Keep all sod rolls shaded and moist prior to installation.
- C. Do not store sod rolls more than one (1) day. Sod shall be laid upon delivery.
- D. Unroll sod one at a time for immediate installation.
- E. Provide tight seam between rolls of sod (less than 1/8" gaps).
- F. Stagger rows so that the ends of sod rolls are stepped.
- G. For turf areas where sod is partially provided, add topsoil at all transition edges to same as finish grade.

3.07 Mulch

- A. Prior to placing mulch, apply post-emergent herbicide to any weeds present, per label directions.
- B. Prior to placing mulch, apply pre-emergent herbicide in all planting areas, per label directions.
- C. Apply three inches (3") of mulch in all landscape planter areas.
- D. Keep mulch a minimum of three inches (3") away from the trunks of all woody shrubs and six inches (6") away from all trees. Taper mulch profile away from this point to prevent subsequent collection of mulch against trunks.

3.08 Watering

- A. Upon completion of each planting or turf area, irrigate appropriately to ensure proper health and growth.
- B. Continually adjust the irrigation for plant needs regardless of air temperature.

3.09 Clean-up

- A. Upon completion of planting operations, collect and remove from site all empty plant containers, debris, rubbish and other trash.

- B. Sweep clean and wash all hardscape areas.
- C. Clean up shall occur, at minimum of once a week, at the end of the work week.
- D. Maintain the entire site in a clean condition to the satisfaction of the City.

3.10 Pre-Final (Punch List) Review

- A. See Section 011000 1.16 of the Summary of Work for notification process.
- B. The following conditions must be met in order for planting to be considered towards substantial completion, as required to enter into the establishment period described in Section 011000, 1.16:
 - 1. For seeded turf:
 - a. Upon completion of the second mowing of completely germinated turf. Second mowing is defined as full coverage of turfed area 90% weed free.
 - b. Root depth – Turf grass roots shall be healthy, creamy-white in color and be 4" or greater in length/depth as measured from the soil surface to root tip. This shall be consistent throughout turfed area.
 - c. Turf shall be of uniform green color with no visible signs of stress due to soil fertility, moisture, disease or pests.
 - 2. For sodded turf:
 - a. Accepted installation of the sod.
 - b. Turf shall be of uniform green color with no visible signs of stress due to soil fertility, moisture, disease or pests.
 - 3. For trees and shrubs:
 - a. Trees and shrubs shall be properly installed, and with no visible signs of stress due to soil fertility, moisture, disease or pests.

3.11 Establishment Period

- A. Active maintenance is required throughout the entire establishment period:
 - 1. Maintain turf to a height of two and one half inches (2-1/2") for cool season turf varieties and one and one half inches (1-1/2") for warm season turf varieties. Maintained height shall be measured from the surface of finish grade to the top of the leaf blade throughout the establishment period, and mowed as frequently as required to maintain said height. At no time shall the leaf blade be mowed or cut more than 1/3 of the length of the blade. Root mass/depth must remain consistent as measured at the start of establishment or greater.
 - 2. Edge all turf areas along hardscape edges.
 - 3. Re-seed all bare areas within the turf as soon as evident.
 - 4. Immediately replace all dead plants.
 - 5. As necessary, raise all trees and shrubs which have sunk within the plant pit beyond the levels indicated in the Standard details.
 - 6. Keep all areas free of weeds, pests and disease.

7. For trees located in turf areas, maintain a circle free of turf at a distance described in the Standard details
- B. Prior to the start of the final thirty (30) days of establishment:
 1. All plant replacements shall be completed.
 2. All plantings and turf shall be thriving and in a healthy condition.
 3. The lack of active maintenance prior to the final thirty (30) days may constitute a delay in the start of the final thirty (30) days of the establishment period.

3.12 Final Review

- A. The Inspector shall review the site for completion of items noted, but not limited to, "B" below. All corrective action is required to enter into the final thirty (30) days of establishment.
- B. The site shall be prepared for review, by ensuring that:
 1. All spray heads have been properly adjusted,
 2. Dead plants have been replaced,
 3. Planting areas have been weeded,
 4. Turf areas have full germination, are consistent in green color and are weed-free,
 5. Walkways and paved areas have been swept and washed, and
 6. Turf roots meet standards outlined in 3.10
- C. Failure to complete any one or all of the above items may constitute non-performance of the final review and will require re-scheduling. In this case, the cost of the extended establishment period shall be at no additional cost to the City.

PART 4 - GUARANTEE

4.01 General

- A. Contractor shall provide a written guarantee covering all plant materials (trees & shrubs) furnished by him to be free of all defects or disease and that all plants are in a healthy and thriving condition at the completion of the contract. Deciduous plant material shall be warranted beyond the time of contract completion until such time as growth becomes evident.

(For all park construction projects)

- B. All plants, except those provided by the City, shall be warranted for a period of one (1) year, commencing on the date of final acceptance. The warrantee shall be as outlined in Section 011000: Summary of Work, paragraph 1.19.

(For all streetscapes, street landscape frontage, street medians and Lighting & Landscape District projects.)

C. All plants, except those provided by the City, shall be warranted for a period of nine (9) months, minimum, commencing on the date of final acceptance. Warrantee responsibilities expire upon acceptance and approval of the "Certificate of Completion" for the overall development project. The warrantee shall be as outlined in Section 011000: Summary of Work, paragraph 1.19.

END OF SECTION

SECTION 33 00 00 UTILITIES

PART 1 - GENERAL

1.01 General Requirements

- A. The requirements set forth in the General Conditions shall be in addition to the standards provided herein.
- B. The requirements set forth in the Supplemental Conditions shall be in addition to the standards provided herein.
- C. The standards set forth in the City of Roseville Design and Construction Standards, latest edition, for storm drainage throughout the project and for sanitary sewer installations within the public rights-of-ways, easements, or as shown on the improvement plans shall be in addition to the standards provided herein.
- D. The standards set forth in the latest edition of the California Building Code (CBC) for sanitary sewer installation within the project site, outside of the public right-of-way or easement shall be in addition to the standards provided herein.

1.02 Description

- A. Furnish all labor, materials and equipment for the complete installation of the storm drain system and sanitary sewer pipe, and necessary appurtenances as shown on the Plans and as specified herein.
- B. Submit a materials listing for review and approval prior to commencement of specified work.

1.03 Related Work

- A. Section 31 10 00: Clearing and Grubbing
- B. Section 31 20 00: Earthwork

1.04 Safety Requirements

- A. Furnish, install and maintain required sheeting, shoring, bracing, and other methods to ensure complete and safe work environment for all workers. Upon completion of work, remove all bracing, shoring, etc. in its entirety, unless otherwise directed by the Inspector.
- B. Prior to excavation or trenching, the Contractor shall contact USA Alert (800)
- C. 227-2600 to locate all known utilities a minimum of 48 hours prior to start of work. During the course of construction, the Contractor shall take every precaution to maintain and protect utilities noted to remain. Said utilities shall remain operational at all times, unless otherwise noted on the plans.

- D. The existing utilities are shown on the Plans based on the information available at the time of contract document development. The City shall not assume responsibility for any inaccuracies or incompleteness of the Plans based on such information. The Contractor shall immediately notify, upon damage of any pipeline or facility, the Owner and/or its agents and take every action necessary to repair or replace damaged facilities to the satisfaction of the Inspector, and at no additional cost to the City.
- E. Trenches, excavations and repair of pavement shall be consistent with Section 31 20 00: Earthwork.

1.05 Coordination

- A. The piping system as shown on the Plans is diagrammatic. The Contractor shall make reasonable adjustments to the layout to avoid conflicts, based on actual field conditions. Said changes shall not interfere with the design intent of the system.

1.06 Tolerance

- A. The allowable tolerance for the installation of pipe is 0.05 feet within grades or spot elevations indicated on the Plans.

1.07 Product Storage

- A. Take every precaution to protect the materials and pipes from damage during the delivery, storage and installation of the pipe system. Store in a cool, contained area, protected from direct sunlight and per manufacturer's recommendations. Pipe shall be supported on firm level ground at the site.

1.08 Record Drawings

- A. The Contractor shall keep an accurate record of the as-built conditions of the storm drain and sanitary sewer system. These records shall be updated daily and kept at the construction site. At any time, the Inspector may examine the conditions of the "as-builts" to ensure compliance of the above.

PART 2 - PRODUCTS

2.01 General

- A. All products shall conform to City of Roseville Design and Construction Standards, latest edition, except as noted below.

2.02 Drain Pipe

- A. Solid drainpipe shall be PVC SDR 35 and shall conform to ASTM D1784, or accepted equal. Gasketed connections shall conform to ASTM F477.

- B. Perforated drainpipe shall be smooth walled PVC, open per Caltrans Section 68-1.02K, or accepted equal.

2.03 Drain Rock

- A. Drain rock shall be Class 2 washed, $\frac{3}{4}$ " diameter.

2.04 Filter Fabric

- A. Filter fabric shall be MiraDRAIN 5000, or accepted equal.

2.05 Drains

- A. Drain Inlets shall be pre-cast and a minimum size of twenty-four inches (24") square or round by Jensen Precast, or accepted equal.
 - 1. Grate shall be heavy duty, cast iron, walk-on, and bolt down.
 - 2. Box extensions shall be Jensen Precast, or accepted equal.
 - 3. The base shall be six inches (6") thick.
 - 4. Walls shall be six inches (6") thick.
 - 5. A "No Dumping" Metal Storm Drain Marker shall be affixed to the concrete color of each drain inlet (See Detail DR-20)
 - 6. Contractor may install cast-in-place drain inlets in lieu of pre-cast drain inlets. Submit shop drawings and concrete mix design for review and approval.
- B. Channel Drains for baseball/softball backstop areas shall be Polycast 600 series pre-sloped trench drains with galvanized steel slotted grates or accepted equal.
- C. Drinking fountain drain inlet shall be eight inch (8") round cast iron drain with cast iron grate, #Z-742-VP by Zurn or accepted equal.
- D. Sanitary sewer clean outs shall be as specified in the City of Roseville, Design and Construction Standards, latest edition.

2.06 Manholes

- A. Manholes shall have tongue and groove joints, be forty-eight inches (48") minimum in diameter, meeting ASTM C-478.
- B. Covers shall be cast iron.
- C. All components shall conform to the City of Roseville Design and Construction Standards, latest edition.

2.07 Tracer Wire

- A. Insulated solid copper wire, minimum #12 gauge. Color shall be green.

2.08 Vitrified Clay Pipe

- A. Vitrified clay pipe (VCP) shall be as specified in Section 91 Sanitary Sewer in the City of Roseville, Design and Construction Standards, latest edition.

2.09 Potable Water Warning Tape

- A. On sites with both Recycled water and potable water lines. Blue plastic tape, 3 inches wide, with the words "CAUTION: POTABLE WATERLINE" imprinted in minimum 1-inch high, black letters. Imprinting shall be continuous and permanent.

2.10 Other (Specify)

- A. Additional products not listed in City Standard.

PART 3 - EXECUTION

3.01 General

- A. All pipes shall slope uniformly from given elevations shown on the Plans.
- B. All pipes shall be accurately laid true to line and grade, utilizing accepted construction methods.
- C. Damaged or cracked pipe and fittings shall not be installed and shall be removed from site.
- D. Install all pipe in locations shown on the Plans, except where existing conditions necessitate minor changes.
- E. All pipe and fittings shall be kept clean and closed throughout the course of construction.
- F. Connections to existing sanitary sewer stubs shall be "TV-ed" and air tested prior to the start of construction per the City of Roseville Design and Construction Standards, latest edition.

3.02 Installation

- A. Installation of the specified pipe lines shall conform to the City of Roseville Design and Construction Standards, latest edition.
- B. Notify the Inspector a minimum of 48 hours prior to covering of work to ensure timely inspections.
- C. Cutting of AC or concrete paving shall be clean, vertical and straight, using a saw, or other tool specific to this application. Replace paving to existing or better condition prior to work.
- D. Trench and backfill shall be per City of Roseville Design and Construction Standards, latest edition.
- E. Catch basins and drain inlets shall be installed with a concrete collar with "No Dumping" message and fish symbol depressed into the concrete or bolted in place, consistent with Drawing DR-20 the City of Roseville Design and Construction Standards, latest edition.

- F. Drain inlets installed in mulched planter areas shall have a 12-inch wide collar of 2- to 6-inch river cobble placed over filter fabric.
- G. Channel drains shall be set per manufacturer's instructions. Place slotted grates along the entire length of the backstop, including wing fencing, wherever concrete is placed adjacent to the backstop system. Provide a below grade piped connection at all gate openings into the infield area. Do not install grated drain sections at these entry/exit points.
- H. Drain inlets at drinking fountains shall be located under jug filler and connected to storm drain per local codes.
- I. Manholes shall be per City of Roseville Design and Construction Standards, latest edition. Install grate flush with finish grade.
- J. Sanitary Sewer Clean-outs shall be installed with 3M ball markers and shall be located within planted or turf areas, whenever possible. Place clean-outs at 100' intervals throughout the project. Clean-outs shall not be located within play areas. Install per City of Roseville Design and Construction Standards, latest edition.
- K. Upon completion, thoroughly flush storm drain system in the presence of the Parks Inspector.
- L. Installation of additional products not listed in the City Standards.

3.03 Tracer Wire

- A. Install tracer wire on top of the potable water lines
- B. Tracer wire shall be continuous with no splices.

3.04 Potable Water Warning Tape

- A. To be used on all potable water piping installed within the same project limits as on-site recycled water piping.
- B. Install plastic warning tape in pipe backfill, six inches above pipe, for the entire length of the pipe.

3.05 Cleaning

- A. Keep site clean at all times. Remove from the site all debris and rubbish and legally dispose.

END OF SECTION



Parks, Recreation & Libraries Department

Section 5:
FORMS & QUALITY EXPECTATIONS

PAGES

KA#

AMOUNT CERTIFIED \$ _____
(Attach explanation if amount certified differs from the amount applied for.)

AIA DOCUMENT G703

APPLICATION NUMBER:
APPLICATION DATE:
PERIOD TO:

[illegible]

REQUEST FOR FIELD INSTRUCTION

Distribution to:

☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐ INSPECTOR
☐ FIELD
☐ OTHER

CONTRACT FOR (project name, address):

RFI NUMBER:

TO: **City of Roseville**
Parks, Recreation & Libraries
Park Development Division
311 Vernon Street
Roseville CA 95678

INITIATION DATE:

CONTRACT DATE:

Category:

☐ Direction not given in Contract Documents
☐ Interpretation of contract requirements
☐ Conflict in contract requirements

Reference:

Contract Drawings _____
Shop Drawings _____
Specifications _____

Subject:

Submitted By: _____ Possible Cost Impact: yes/no Possible Time Impact: yes/no

REPLY:

Answered By: _____ Date: _____ Page ____ of ____

CHANGE ORDER

AIA DOCUMENT G701

Distribution to:
____ OWNER
____ ARCHITECT
____ CONTRACTOR
____ INSPECTOR
____ FIELD
____ OTHER

CONTRACT FOR (project name, address):

CHANGE ORDER NUMBER:

TO (Contractor):

INITIATION DATE:

CONTRACT DATE:

You are directed to make the following changes in this Contract:

Not valid until signed by both the Owner and Architect/Inspector.

Signature of the Contractor indicates his agreement herewith, including any adjustments in the Contract Sum or Contract Time.

The original (Contract Sum) (Guaranteed Maximum Cost) was\$
Net change by previously authorized Change Orders\$
The (Contract Sum) (Guaranteed Maximum Cost) prior to this Change Order was\$
The (Contract Sum) (Guaranteed Maximum Cost) will be (increased) (decreased) (unchanged) by this Change Order.
The new (Contract Sum) (Guaranteed Maximum Cost) including this Change Order will be\$
The Contract Time will be (increased) (decreased) (unchanged) by _____ () Days.
The Final Contract Working date of this Change Order therefore is _____.

Architect/Inspector

Contractor

Address

Address

Authorized:

City of Roseville, Parks & Recreation Department
Owner

311 Vernon Street

Roseville, CA 95678

By: _____

By: _____

By: _____

Date: _____

Date: _____

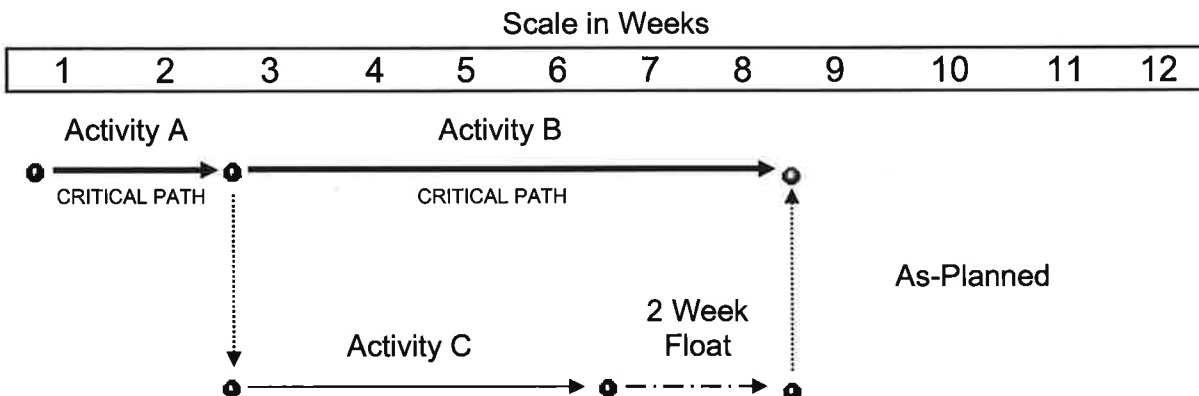
Date: _____

Project Schedule Sample

Checklist of Preparation of CPM Schedules

1. The structural breakdown of the project.
2. The types of work to be performed and the labor trades involved.
3. Permit requirements.
4. Procurement, fabrication, delivery, installation and test activities for major materials and equipment.
5. Submittal and approval of shop and working drawings and material samples.
6. Availability and access to work areas.
7. Procurement and delivery of owner-furnished equipment.
8. Interfaces and dependencies with preceding, concurrent and follow-up contractors (and their subcontractors, if any).
9. Availability of workforce and special skills required.
10. Material and equipment restrictions and availability.
11. Distance to and from the jobsite for the labor force, the delivery of materials and the company's personnel.
12. Potential utility interruptions.
13. Temporary construction utility storage space.
14. Laydown space and storage space.
15. Environmental controls.
16. Special regulations.
17. Climate considerations.
18. Special construction equipment and techniques.
19. Interim milestone dates.
20. Contingency plans for critical events.
21. Any other significant elements peculiar to the project in question.

Sample Contemporaneous Time Frame Analysis





Submittal Summary

Project: _____

Contractor: _____

Reviewed By: _____

To be completed by the
City of Roseville Project Manager

#	Item Description	Drawing Sheet / Spec. Reference	(select one)	Date Received	Status *	Date Returned
			as specified substitution			
			as specified substitution			
			as specified substitution			
			as specified substitution			
			as specified substitution			
			as specified substitution			
			as specified substitution			
			as specified substitution			
			as specified substitution			
			as specified substitution			
			as specified substitution			
			as specified substitution			

*Status: 1) No Exceptions Taken, 2) Make Corrections Noted, 3) Revise & Resubmit, 4) Submit Specified Item, 5) Rejected

CITY OF ROSEVILLE

PARK IMPROVEMENT INSPECTION RECORD

Park Name: _____

Address
Contractor

***Building, Public Works (PW) and Environmental Utilities (EU) must sign this card in addition to the Building Inspection Card.**

For Building Construction Contact Building Department	Date	Inspector
Ground Plumbing		
Service Grounding		
Foundation/Forms		
Wire/Membrane		
Joist or Girders		
Floor Insulation		
Ground Mechanical		
Roof Shear		
Wall Shear		
Rough Mechanical		
Rough Plumbing		
DWV		
Rough Electrical (Walls)		
Rough Framing (Walls)		
Roof Framing/Trusses		
Insulation		
Lath		
Scratch Coat		
Sheet Rock Nail		
Roof Sheathing		
Exterior Shear Nail		
Handicap Access		
DO NOT COVER UNTIL ABOVE HAVE BEEN ACCEPTED.		

For Utilities Construction	Contact	Date	Inspector
Water (Street to R/W) (R/W to Building) *	EU		
Sewer, incl. TV test (Street to R/W) (R/W to Building) *	EU		
Recycled Water	EU		
Water (Building)	Bldg		
Sewer (Building)	Bldg		
Domestic Water (R/W to DF)	EU		
Domestic Water (DF)	Bldg		
Electrical (Street to transformer)	Electric		
Electrical (Transformer to building/lights)	Bldg		
Irrigation Mainline	Parks		
DO NOT COVER UNTIL ABOVE HAVE BEEN ACCEPTED.			
PRESSURE TEST AND APPROVAL REQUIRED UPON COMPLETION OF COMPACTION			
*Confirm Inspecting Department at Pre-Construction Meeting			

ACCEPTED PLANS MUST BE ON THE JOBSITE
OR INSPECTIONS WILL NOT BE MADE.

THIS INSPECTION CARD MUST BE POSTED IN
A CONSPICUOUS PLACE VISIBLE FROM THE
STREET.

CONTRACTORS WILL BE RESPONSIBLE FOR ALL
UTILITY BILLS INCURRED PRIOR TO FINAL
APPROVAL/ACCEPTANCE.

City Department List

Department	Phone Number	Fax Number
Parks	(916) 774-5748	(916) 746-1759
Engineering	(916) 774-5339	(916) 774-5379
Electric	(916) 774-5600	(916) 784-3797
Environ. Utilities	(916) 774-5770	(916) 774-5690
Building*	(916) 774-5333	(916) 774-5394
Fire	(916) 774-5800	(916) 774-5810
Police	(916) 774-5000	(916) 781-2344

*Request for inspection must be called prior to 3:30pm, Monday through Friday, in order to be scheduled for the next business day.

For Park Improvements	Contact	Date	Inspector
Rough Grading	Parks		
Storm Drain	Parks		
Drain & Manhole locations	Parks		
Electrical Box location	Parks		
Depth of trenches i.e. SD, SS Irrigation Mainline	Parks		
Compaction of trenches, i.e. SD, SS, Irrigation Mainline	Parks		
Play Area Drainage	Parks		
Irrigation Mainline, incl. Pressure test, Trace wire test & Thrust blocks	Parks		
Swing Joints (sample)	Parks		
Flow Meter	Parks		
Shade Shelters	Bldg		
Structural Footings for fencing taller than 6' (backstops, netting, etc.)	Bldg		
DO NOT COVER UNTIL ABOVE HAVE BEEN ACCEPTED			
Compaction tests for hardscape	Parks		
Hardscape layout	Parks		
Preliminary finish grading	Parks		
Overall ADA compliance	Parks		
ADA Compliance to Structure/Bldg	Bldg		
Concrete Forms (prior to pouring)	Parks		
Concrete Finish (sample)	Parks		
Concrete	Parks		
Electrical (Struct. Footings)	Bldg		
Grout Pack (for walls)	Parks		
Asphalt Paving	PW or Parks		

For Park Improvements	Contact	Date	Inspector
SWPPP	PW		
Plant Material (upon delivery)	Parks		
Plant Placement (prior to planting)	Parks		
Irrig. Head Coverage (prior to seeding)	Parks		
Site Furniture Locations (prior to installation)	Parks		
Sign Locations (prior to installation)	Parks		
Controller Installation & Programming (prior to final acceptance)	Parks		
DF- Plumbing	Bldg		
Bacteria Test	EU		

Other

For Park Improvements	Contact	Date	Inspector

Comments

This completed inspection record shall be submitted to the Parks Department Project Manager prior to final acceptance of the project.

Final Sign Off

Parks Inspector

Date

CITY OF ROSEVILLE

STREETSCAPE INSPECTION RECORD

PROJECT NAME:

PROJECT ADDRESS:

CITYWIDE JOB #:

EN #:

CONTRACTOR (NAME & PHONE #):

FOREMAN (NAME & PHONE #):

**APPROVED PLANS AND PARKS CONSTRUCTION STANDARDS (CURRENT EDITION)
MUST BE PRESENT ON THE JOBSITE OR INSPECTIONS WILL NOT BE MADE.
THIS INSPECTION CARD MUST BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES.
CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY BILLS INCURRED PRIOR TO FINAL
APPROVAL/ACCEPTANCE.**

CITY INSPECTOR TO DATE AND INITIAL EACH BOX BELOW AS EACH ITEM IS APPROVED FOR EACH SHEET/PAGE#

Irrigation Main Line	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
24" Coverage (24" distance between top of pipe and finish grade)					
Trace Wire					
Control Valve Wires (2 extra)					
Saddle Taps					
Control Valves (gate/ball valve & union)					
Quick Coupler					
Gate Valves					
Reclaimed Water Tape					
Thrust Blocks (48 hrs. before MPT)					
Sleeves					
Mainline Pressure Test (MPT)					
Backfill & Compaction					

DO NOT COVER UNTIL ALL OF THE ABOVE IS ACCEPTED

Irrigation Laterals	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
18" Coverage (18" distance between top of pipe and finish grade)					
Swing Arms					
Spray Heads					
Sleeves					
Backfill & Compaction					

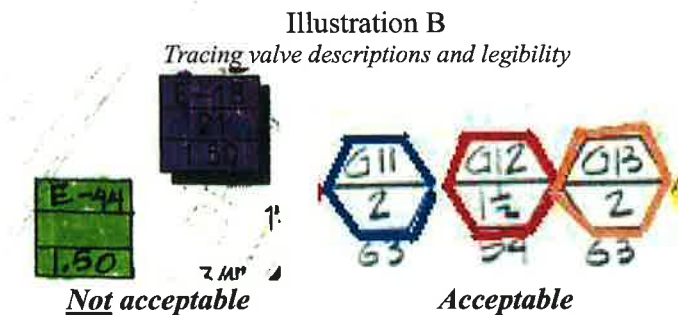
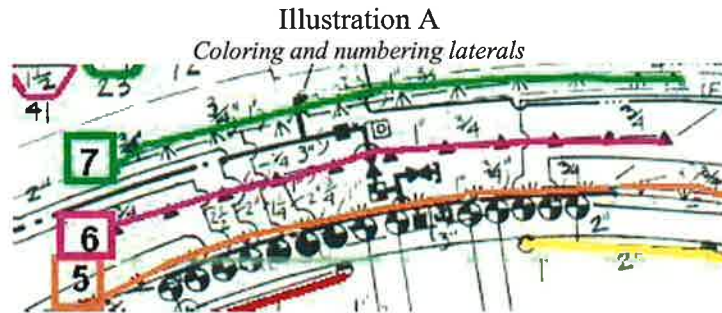
DO NOT COVER UNTIL ALL OF THE ABOVE IS ACCEPTED

Valve Boxes	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
Valve Boxes					
Permanently Branded & Tags					

Soil / Site Preparation	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
Soil Analysis					
Soil Amendments					
Rototilling					
Finish Grade					
Pre-emergent					
Plant Material Quality	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
Trees					
Shrubs					
Turf					
Plant Material Installation	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
Trees					
Shrubs					
Turf					
Mulch					
Irrigation POC & Controller	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
Master Valve Flow Sensor					
Automatic Controller					
Irrigation Final Items	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
Coverage Test					
Cross Connection Survey					
Construction Reviews	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
Pre-final Review					
Maintenance Period					
Final Review					
Turn-In Requirements	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
As-Built Plans					
Controller Chart					
Other Misc. Inspections	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #	Sheet/Page #
INSPECTIONS MUST BE CALLED-IN 48 HOURS PRIOR TO DESIRED INSPECTION TIME. A CITY INSPECTOR WILL RESPOND WITHIN 48 HOURS.					
PRIMARY CITY INSPECTOR:			PHONE#		
SECONDARY CITY INSPECTOR:			PHONE#		

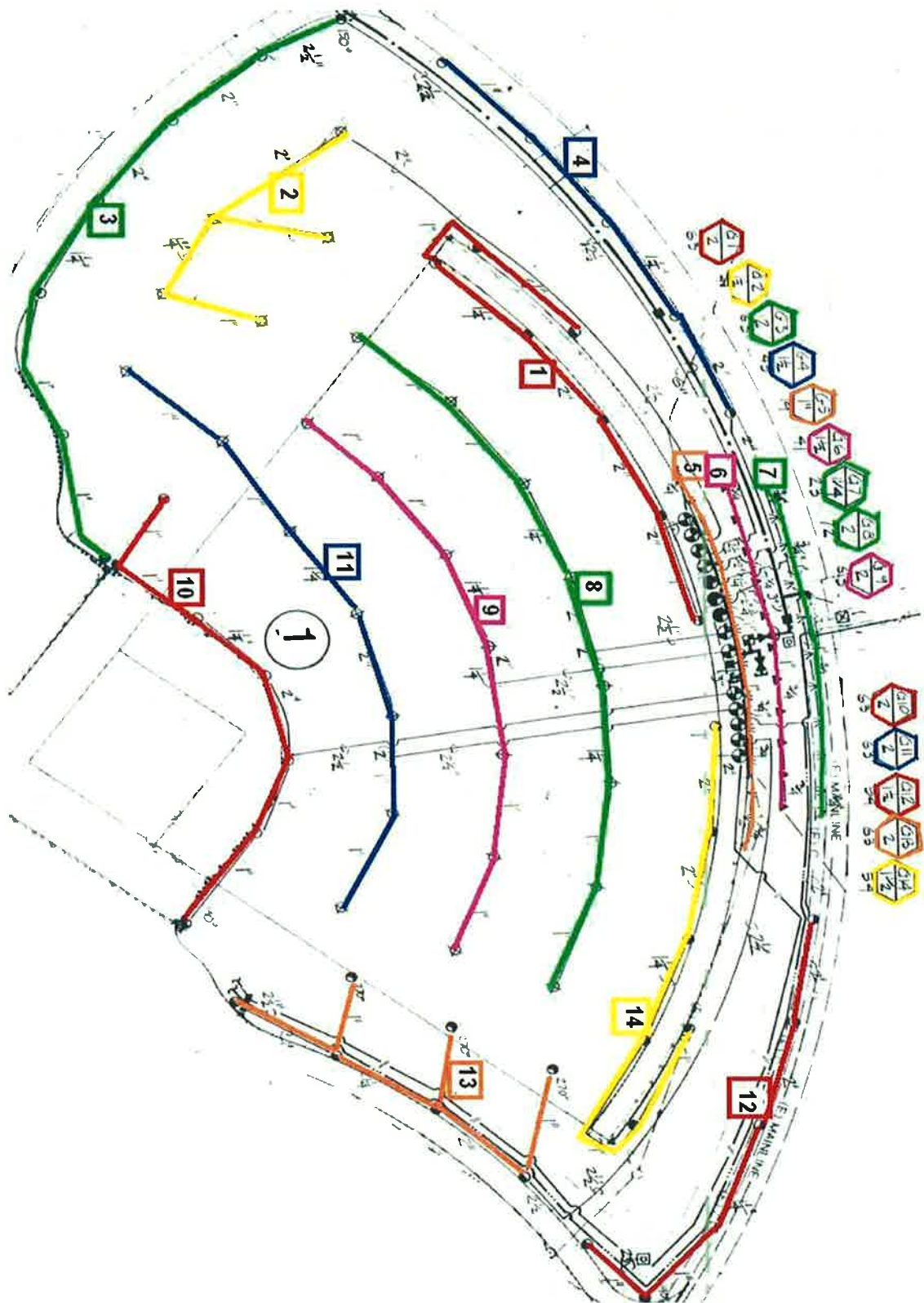
Irrigation Color Laminate Schematic Example

1. A minimum of 5 colors should be used, and separated so no adjoining laterals are the same color.
2. Laterals shall be traced in a manner that reflects the actual pipe installation, and to include all heads. In cases where Nettafim is used, the area covered by the valve should be outlined. (*see illustration A*)
3. Valve descriptions shall be outlined with the same color as the lateral it runs. DO NOT color in or cover the valve description with color. The valve number shall also be printed at/on the actual lateral. (*see illustration B*)
4. Valve descriptions should be of a size and quality that is easily legible (More than one sheet may be required for larger areas).
5. Valve descriptions shall accurately reflect the valve number, size and flow rate as it is installed.



**See complete example on next page*

Irrigation Color Laminate Schematic Example



***Not to scale

Controller Name

Station	In Use	Flow Rate (gpm)			Size (sq. ft.)	Precipt Rate (in/hr)	Description
1	☒	1					
2	☒	1					
3	☒	1					
4	☒	1					
5	☒	1					
6	☒	1					
7	☒	1					
8	☒	1					
9	☒	1					
10	☒	1					
11	☒	1					
12	☒	1					
13	☒	1					
14	☒	1					
15	☒	1					
16	☒	1					
17	☒	1					
18	☒	1					
19	☒	1					
20	☒	1					
21	☒	1					
22	☒	1					
23	☒	1					
24	☒	1					
25	☒	1					
26	☒	1					

Controller Name

Station	In Use	Flow Rate (gpm)			Size (sq. ft.)	Precipt Rate (in/hr)	Description
27	☒	1					
28	☒	1					
29	☒	1					
30	☒	1					
31	☒	1					
32	☒	1					
33	☒	1					
34	☒	1					
35	☒	1					
36	☒	1					
37	☒	1					
38	☒	1					
39	☒	1					
40	☒	1					
41	☒	1					
42	☒	1					
43	☒	1					
44	☒	1					
45	☒	1					
46	☒	1					
47	☒	1					
48	☒	1					



Coverage Tests and Irrigation Audits for City of Roseville Parks and Streetscapes

Purpose:

- Maximize irrigation water efficiency by ensuring proper installation and functioning of irrigation system as designed.
- Analyze water requirements and irrigation use in the context of each site's unique conditions.
- Develop irrigation schedules based on water requirements, quality and availability.
- Make maintenance recommendations to keep the irrigation system working reliably and cost effectively.

Coverage Tests:

- Prior to planting, the Contractor shall perform a coverage test to confirm that water coverage is complete and adequate, and produces no overspray onto hardscapes.
- Performed on the entire irrigation system and in the presence of the Parks Inspector.
- The irrigation system must be connected to the City water system through the water meter. Temporary connections are not allowed.
- For park projects with turf:
 - o Survey of the Distribution Uniformity (Low Quarter) of each irrigation zone containing turf to be performed prior to planting of turf.
 - o The irrigation system must be 100% complete, including functionality of the irrigation controller and booster pump, if present.
 - o Reported deficiencies in Distribution Uniformity may require corrective measures prior to approval of turf planting.

Irrigation Audits:

- A landscape irrigation audit shall be performed after all landscape and irrigation is installed and 100% complete.
- All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.
- The water audit shall conform to the specific water audit requirements of the City of Roseville Environmental Utilities Department, and any supplemental requirements from the City of Roseville Parks, Recreation & Libraries

Department. The contractor shall submit a comprehensive landscape irrigation audit. This shall include, but is not limited to:

- o A completed Field Audit Submission Package **(City of Roseville provided forms only)**
- o Complete system evaluation, including site conditions, system and flow data.
- o Scheduling parameters used to set the irrigation controller.
- o An Irrigation schedule for the landscape provided to the owner.
- A minimum of 25% of all zones shall be audited. The 25% minimum shall be a representative sample of each irrigation method present (i.e. Rotors, bubblers, rotary nozzles, drip, etc.), and is in addition to any turf zones audited during the coverage test.
- Any deficiencies noted in the audit report such as, but not limited to, run-off, overspray, obstruction of spray patterns, etc., shall be corrected and signed off as such by the original irrigation auditor prior to submission of the report. Do not submit audit reports with uncorrected deficiencies.

Best Management Practices for Preparing for a Water Audit

System tune-up	• Level and adjust sprinkler heads flush with finish grades or as outlined in the Parks Construction Standards. • Flush all nozzles, unplug any plugs. • Adjust spray patterns to eliminate overspray over hardscapes, fences and walls. • Double check all heads are matched precipitation rates per station.
Calculate correct run times. Develop water schedules based on weather and/or fine tune the water schedules	• Recognize that each station's performance will vary. Adjust schedules outlined in the approved plans accordingly. • Reflect changes in actual site conditions and microclimates. • Make notations of schedule adjustments on the as-built plans.
Test operating pressures	• Test pressure at the point of connection (after the backflow), middle of the system and at the end of the system. • Consider pressure changes at build-out.

**excerpted from "Certified Landscape Irrigation Auditor" book by the Irrigation Association.*

Water Audit Checklist: A Guide to Preparing For and Conducting an Audit

Site Name: _____ Date: _____

Auditor: _____

Controller ID #: _____ Total # of Stations: _____

Station #:						
Plant Material Type (T= Turf; L= Landscaping)						
Sprinkler Type (R=Rotor, S = Pop-Up Spray, W = water efficient –drip, sub surface, micro, mp rotator, etc.)						
Observed Problems:						
Valve Malfunctions						
Low Pressure						
High Pressure						
Tilted Sprinkler Heads						
Spray Deflection						
Sunken Sprinkler Heads						
Worn or Broken Sprinkler Heads						
Missing Sprinkler Heads						
Unmatched Precipitation Nozzles						
Plugged Equipment						
Arc Management						
Low Sprinkler Drainage						
Leaky Seals or Fittings						
Lateral or Drip Line Leaks						
Slow Drainage or Ponding						
Thatch or Roots of Mature Plantings impacting water Infiltration						
Compaction/Run-Off						
Improper Zoning/Microclimate						
Lack of Adequate Flows						
Run Time Length						
Run Time Cycles						
Run Time Days/Week						
Flow Sensors Installed/Functioning						
Pressure After Backflow						
Pressure at Middle of System						
Pressure at Last Sprinkler in System						
Comments:						

Root Management Cue Card

Consistent root management in the nursery promotes structurally stable and healthy trees in the landscape. Improperly managed root balls can form permanent defects, such as circles and bends on the periphery. Follow these guidelines for managing roots to reduce defects on young trees.

The root ball should be inspected at each shift to a larger container starting with the liner (the young tree in its original container, Fig. 1A). Root pruning on the periphery and bottom of liner root ball removes most defects (Fig. 1B).

Cut a root back to the point just behind the bend (Fig. 2A) to remove the bend. Cutting the root at a point after the bend (Fig. 2B) is less effective because the bend remains. Roots that grow down and around the sides of the liner root ball become woody as they enlarge in diameter (Fig. 3, right). These woody roots retain their original deflected orientation, which can cause health and stability problems for the tree.

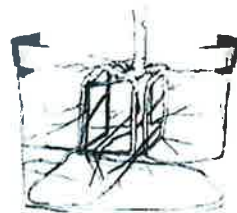
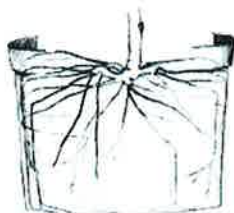


Figure 3. A quality root system develops if the roots of liners (see Fig. 1) are properly pruned when the tree is shifted to a larger container (left). A poor root system develops when deformed roots are not pruned during shifting (right).

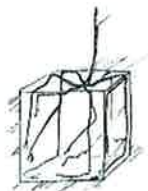


Figure 1A. Roots growing on the periphery of the liner.



Figure 1B. Pruning the liner to remove roots growing on the periphery.

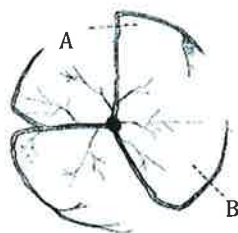


Figure 2. Cut roots at (A) to form new roots that grow away from the trunk (see Fig. 5). Do not cut roots at (B), since the defects can regrow.

Pruning a tree's roots when shifting it to a larger container or before planting it in the landscape improves the root system because it cuts roots back to straight, radial root segments attached to the trunk (Fig. 4). A pruned root ball will be smaller than it was before pruning. Certain types of containers reduce root growth on the periphery of the root ball, so less root pruning may be needed. In some instances, root defects develop further inside the root ball. In these cases, prune root balls deep enough to remove defects.

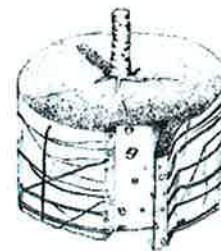


Figure 4. Pruning the roots on the periphery of a container root ball.

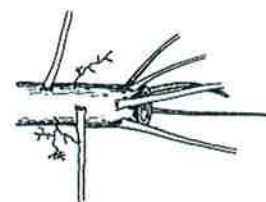


Figure 5. Roots growing from a cut root.

In the weeks and months following root pruning, new roots grow away from the cut ends in a fanlike manner (Fig. 5). These new roots provide greater stability and should not girdle the tree.

Whether root defects can be corrected depends on their location in the root ball, severity, tree species, water management, size of roots, and time of year. It is easier to cut defective roots when a tree is younger than when it is older (Fig. 6).

Ideally, roots should be inspected and defective roots pruned at each shift to a larger container, reducing the need to heavily prune larger roots.

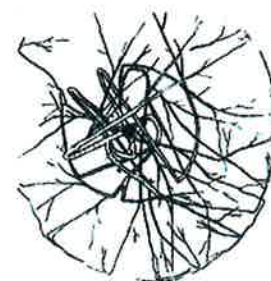


Figure 6. The liner, 5-gallon, and 15-gallon containers left an imprint on this root system. These root defects would be difficult to correct at this stage.

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Tree Training Cue Card

Trees that grow to be large are more structurally sound and cost-effective to maintain when trained with a central dominant leader that extends 30 feet or more into the crown (Fig. 1, left). Vigorous, upright branches and stems that compete with the central leader can become weakly attached (Fig. 1, right).

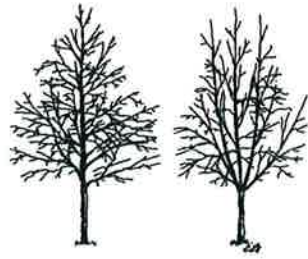


Figure 1. Good tree structure (left); poor structure (right).

Trees with branches spaced along the central leader, or trunk, (Fig. 1, left) are stronger than trees with branches clustered together (Fig. 1, right). Prune newly planted trees to one central leader by shortening competing stems (Fig. 2). All branches and stems should be shorter than the central leader after pruning is completed (Fig. 2, right).

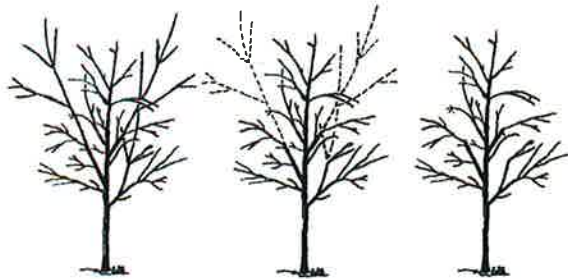


Figure 2. Shorten competing stems to improve structure.

Shorten or remove branches that are larger than half the trunk diameter at planting and every few years thereafter. Shorten them by cutting back to a live lateral branch (Fig 3, top drawing). This lateral branch should be pointed away from the trunk and it should not be growing upright. The central leader should be more visible in the crown center after pruning. Only large-diameter branches need to be pruned because they compete with the leader and could be weakly attached (Fig 3, L). Small branches (Fig. 3, S) do not need pruning because they will not compete with the leader.

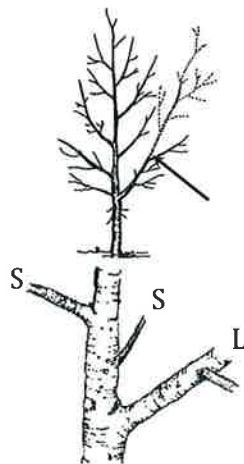


Figure 3. Only large branches need pruning (L). Small branches (S) do not need to be pruned.

Shorten the largest low branches when the tree is young to keep them small (Fig. 4). These shortened branches may be removed later for clearance; removing small branches creates smaller wounds with less likelihood of decay.

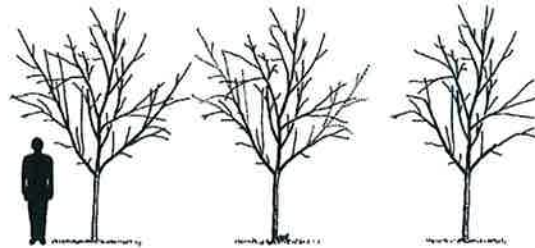


Figure 4. Shorten larger low branches to encourage growth in the leader and improve tree structure.

The best way to shorten large or long stems and branches is to cut them back to a live lateral branch (Fig 5). This slows growth on the pruned parts and encourages growth in the dominant leader creating sound structure.



Figure 5. Reduce a stem back to a live lateral branch to slow its growth.

Remove larger branches by making three cuts (Fig. 6). This prevents the bark from peeling or splitting off the trunk below the cut. Make the final cut back to the branch collar (enlarged area around union of branch and trunk).

Structural Pruning Checklist

1. Develop and maintain a central leader.
2. Identify the lowest branch in what will become the permanent crown.
3. Prevent branches below the permanent crown from growing larger than half the trunk diameter.
4. Space main branches along the central leader.
5. Reduce vigorous upright stems back to lateral branches.

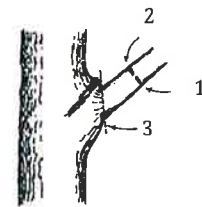


Figure 6. Remove large branches using three cuts.

Pruning Safety

Prune from the ground using proper tools and safety equipment. Do not prune near power lines.

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Tree Planting Cue Card

Selecting quality trees: Planting quality trees begins by choosing vigorous, structurally sound trees from the nursery. Strong trees have straight roots, a thick trunk with taper, and a good branch structure appropriate for the species (Fig. 1). The root collar (the uppermost roots) should be in the top 2 inches of the root ball.



Figure 1. Quality tree ready for planting.

Digging the hole: A firm, flat-bottomed hole will prevent trees from sinking. Dig the hole only deep enough to position the root collar even with the landscape soil surface (Fig. 2). Use a rototiller or shovel to loosen soil in an area three times the size of the root ball. This loose soil promotes rapid root growth and quick establishment.

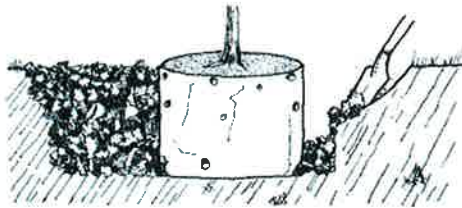


Figure 2. Loosening soil in a large area around the root ball allows for rapid root growth and quick establishment.

Installing the tree:

Remove soil and roots from the top of the root ball to expose the root collar; cut away any roots that grow over the collar (Fig. 3). Also cut any roots that circle or mat along the sides and bottom of the root ball (Fig. 4). The root collar should be even with the landscape soil after planting (see Fig. 3). Backfill with soil removed from the hole. Minimize air pockets by packing gently and applying water. Build a berm 4 inches tall around the rootball to help force water through the root ball. Enlarge the berm as the tree establishes.

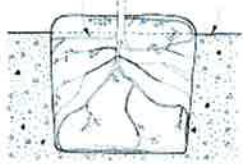


Figure 3. Remove soil and roots growing over the root collar (A) and place collar level with soil surface (B).

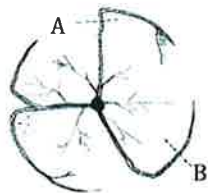
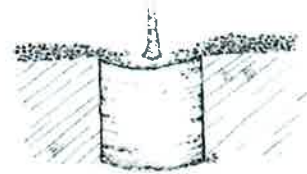


Figure 4. Cut roots at (A) to form new roots that grow away from the trunk. Do not cut roots at (B), since the root defects will regrow.

Staking: Staking holds trees erect and allows the root ball to anchor. Secure the trunk at the point where the tree stands straight. A second stake tied directly to the trunk made of bamboo may be required to straighten the upper trunk.

Mulching: A layer of organic mulch, such as leaf litter, shredded bark, or wood chips, helps protect tree roots from temperature extremes and conserves soil moisture. Mulch also helps prevent grass from competing with the tree for water and nutrients. The mulched area makes it easier to operate mowers and weed eaters without hitting the trunk and compacting soil. Apply mulch to a depth of 3 to 4 inches (slightly thinner on top of the root ball).



Irrigating: Consistent irrigation is critical for establishment.

1. Apply about 3 gallons irrigation per inch of trunk diameter to the root ball 2 or 3 times a week for the first growing season.
2. Increase volume and decrease frequency as the tree becomes established.
3. Weekly irrigation the second year and bimonthly irrigation the third year should be sufficient for establishment.
4. Once established irrigation requirements depend on species, climate and soil conditions.
5. Irrigation devices should be regularly checked for breaks and leaks.

Pruning: Training young trees promotes structurally sound growth and overall tree health. Cut back or remove codominant stems (stems that compete with the central leader) to encourage growth in the central leader (below).

Before Pruning



After Pruning



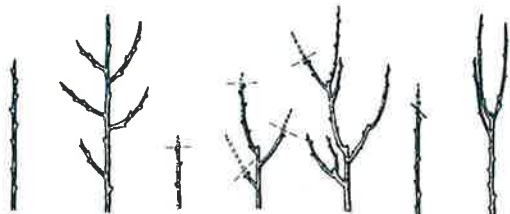
Tree Quality Cue Card

Shade trees that grow to be large should have one relatively straight central leader. Heading the tree is acceptable provided the central leader is retrained.

Desirable

Desirable

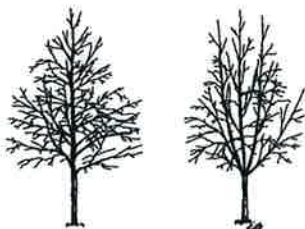
Not desirable



Main branches should be well distributed along the central leader, not clustered together. They should form a balanced crown appropriate for the cultivar or species.

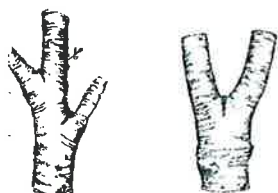
Desirable

Not desirable



Desirable

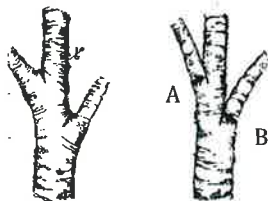
Not desirable



The diameter of branches that grow from the central leader, or trunk, should be no larger than two-thirds (one-half is preferred) the diameter of the trunk measured just above the branch.

Desirable

Not desirable



The largest branches should be free of bark that extends into the branch union, known as included bark (see A and B).

Desirable

Not desirable



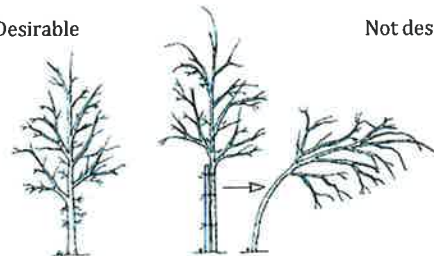
Temporary branches particularly on trees less than 1 inch caliper should be present along the lower trunk below the lowest main branch. These branches should be no larger than 3/8 inch in diameter.

The trunk should be free of wounds, sunburned areas, conks (fungal fruiting bodies), wood cracks, bleeding areas, signs of boring insects, cankers, or lesions. Properly made recent pruning cuts are acceptable.

The trunk caliper (thickness) and taper should be sufficient so that the tree remains vertical without a stake.

Desirable

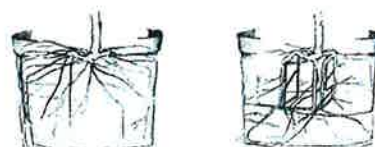
Not desirable



The root collar (the uppermost roots) should be within the upper 2 inches of the soil media (substrate). The root collar and the inside portion of the root ball should be free of defects, including circling, kinked, and stem girdling roots. You may need to remove soil near the root collar to inspect for root defects.

Desirable

Not desirable



The tree should be well rooted in the soil media. Roots should be uniformly distributed throughout the container. The tree's structure and growth should be appropriate for the species or cultivar. When the container is removed, the root ball should remain intact. When the trunk is lifted, both the trunk and root system should move as one.

The root ball should be moist throughout at the time of inspection and delivery. The roots should show no signs of excess soil moisture as indicated by poor root growth, root discoloration, distortion, death, or foul odor. The crown should show no signs of moisture stress as indicated by wilted, shriveled, or dead leaves or branch dieback.

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STRUCTURAL PRUNING GUIDELINES OF NEW TREES

- Structural prune tree before you plant it.
- Develop and/or maintain a central leader.
- Remove dead branches at the point of attachment.
- Remove diseased, decayed, broken, weakly attached, and/or crossing branches.
- Reduce or remove co-dominant leaders and branches.
- Space main branches along one central leader.

BEFORE



**OPTION A:
REDUCTION CUT**



**OPTION B:
REMOVAL CUT**



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UPDATED JUNE 2015

Tree and Plant Root Management Standards & Quality Expectations

Parks, Recreation & Libraries



This brochure is provided to you to ensure that the City's expectations are conveyed to you in a practical and understandable format. These standards and quality expectations are outlined in greater detail in the Parks Construction Standards.



GIRDLING / CIRCLING ROOTS

If trees are held too long in containers / boxes roots are not able to spread out to the sides anymore and will be deflected by the sidewalls of the container. Roots will then start to girdle or circle around the container walls. If a tree is planted with a circling or girdling roots, the roots will continue to circle and girdle; the roots will not be able to extend to the sides. Trees planted with a girdled or circled root system will also create a structural instability in the future and the trees will fall over within 5 years of planting. Proper root pruning will assure safe, sound and healthy trees.

EXAMPLES



ROOT PRUNING GUIDELINES PRIOR TO PLANTING

Root prune root ball on all four sides by shaving/cutting by using a sharp hand pruning saw.

Start at the top of the root ball and slice down to the bottom like a cake; slice/shave all 4 sides.



On a 15 gal tree cut/shave at least 1-1.5 inches off the root ball on all 4 sides.



On a 24" or 36" box tree cut/shave at least 2 inches of root ball on all 4 sides.



Cut and remove all remaining/girdling roots with a sharp pruning shear.



This process will remove any girdling and circling roots deflected by the container wall.

Spread all roots of the sliced root ball to the side to allow proper root development.

ROOT COLLAR INSPECTION

Most often the root collar is buried with soil by the nursery. The root collar (uppermost roots) should be within the upper two inches of soil media and should be free of defects such as circling or girdling roots. You may need to remove some soil in order to find and inspect the root collar. The root collar must be visible before the tree can get planted. Do not bury root collar when planting the tree.



TREE PLANTING & MULCHING

1. Spread out roots to the side of the planting hole.
2. Plant tree at least 3 inches above grade on mount to prevent bowl effect.
3. The tree's beginning root flare must be located at top of grade with installed sod.
4. Water tree when planted.
5. Stake tree.
6. Place mulch around tree, 4 ft. in diameter, with a thickness of 4 inches. Stay 6 inches away from tree trunk to prevent stem decay.

EXPECTATIONS

The City of Roseville's Parks, Recreation & Libraries Department joins you in your efforts in designing parks that are creative, innovative and functional. Following is a list of expectations, which assist us in accomplishing these goals:

QUALITY

Quality is a priority for Roseville parks. We define quality by:

1. Designs include a signature element that separates the park from others. These help our residents to identify with our parks without having to know the park name.
2. Designs that are functional, addresses long term maintenance concerns and are aesthetically pleasing.
3. Designs that meet federal, state and local codes and ordinances.
4. Construction documents that are complete, thorough and easily read with particular attention to grading and irrigation.

ON TIME

Deadlines and milestones are mutually set and met. Communication to anything contrary is provided.

ON BUDGET

Accurate cost estimating is provided and reflective of the most current industry costs. Designs meet the stipulated budget.

INNOVATIVE

To be innovative does not automatically equal high cost. Innovation and creativity can be found in all aspects of the project and can be found in paying attention to the details. Innovation can simply be in the form of finding new ways to accomplish a traditional outcome more effectively and more efficiently.

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Design Standards & Quality Expectations

Parks, Recreation & Libraries



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OUR EXPECTATIONS



Ensure ADA access and path of travel and other code requirements.



Ensure grading considers mowers and on-going maintenance needs.



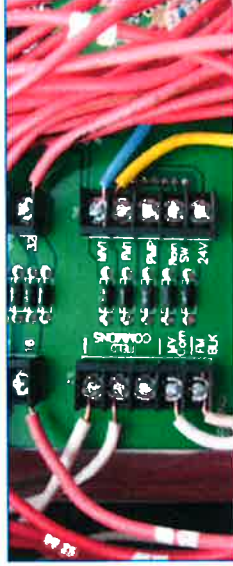
Ensure drains are appropriately located and slopes into the drains are not overly exaggerated nor too gradual.



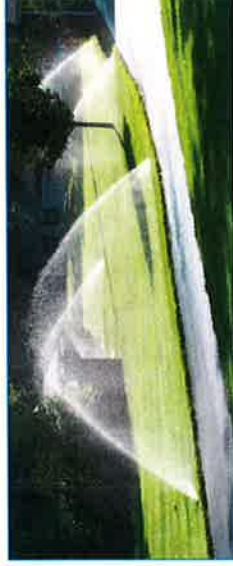
Site features consider heavy use, potential vandalism and misuse such as skate boards.



Play areas are attractive and contain interest.



Irrigation designs adhere to the standards outlined in the Parks Construction Standards.



Irrigation designs consider site specific constraints and compensate for these challenges.



Irrigation designs consider the most water efficient approach, takes full advantage of available technology and takes steps beyond meeting minimal requirements.



Landscaping offers good variety of sizes, textures and shapes as well as seasonal change.



Trees are selected specific for the space provided, eg, small tree species for a narrow planter, etc.



The City seeks knowledgeable, experienced and creative partners as our design consultants. We search for partners who are flexible, open to ideas and who are willing to push innovation forward by providing suggestions, ideas and solutions.

EXPECTATIONS

The City of Roseville's Parks & Recreation Department joins you in your efforts in building a successful park project. Following is a list of expectations, which pertain to this project:

PROJECT APPROACH

This project is a City project. Professional courtesy is to be displayed at all times. Professional courtesy can be defined as being a team member, displaying an interest in obtaining and performing quality work, a willingness to listen to other team member's opinions, and accepting responsibility where the responsibility lies, and acknowledging that we all are pursuing the same goal, that is, to build the best park/project we can.

CORRESPONDENCE

All correspondence shall contain a cover sheet, transmittal or memorandum indicating the name of the recipient, the date and a summary of what is either being transmitted or requested. Typical forms are provided in the Parks Standards book, which shall be used during the course of construction.

DISCREPANCIES

Discrepancies between the plans/specifications and the Parks Construction Standards shall be immediately brought to the attention of the Project Manager. In most cases, the Parks Standards shall prevail over the project plans and specifications. Lack of notification shall place sole responsibility on the contractor without guarantee of City approval.

PRIOR NOTICE

Lack of prior notice for any item of work requiring inspection or review will result in a delay of work. Notice shall be given to the Project Manager a minimum of 48 hours in advance. Same day notices will not be accepted.

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UPDATED JUNE 2015

Irrigation Construction Standards & Quality Expectations

Parks, Recreation & Libraries



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OUR EXPECTATIONS



Valve boxes aligned and square with hardscape. Boxes are set at 2-1/2" above finish grade in planting areas and 1-1/2" above finish grade in turf areas.



Valves placed centered in valve box, aligned square within the box, tagged and filled with drain rock.



Quick coupler valves set 2-1/2" above finish grade in planting areas, placed centered within the valve box and anchored with an angle iron, 36" long.



Backflow prevention device, meter and flow sensor are aligned.



Irrigation heads at grade in planters and in turf areas.



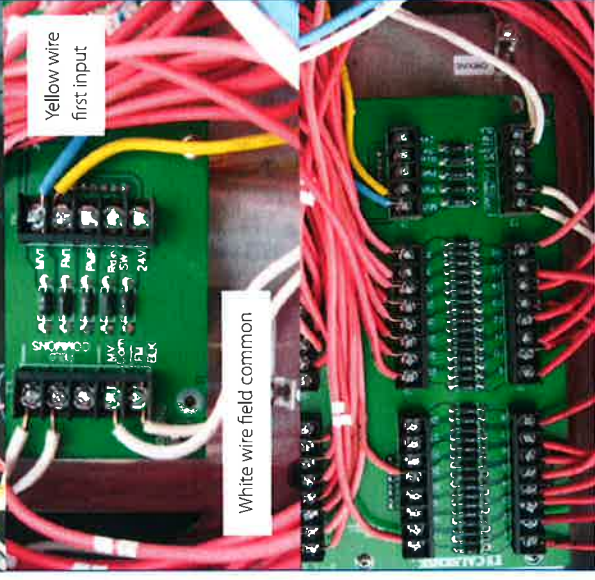
Irrigation enclosure contains equipment, neatly aligned. Manuals and irrigation station layouts are contained inside.



Ground rod 8' from control panel in irrigated areas.



Master valve wiring installed correctly.



Irrigation control wiring installed neatly and correctly.

EXPECTATIONS

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Landscaping Construction Standards & Quality Expectations

Parks, Recreation & Libraries



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OUR EXPECTATIONS



Scarify root ball on sides and bottom.



Plant shrubs 2 inches higher with soil over root ball.



Plant shrubs in a basin and place 2" mulch in basin.



Apply two inches of mulch in shrub/groundcover areas.



Space plants per plan.



Trees staked per the City standards.



Plant trees in a basin and place 2" of mulch in basin.

EXPECTATIONS

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Park Construction Standards & Quality Expectations

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OUR EXPECTATIONS



Valve boxes aligned and square with hardscape. Boxes are set at 2-1/2" above finish grade in planting areas and 1-1/2" above finish grade in turf areas.



Valves placed centered in valve box, aligned square within the box, tagged and filled with drain rock.



Quick coupler valves set 2-1/2" above finish grade in planting areas, placed centered within the valve box and anchored with an angle iron, 36" long.



Backflow prevention device, meter and flow sensor are aligned.



All posts are plumb, and fall zones are maintained at 8". Age appropriate signs are installed.



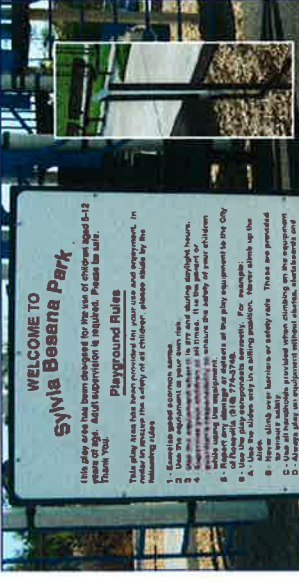
Picnic table and benches are horizontal and all bolts are tight. Seat heights are as specified. Concrete slobber is removed.



Irrigation enclosure contains equipment, neatly aligned. Manuals and irrigation station layouts are contained inside.



Electrical transformer and irrigation controller enclosure are aligned.



"Playground Rules" sign is located near all play areas and in plain view. The sign is durable and constructed of aluminum with vinyl lettering. The frame/posts are tubular steel powder coated to match play structure colors.



Vertical surfaces are consistent throughout. Vertical expansion joints are provided and are smooth with the finish surfaces. All edges have been eased at a consistent radius.



Medium broom finished concrete with clean, deep score joints spaced appropriately. No visible cracks or discoloration.

TREE SELECTION

The types of trees selected for planting is dependent on the space available, the urban forest inventory, and the specific plan. A specific plan has been developed with design guidelines outlining the types of preferred trees that help define the aesthetics of the area. Tree selections may be changed over time based on long term maintenance and safety concerns.



PLANT SELECTION

The types of shrubs and groundcovers are selected for aesthetics. Taller shrubs and hedges are planted to hide fences and walls. Smaller shrubs are selected to minimize the need for pruning. Perennials are selected for annual accent color, but without the need for annual replacement. Groundcovers are selected to provide green space while being cautious to not create trash collectors. Harsh routine pruning shortens the life span of shrubs, thus increasing long term costs.



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Street Landscape Standards & Quality Expectations

Parks, Recreation & Libraries



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PREFERRED PRUNING APPROACHES



✓ "Boxed" pruning along fences, sound walls and parking lot edges to create a continuous hedge.



✓ Plants in medians retain natural shapes, but clipped away from street pavement.



✓ Strapped leafed plants cut back in Fall only and only if they are deciduous species.



✓ Use the shrub's natural shape in the landscapes.

STREET TREE STANDARDS

Street Trees are to be:

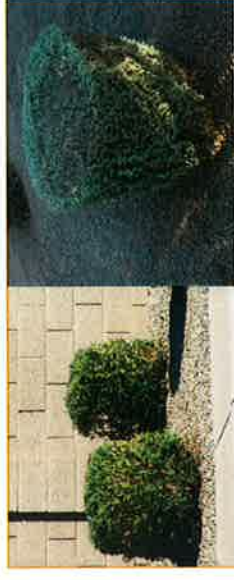
- Pruned to ensure an overhead clearance over the street of 15'.
- Pruned to ensure an overhead clearance of 10' over sidewalks.
- Limbs might be pruned when branches overhang adjacent property and pose impending property damage.

Trees will be removed:

- if the roots are or will be causing pavement damage;
- if the structural integrity of the tree is compromised;
- if the health of the tree is declining; or
- if the tree is dead.



PLEASE DO NOT



✗ Prune shrubs in balls or squares if not next to fences, walls or parking lots.



✗ Prune trees without appropriate arboricultural practices.



✗ Prune evergreen plants.



✗ Leave dead plants in place.



Parks, Recreation & Libraries Department

Section 6:
PARKS STANDARD DETAILS

PARKS CONSTRUCTION STANDARDS

INDEX	2019 PARKS STANDARDS
IRRIGATION	
CONTROLLER	PK-1
MASTER VALVE - CALSENSE	PK-2
NOT IN USE	PK-3
RECYCLED WATER FILTER	PK-4
PIPE AT PAVEMENT	PK-5
PIPE TRENCH	PK-6
POP-UP ROTOR	PK-7
POP-UP SPRAY	PK-8
ROOT WATERING SYSTEM	PK-9
THRUST BLOCK	PK-10
VALVE - 3" AND SMALLER	PK-11
VALVE - 4" AND LARGER	PK-12
VALVE - DRIP CONTROL	PK-13
VALVE - QUICK COUPLING	PK-14
VALVE - REMOTE CONTROL AT GRADE	PK-15
DRIP FLUSH VALVE AND OPERATION INDICATOR	PK-16
LANDSCAPE	
GROUND COVER PLANTING	PK-17
SHRUB PLANTING	PK-18
SHRUBS ON SLOPES	PK-19
TREE PLANTING	PK-20
TREES ON SLOPES	PK-21
MISCELLANEOUS	
BARBEQUE	PK-22
DRINKING FOUNTAIN	PK-23
PICNIC TABLE AND BENCH INSTALLATION HEIGHTS	PK-24
HEADER	PK-25
KEYSTONE SEAT WALL/ RETAINING WALL	PK-26
MOWBAND	PK-27
PARK IDENTIFICATION SIGN	PK-28
SECURITY LIGHT WITH CONCRETE COLLAR	PK-29
PAVING	
ASPHALT CONCRETE PAVING	PK-30
CONCRETE PAVING	PK-31
CONTROL JOINTS	PK-32
DECOMPOSED GRANITE PAVING	PK-33
PLAY AREAS	
PLAY AREA - ACCESS RAMP "A"	PK-34
PLAY AREA - ACCESS RAMP "B"	PK-35
PLAY AREA - CONCRETE CURB	PK-36
PLAY AREA - DRAIN	PK-37
PLAY AREA - PERFORATED PIPE DRAIN	PK-38

PARKS CONSTRUCTION STANDARDS

INDEX	2019 PARKS STANDARDS
BOLLARDS & FENCES (ACCESS RESTRICTIONS)	
STATIONARY BOLLARD	PK-39
CHAIN LINK FENCE	PK-40
POST AND CABLE FENCE	PK-41
SPLIT RAIL FENCE	PK-42
BIKE TRAILS	
BIKE TRAIL - SECTION	PK-43
BIKE TRAIL - STRIPING	PK-44
SPORTS FIELDS	
NOT IN USE	PK-45
NOT IN USE	PK-46
BALL FIELD LAYOUT	PK-47
DUGOUT LAYOUT	PK-48
INFIELD EDGE DRAIN & WARNING TRACK	PK-49
SIDELINE FENCE	PK-50
SKINNED INFIELD IRRIGATION LAYOUT	PK-51
NOT IN USE	PK-52
HORSESHOE COURT LAYOUT	PK-53
VOLLEYBALL COURT LAYOUT	PK-54
BASKETBALL HALF-COURT LAYOUT	PK-55

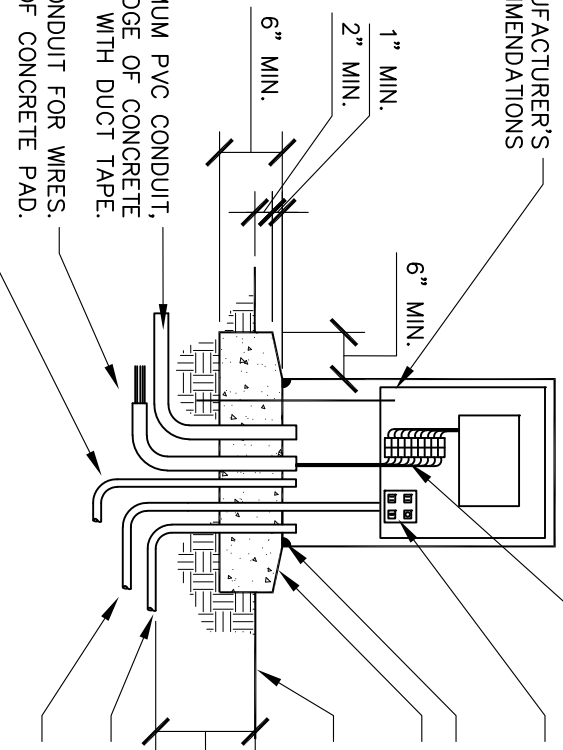
AUTOMATIC SPRINKLER CONTROL UNIT,
 SECURE TO A VANDAL RESISTANT
 ENCLOSURE AND SECURE ENCLOSURE TO
 A CONCRETE PAD. SEE IRRIGATION LEGEND
 FOR MANUFACTURER AND MODEL NUMBER
 OF CONTROLLER AND ENCLOSURE.

INSTALL GROUNDING ROD PER MANUFACTURER'S
 RECOMMENDATIONS

PROVIDE SPARE 3" DIA. MINIMUM PVC CONDUIT,
 EXTEND 6" BEYOND EDGE OF CONCRETE
 PAD. SEAL END WITH DUCT TAPE.

PROVIDE 3" DIA. MINIMUM PVC CONDUIT FOR WIRES.
 EXTEND 6" BEYOND EDGE OF CONCRETE PAD.

ELECTRICAL CONDUIT PER CODE TO POWER SOURCE



CONNECT CONTROL AND COMMON WIRES
 TO TERMINAL STRIPS IN ENCLOSURE.
 LEAVE ENOUGH EXCESS WIRE TO ALLOW
 FOR EXPANSION LOOP. WIRE SHOULD
 REACH THE TOP OF THE ENCLOSURE.

ON-OFF SWITCH AND 120 VOLT GFI
 WEATHERPROOF OUTLET. (LOCATE
 INSIDE ENCLOSURE)

ALL WEATHER FOAM SEALANT
 CONCRETE FOOTING, INSTALL ABOVE
 GRADE, SLOPE TOP TO DRAIN AT
 A MINIMUM OF 2%.

FINISH GRADE

DEPTH OF CONDUIT
 PER LOCAL CODE

PROVIDE 3/4" DIA. MINIMUM PVC CONDUIT FOR
 MASTER VALVE AND FLOW SENSOR WIRES

PROVIDE 3/4" DIA. MINIMUM PVC CONDUIT FOR
 PUMP CONTROL WIRES

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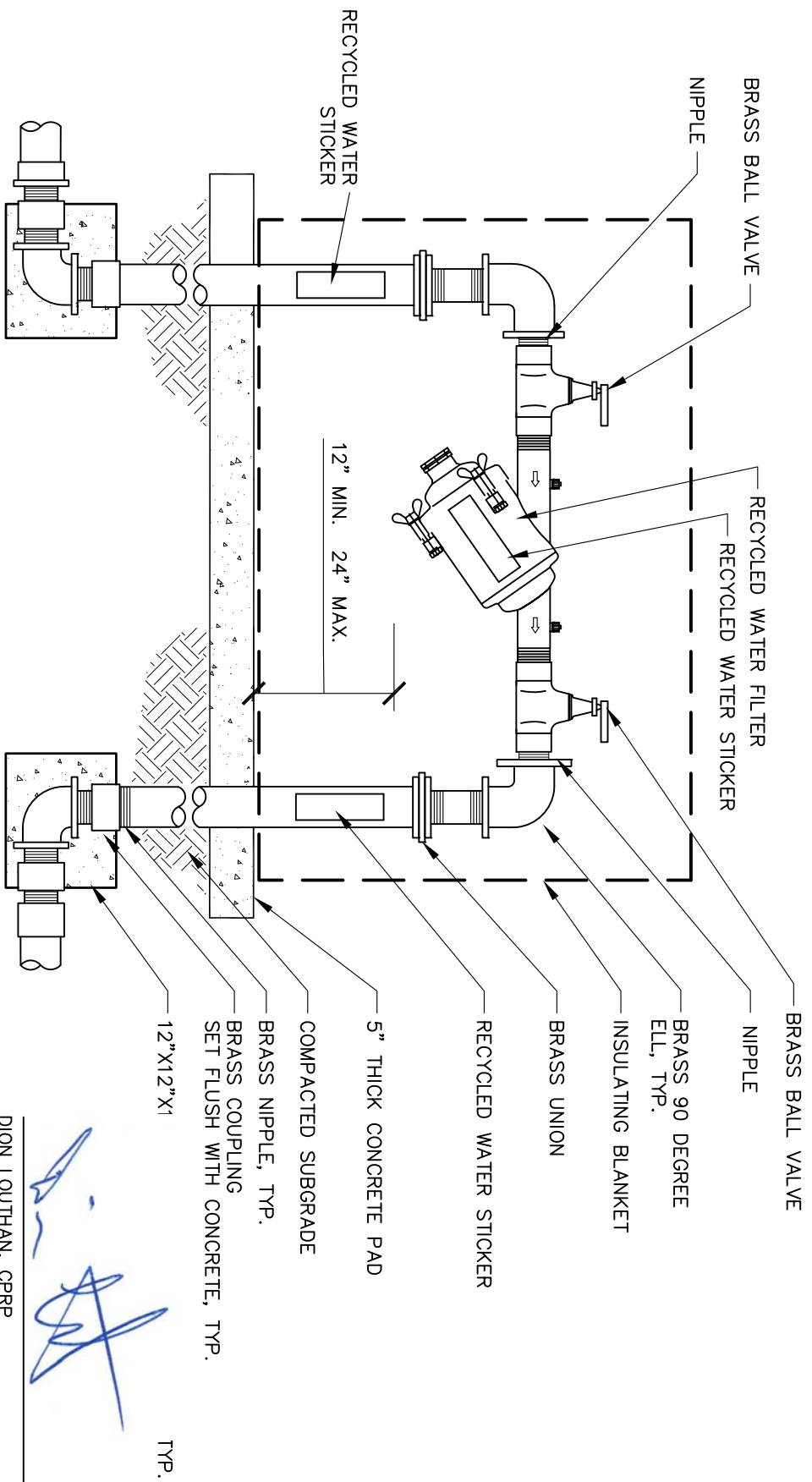
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 DEPARTMENT

CONTROLLER

- NOTES**
1. COMMON WIRE TO BE WHITE & CONTROL WIRE TO BE RED IN COLOR. BUNDLE AND TAPE AT INTERVALS OF 10 FT. O. C.
 2. NO SPLICES SHALL BE MADE BETWEEN CONTROLLER AND REMOTE CONTROL VALVES UNDER 500 LINEAL FEET.
 3. ORDER WITH MANUFACTURER'S FACTORY FINISH STAINLESS STEEL.
 4. INSULATE AROUND INSIDE BASE OF BOX WITH ALL WEATHER FOAM SEALANT.
 5. GROUNDING ROD SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
 6. GROUND TEST TO BE CONDUCTED AFTER INSTALLATION, NOT TO EXCEED 25 OHMS.
 7. MASTER VALVE WIRE SHALL BE BLUE.
 8. PROVIDE COLOR CODED MAP OF VALVE LOCATIONS.

SCALE: NONE
 REVISED: JULY 2019
 REVIEWED BY: T. GEE
 APPROVED BY: D. LOUTHAN

PK-1



NOTES

1. USE TEFLON TAPE ON ALL THREADED FITTINGS.
2. LOCATE IN SHRUB/GROUNDCOVER AREA WHENEVER POSSIBLE.
3. PROVIDE INSULATING BLANKET OVER RECYCLED WATER FILTER.
4. PIPE AND FITTINGS 3" OR SMALLER SHALL BE BRASS; 4" OR LARGER SHALL BE DUCTILE IRON.
5. RECYCLED WATER STICKERS SHALL BE PURPLE AND SHALL READ "RECYCLED WATER – DO NOT DRINK"

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TYP.

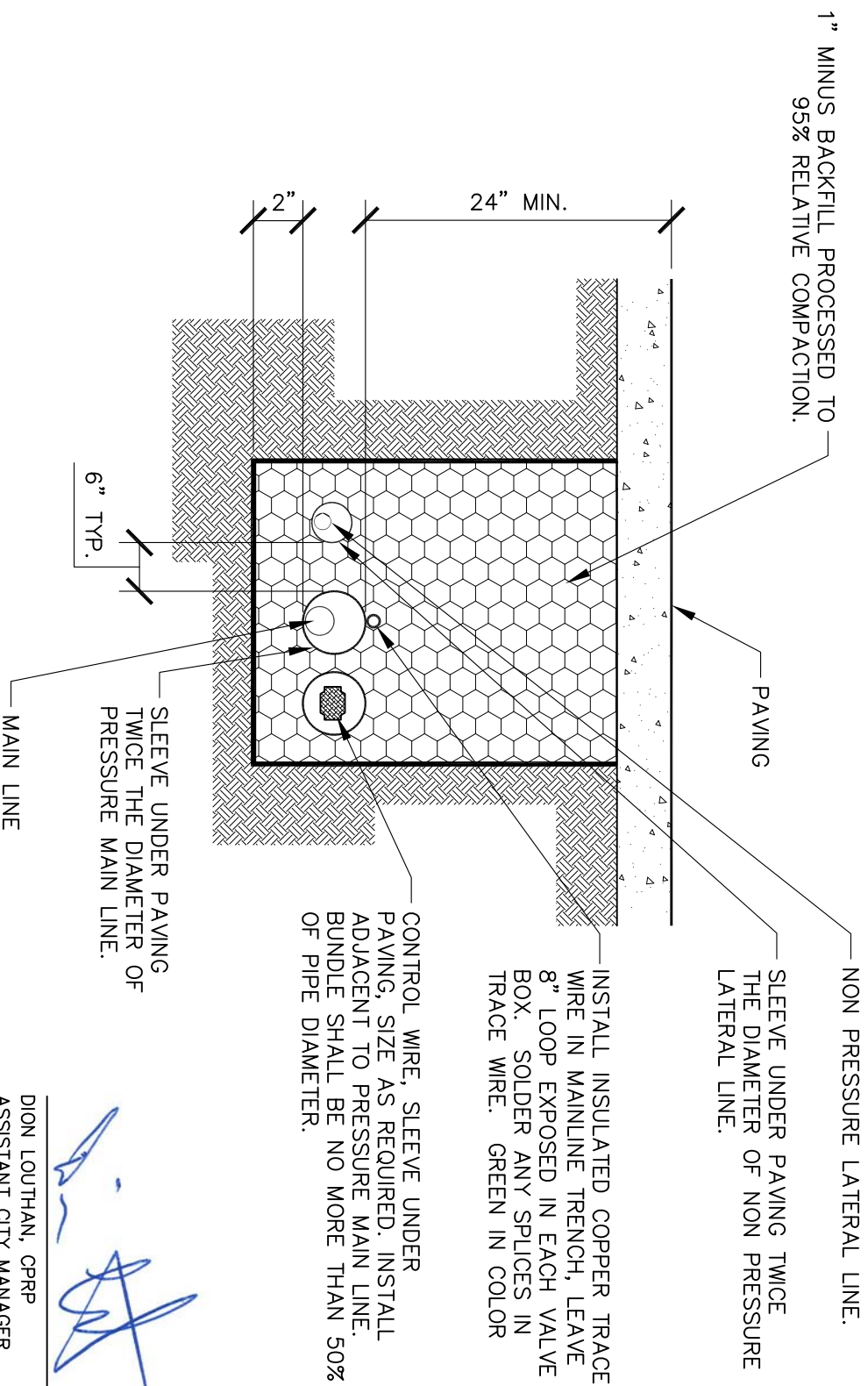


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DEPARTMENT

RECYCLED WATER
FILTER

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-4



NOTES

1. ALL SLEEVES TO BE SCHEDULE 40 PVC.
2. EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPING.
3. CAP BOTH ENDS OF ALL SPARE SLEEVES AND MARK BOTH ENDS WITH 3M LOCATOR BALLS.
4. INSTALL SPARE SLEEVE UNDER ROADWAYS

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DEPARTMENT

PIPE AT PAVEMENT

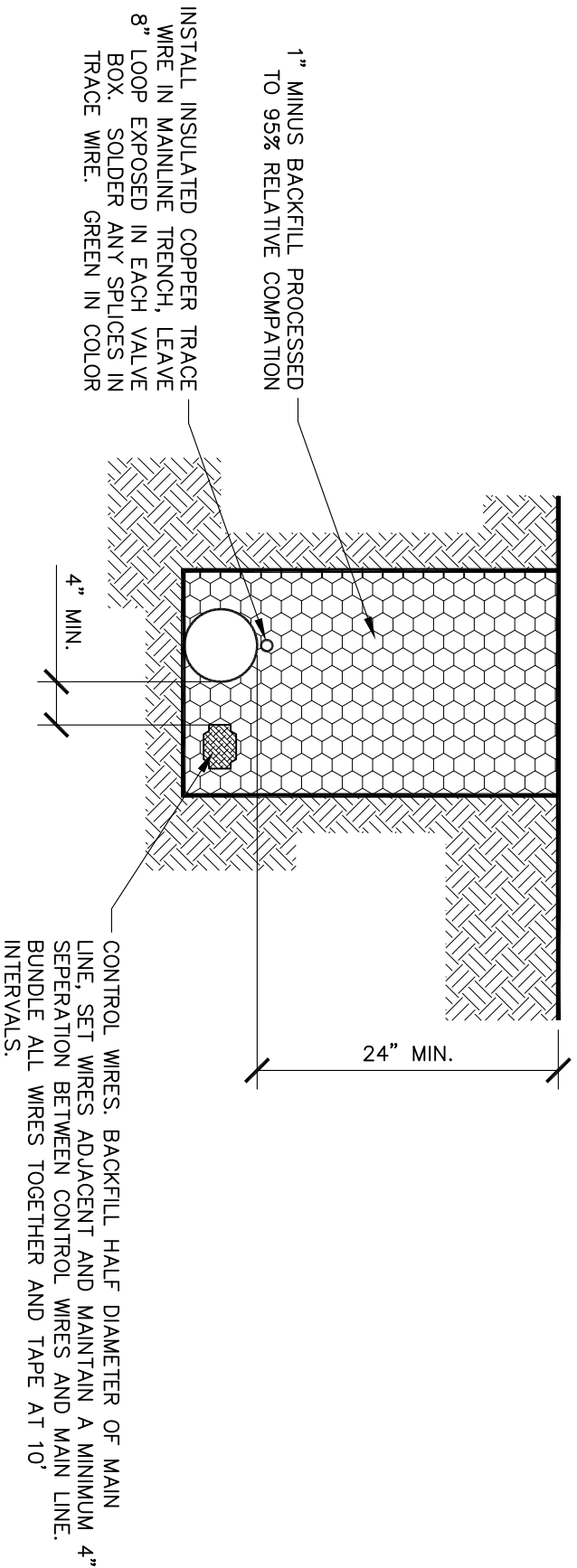
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REVISED: JULY 2019

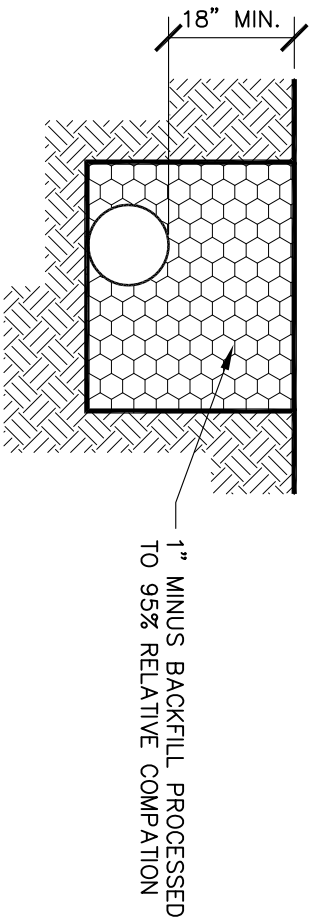
REVIEWED BY: T. GEE

APPROVED BY: D. LOUTHAN

PK-5



PRESSURE MAIN LINE



NON PRESSURE LATERAL

NOTES

1. RECLAIMED WATER REQUIRES BURIED TAPE LINE PER PUBLIC WORKS CONSTRUCTION STANDARDS.

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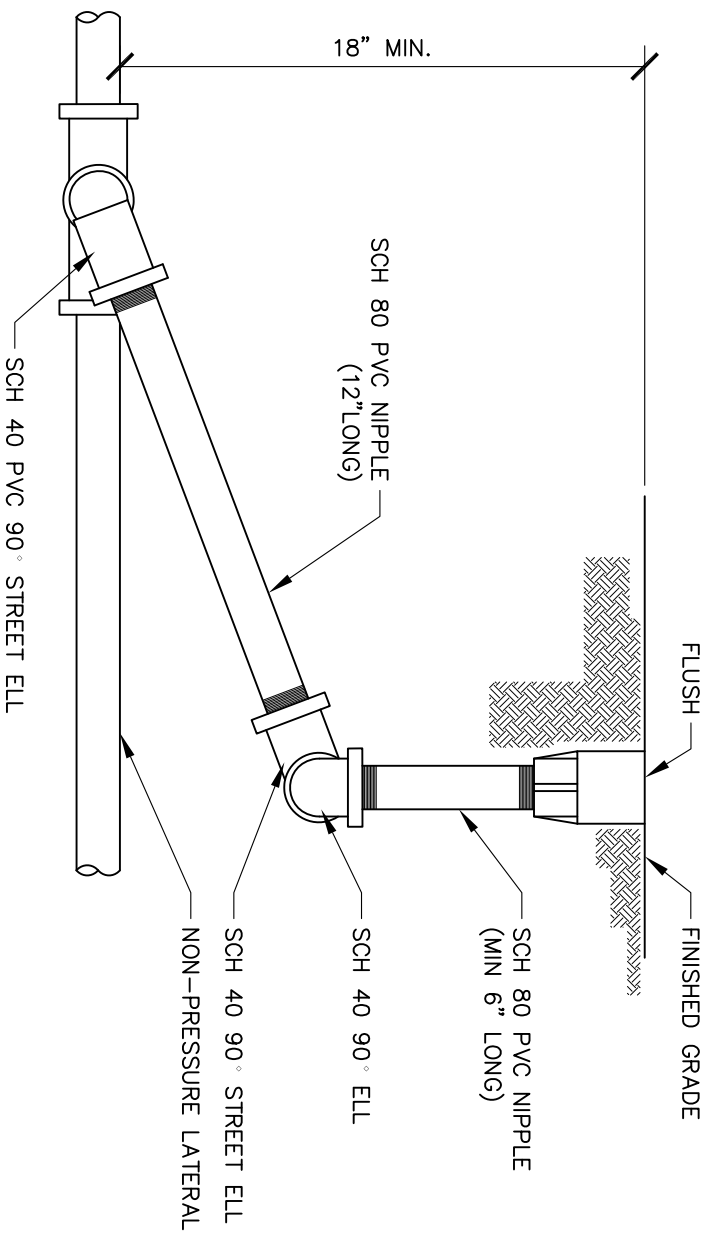


PARKS, RECREATION, & LIBRARIES
DEPARTMENT

PIPE TRENCH

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-6



NOTES

1. LOCATE HEAD 2" FROM WALKS, CURBS, HARDSCAPING, MOW STRIPS, AND HEADER BOARDS, OR AS REQUIRED BY CURRENT WELO REGULATIONS.
2. LOCATE HEAD 12" FROM ALL STRUCTURES.
3. USE TEFLON TAPE ON ALL THREADED FITTINGS. DO NOT USE MARLEX FITTINGS.
4. SWING JOINT ASSEMBLY PIPE SIZE MUST MATCH INLET SIZE OF SPRINKLER.
5. PREFABRICATED SWING JOINTS ARE ALLOWED, UPON APPROVAL.

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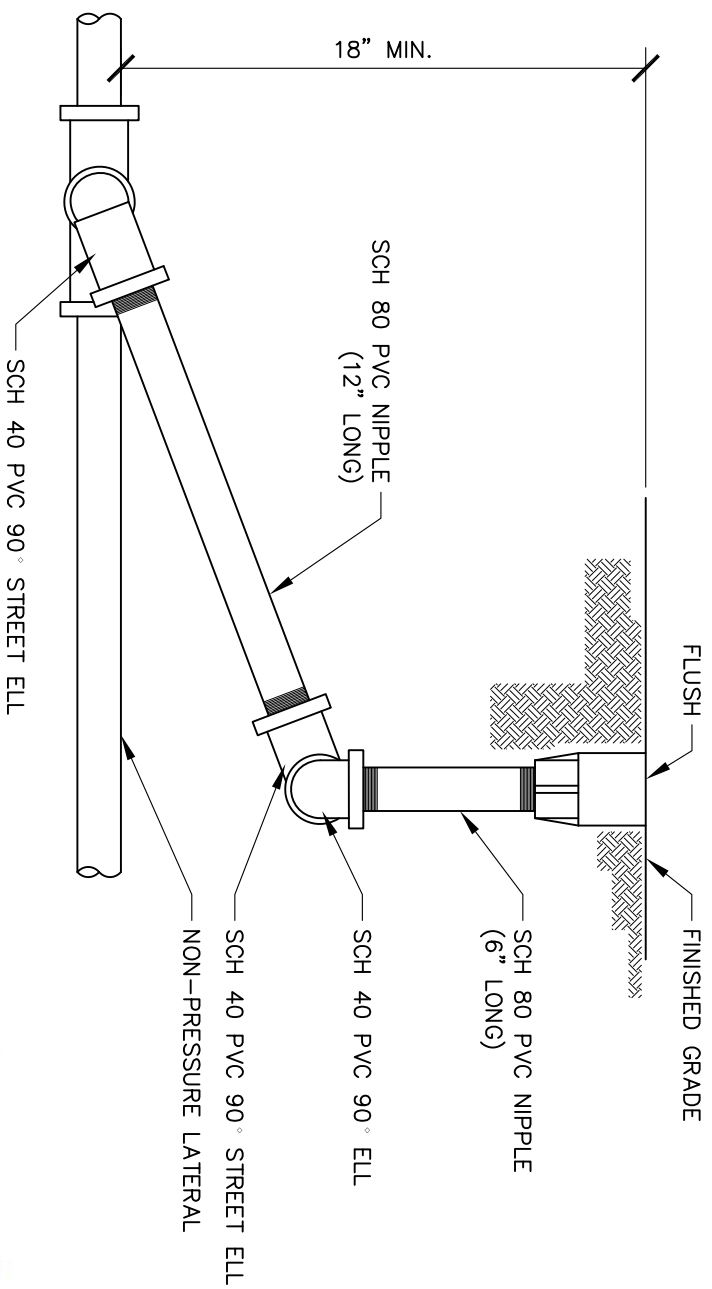


PARKS, RECREATION, & LIBRARIES
DEPARTMENT

POP-UP ROTOR

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-7



NOTES

1. LOCATE HEAD 2" FROM WALKS, CURBS, HARDESCAPING, MOW STRIPS, AND HEADER BOARDS, OR AS REQUIRED BY CURRENT WELO REGULATIONS.
2. LOCATE SPRAY HEADS 12" FROM ALL STRUCTURES IN TURF AREAS AND 6" FROM ALL STRUCTURES IN GROUND-COVER AREAS.
3. USE TEFLON TAPE ON ALL THREADED FITTINGS. DO NOT USE MARLEX FITTINGS.
4. PREFABRICATED SWING JOINT ARE ALLOWED, UPON APPROVAL.
5. 6" LONG SCH 80 PVC RISER NIPPLE NOT REQUIRED FOR 12" POPUP HEADS.

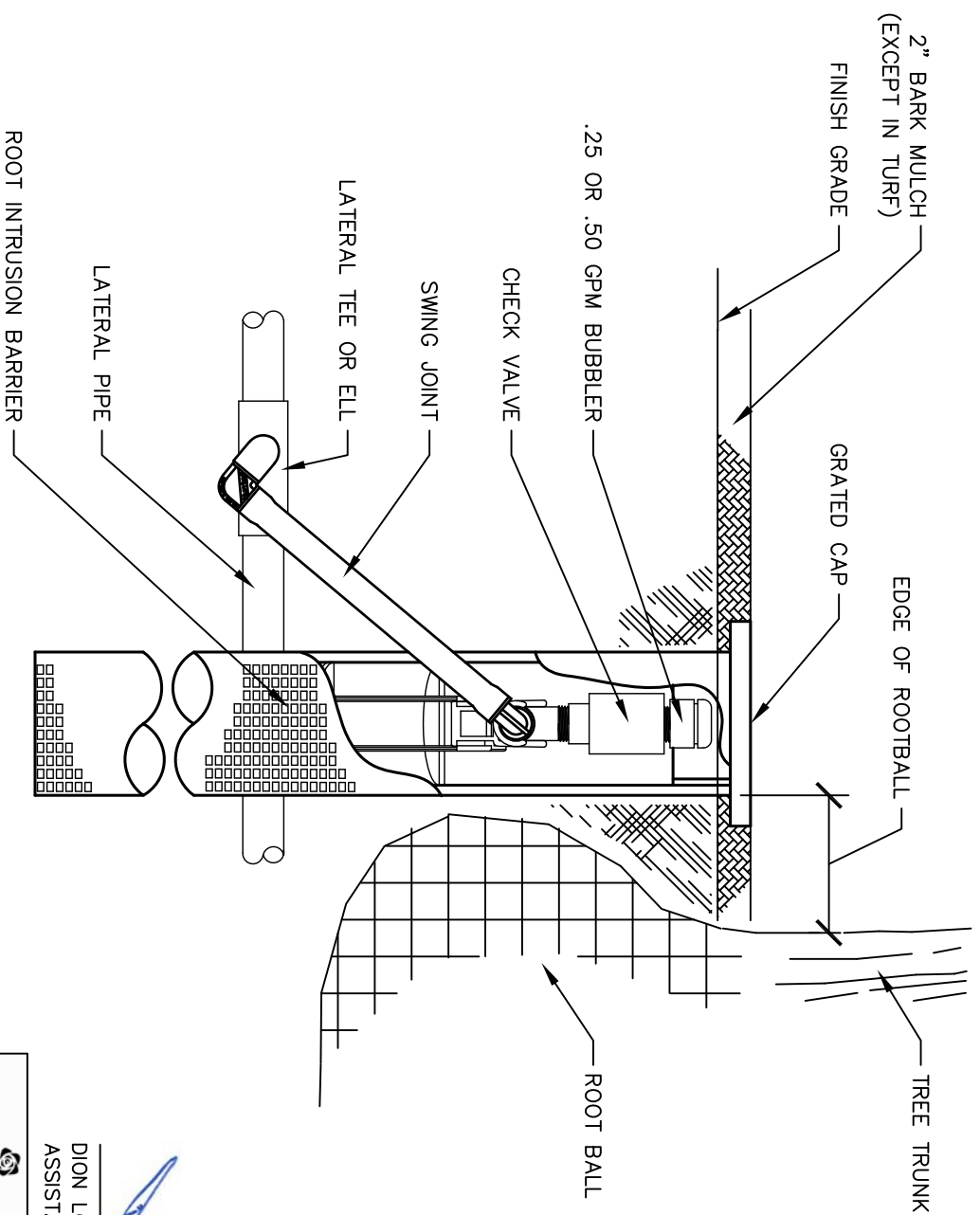
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POP-UP SPRAY

SCALE: NONE	
REVISED: JULY 2019	
REVIEWED BY: T. GEE	
APPROVED BY: D. LOUTHAN	

PK-8



- NOTE
1. INSTALL FILTER FABRIC SLEEVE
 2. SEE PLANS AND SPECS FOR APPROVED MANUFACTURERS AND MODEL NUMBERS

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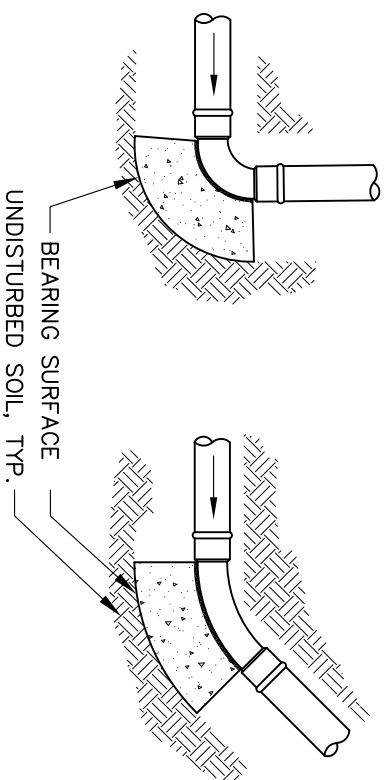
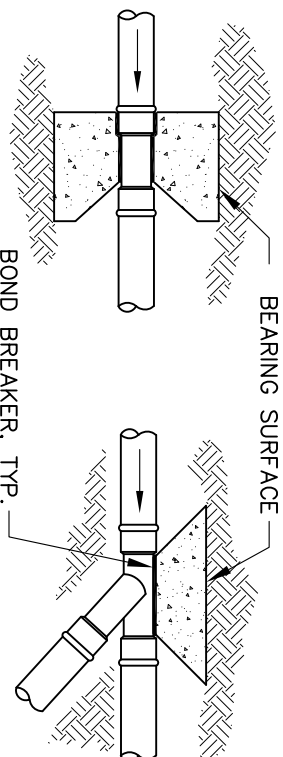
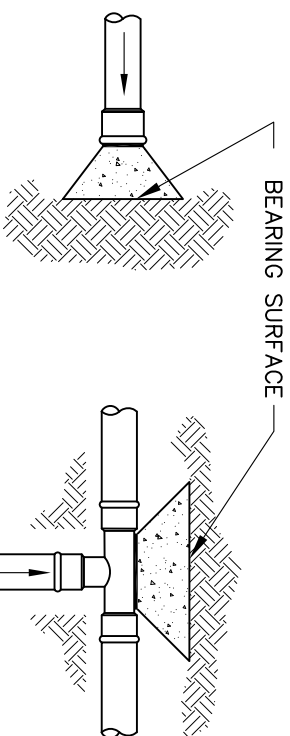


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DEPARTMENT

ROOT WATERING SYSTEM

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-9



MINIMUM BEARING SURFACE AREA				
PIPE SIZE	TEE AND PLUG	90 DEGREE BEND	45 DEGREE BEND	
1-1/2"	0.45 SQ. FT.	0.63 SQ. FT.	0.34 SQ. FT.	
2"	0.69 SQ. FT.	0.97 SQ. FT.	0.53 SQ. FT.	
2-1/2"	1.0 SQ. FT.	1.41 SQ. FT.	0.77 SQ. FT.	
3"	1.48 SQ. FT.	2.10 SQ. FT.	1.14 SQ. FT.	
4"	2.43 SQ. FT.	3.45 SQ. FT.	1.87 SQ. FT.	
6"	5.25 SQ. FT.	7.41 SQ. FT.	4.02 SQ. FT.	
8"	9.08 SQ. FT.	12.83 SQ. FT.	6.96 SQ. FT.	
10"	14.93 SQ. FT.	21.07 SQ. FT.	11.44 SQ. FT.	

NOTES

1. SIZE THRUST BLOCKS AS SPECIFIED ABOVE.
2. DO NOT ENCASE CONTROL WIRES IN THE CONCRETE.
3. ALL FITTINGS MUST BE WRAPPED WITH POLYETHYLENE TO PREVENT CONCRETE FROM ADHERING TO BOLTS OR PIPES.
4. JOINTS AND BOLTS SHALL BE ACCESSIBLE FOR REPAIRS.

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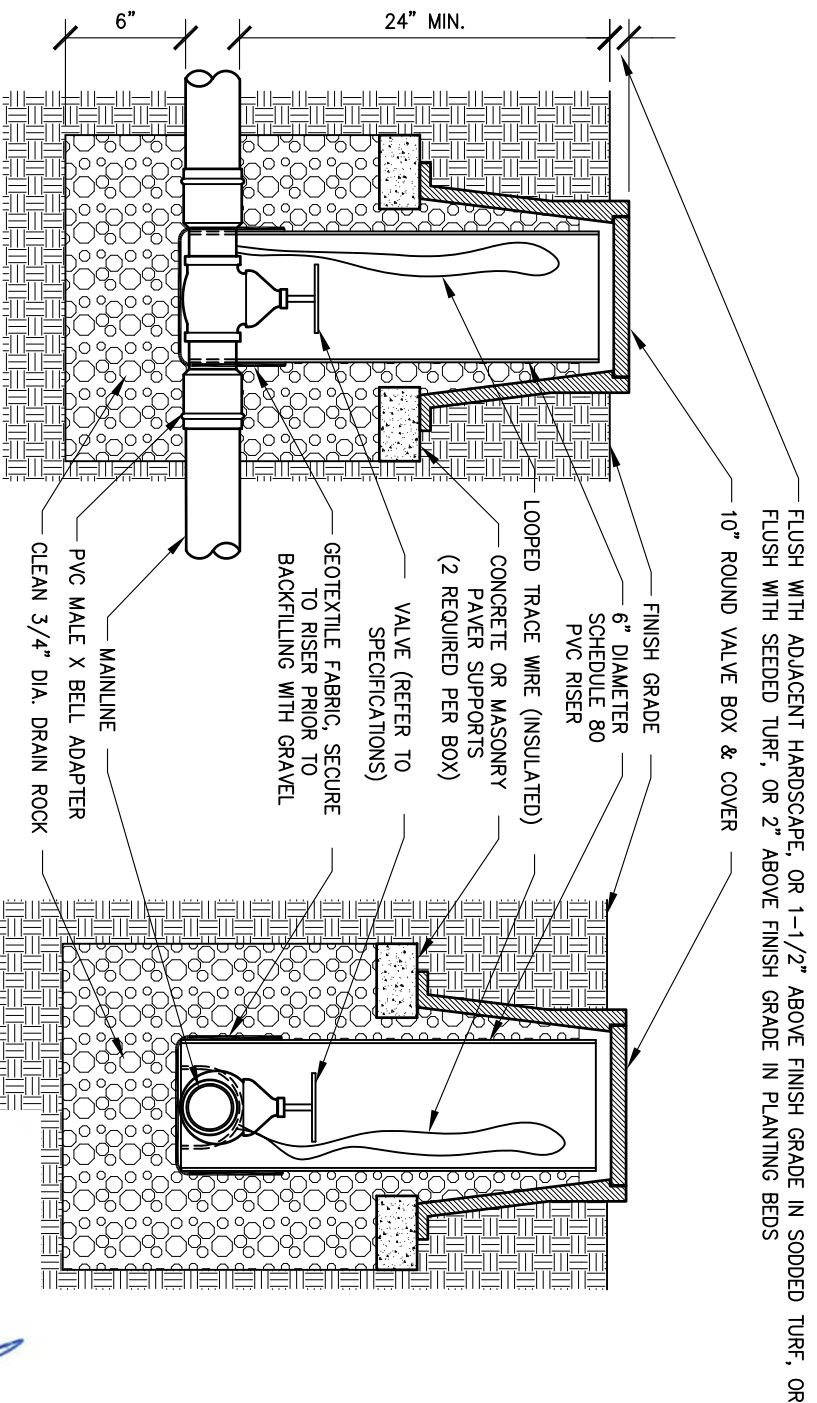


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DEPARTMENT

THRUST BLOCKS

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-10



NOTES

1. COMPACT SOIL AROUND BOX TO 90% MINIMUM COMPACTION.
2. PLACE DRAIN ROCK PRIOR TO INSTALLING VALVE BOX.
3. GATE VALVE AND FITTINGS SHALL BE LINE SIZE UNLESS OTHERWISE NOTED.
4. USE TEFLON TAPE ON ALL THREADED FITTINGS.
5. LOCATE VALVES IN SHRUB/GROUND COVER AREAS WHENEVER POSSIBLE.
6. LOOP EXTRA TRACER WIRE UP TO TOP OF BOX.

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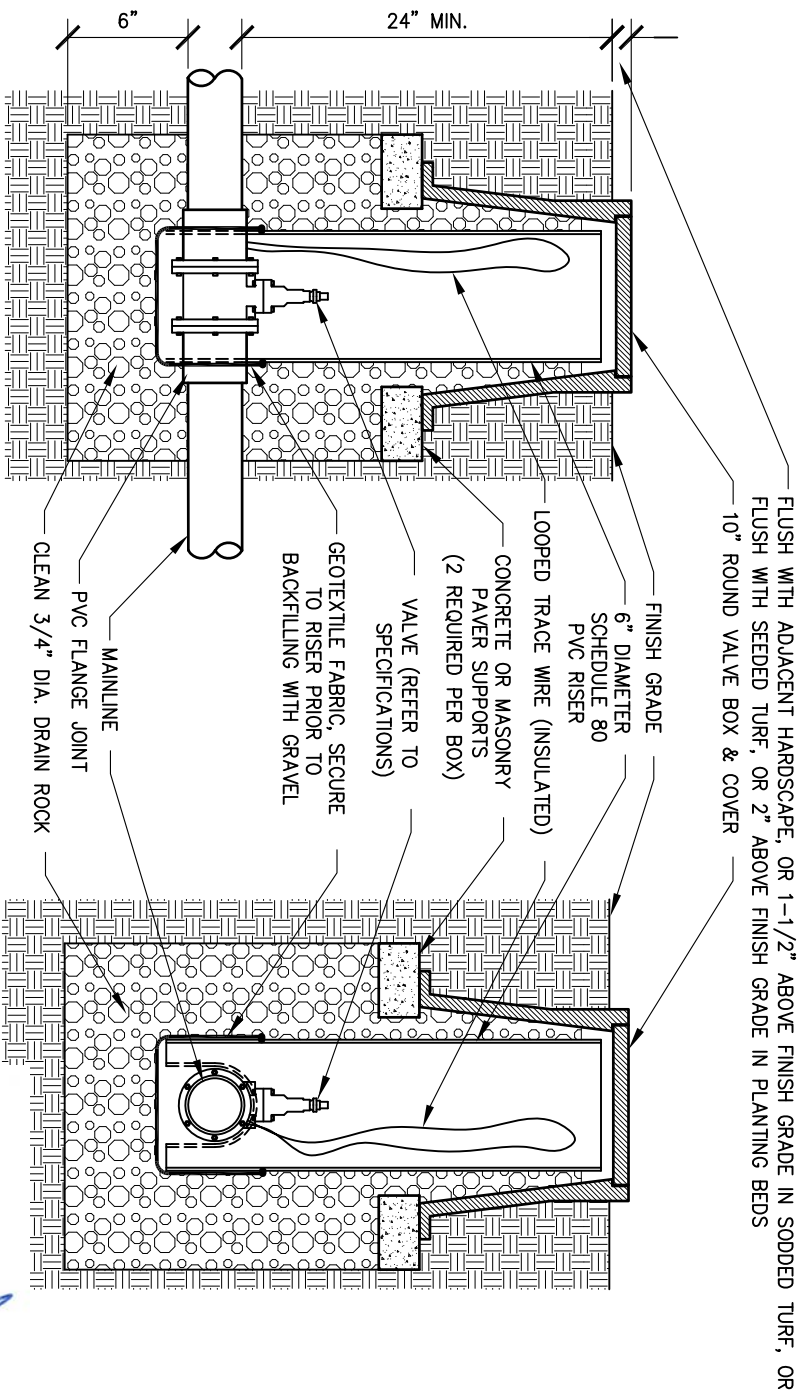


PARKS, RECREATION, & LIBRARIES
DEPARTMENT

VALVE
3" AND SMALLER

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-11



NOTES

1. COMPACT SOIL AROUND BOX TO 90% MINIMUM COMPACTION.
2. PLACE DRAIN ROCK PRIOR TO INSTALLING VALVE BOX.
3. GATE VALVE AND FITTINGS SHALL BE LINE SIZE UNLESS OTHERWISE NOTED.
4. USE TEFLON TAPE ON ALL THREADED FITTINGS.
5. LOCATE VALVES IN SHRUB/GROUNDCOVER AREAS WHENEVER POSSIBLE.
6. LOOP EXTRA TRACER WIRE UP TO TOP OF BOX.

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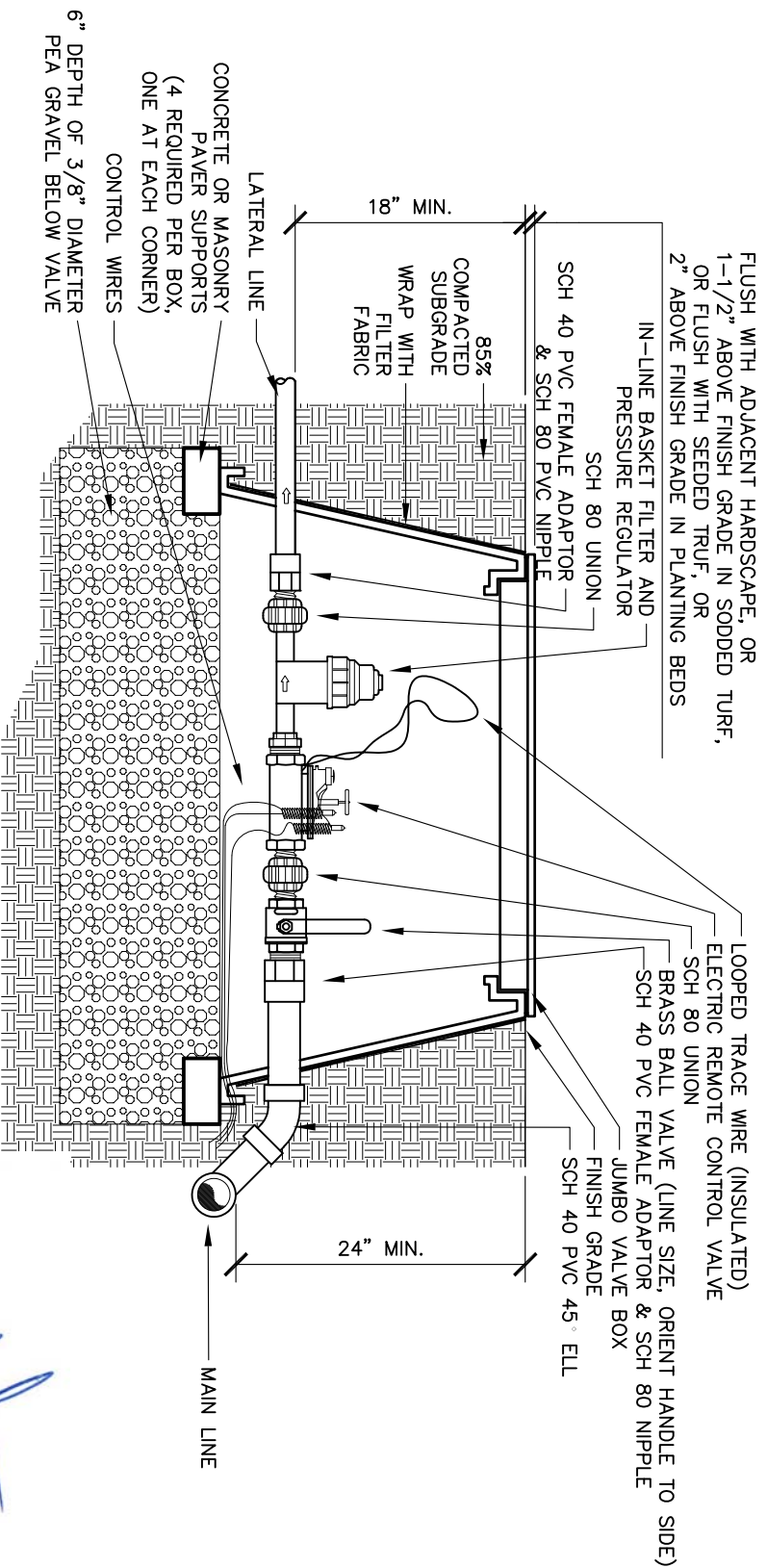


PARKS, RECREATION, & LIBRARIES
DEPARTMENT

VALVE
4" AND LARGER

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-12



NOTES

1. INSTALL VALVES A MINIMUM OF 12" FROM STRUCTURES OR HARDSCAPING.
 2. INSTALL VALVES IN PLANTER BEDS WHEREVER POSSIBLE.
 3. PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
 4. INSTALL VALVE BOX SO THAT TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPING.
 5. USE TEFLON TAPE ON ALL MALE THREADS.
 6. PROVIDE SCHEDULE 80 THREADED UNION ON DOWNSTREAM SIDE.
 7. INSULATE AROUND PIPE AT BOX OPENINGS WITH PLASTIC SHEETING TO PREVENT SOIL FROM ENTERING BOX.
 8. REFER TO SPECIFICATIONS FOR REQUIREMENTS FOR TAPING, EXPANSION COILS, WIRE CONNECTIONS, ETC.
 9. ALL RCVS SHALL BE TAGGED INDICATING STATION #S.
 10. ALL VALVE BOXES SHALL HAVE STATION #S PERMANENTLY BURNED ON VALVE BOX LIDS.
- MARKINGS SHALL BE AS FOLLOWS:
- TURF VALVES: T#
- LANDSCAPE AREA VALVES: L#
- BUBBLER VALVES: B#

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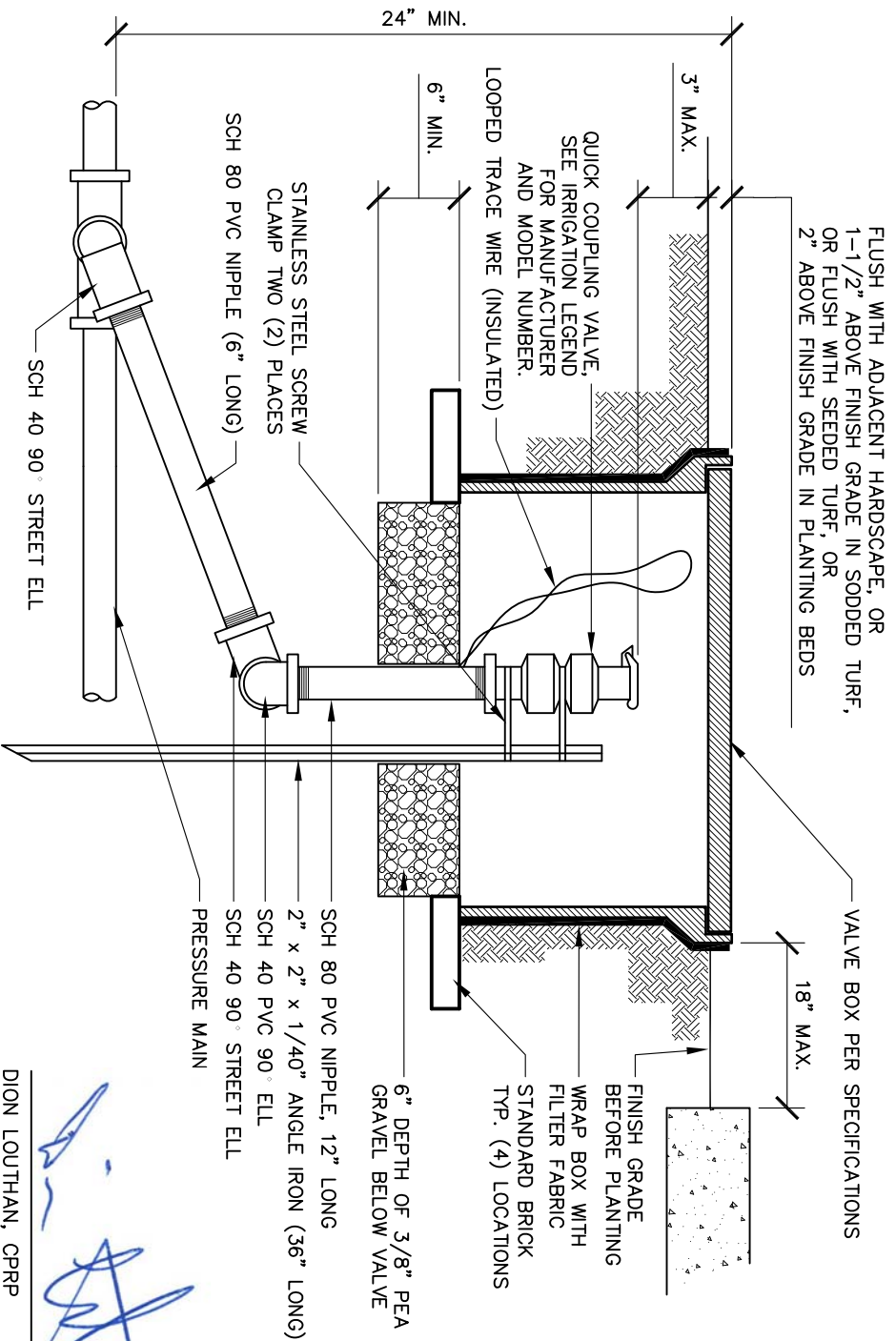


PARKS, RECREATION, & LIBRARIES
DEPARTMENT

VALVE
DRIP CONTROL

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-13



NOTES

1. INSTALL VALVE BOXES SO THAT THE TOP OF THE BOX IS FLUSH WITH THE TOP OF THE ADJACENT HARDSCAPE.
2. USE TEFLON TAPE ON ALL THREADED CONNECTIONS.

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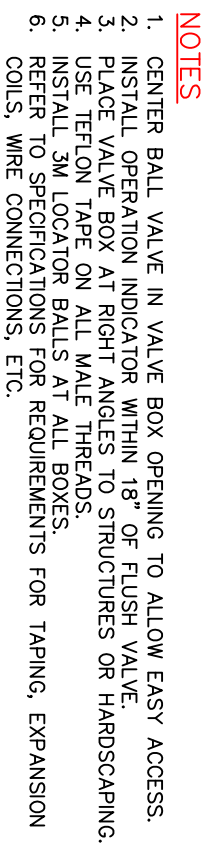


PARKS, RECREATION, & LIBRARIES
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VALVE QUICK COUPLING

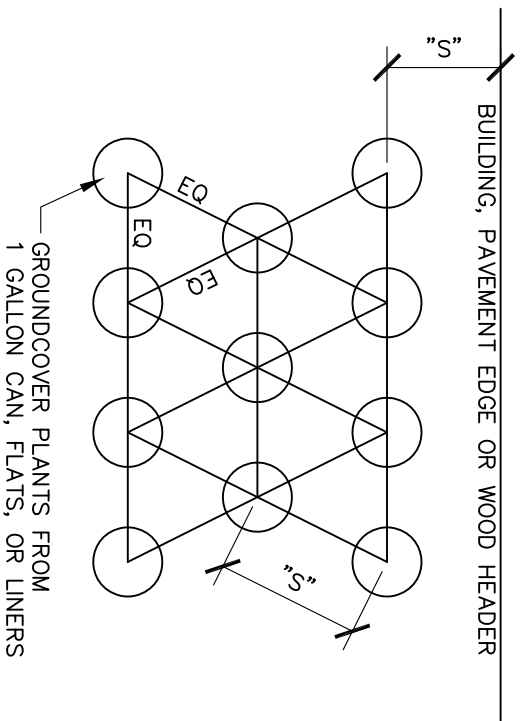
SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
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PK-14

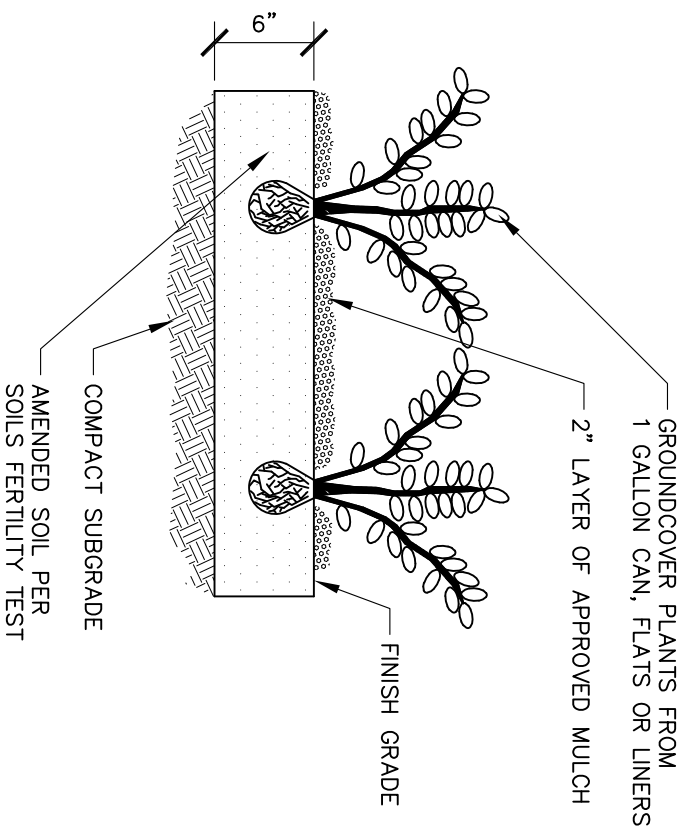
PARKS, RECREATION, & LIBRARIES
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PK-16

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PLAN



SECTION

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PARKS, RECREATION, & LIBRARIES
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GROUND COVER PLANTING

NOTES

1. "S" REFERS TO PLANT SPACING, SEE PLANT TABLE ON CONSTRUCTION DOCUMENTS.

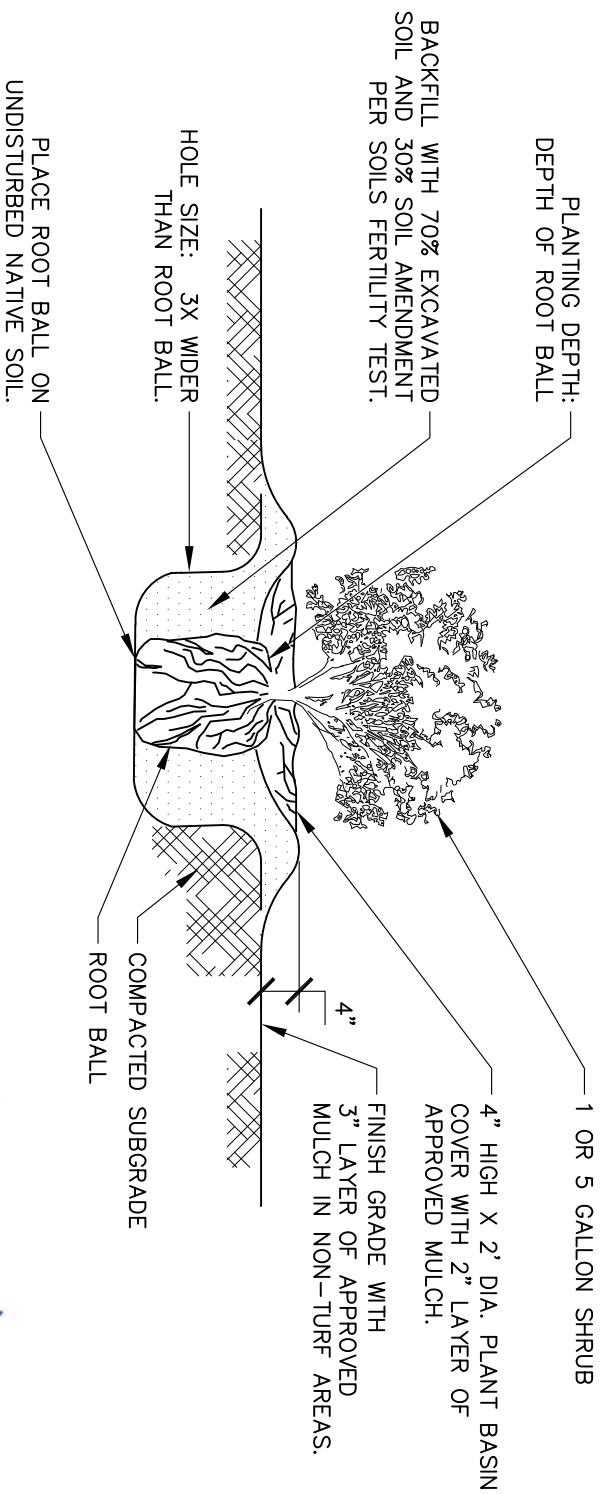
SCALE: NONE

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PK-17



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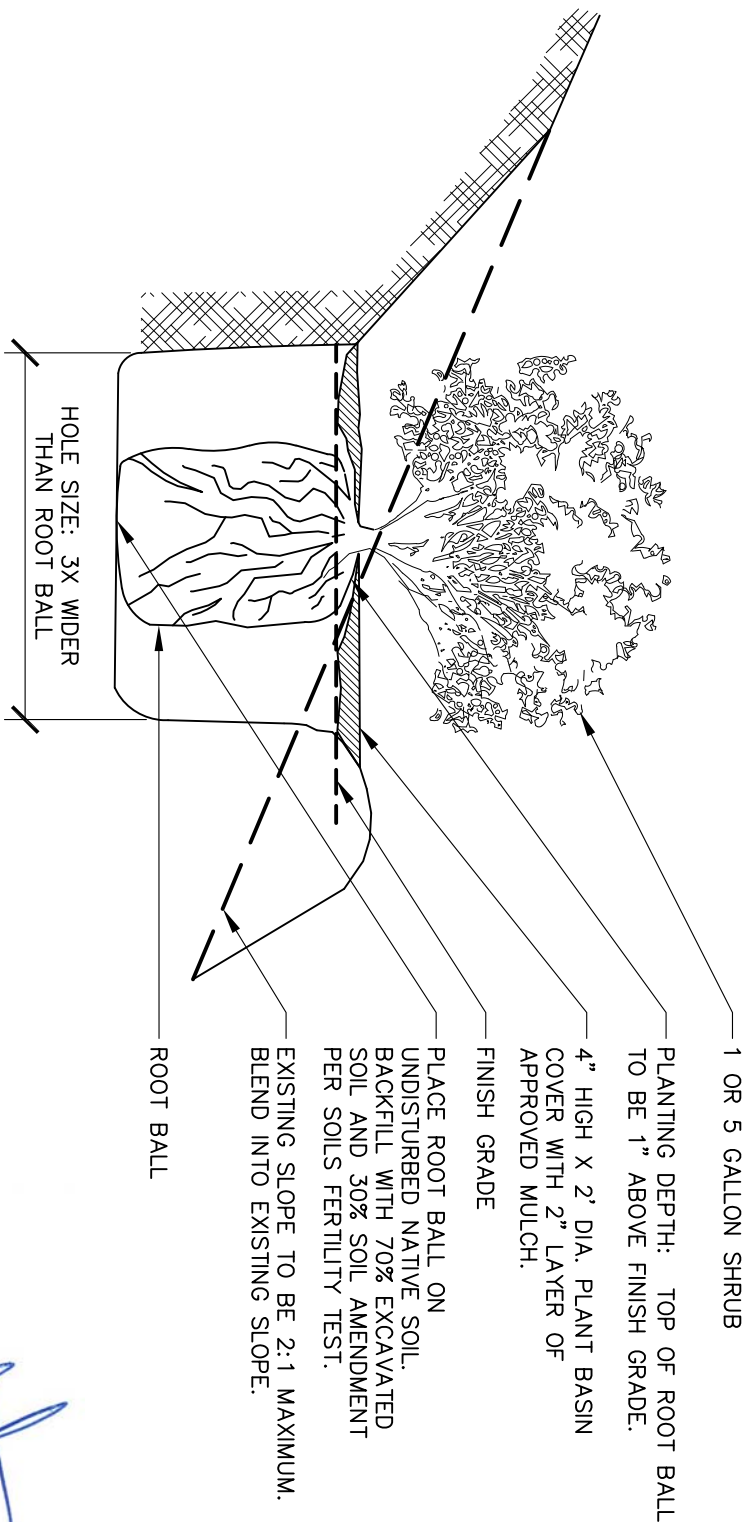
SHRUB PLANTING

NOTES

1. AMENDMENT SHALL BE CONSISTENT WITH SOILS FERTILITY TEST.
2. PLANTING AREAS SHALL BE TREATED WITH PRE-EMERGENT PRIOR TO PLANTING TO PREVENT GERMINATION OF WEED SEEDS.
3. SCORE ROOT BALL IN VARIOUS LOCATIONS.

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
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PK-18



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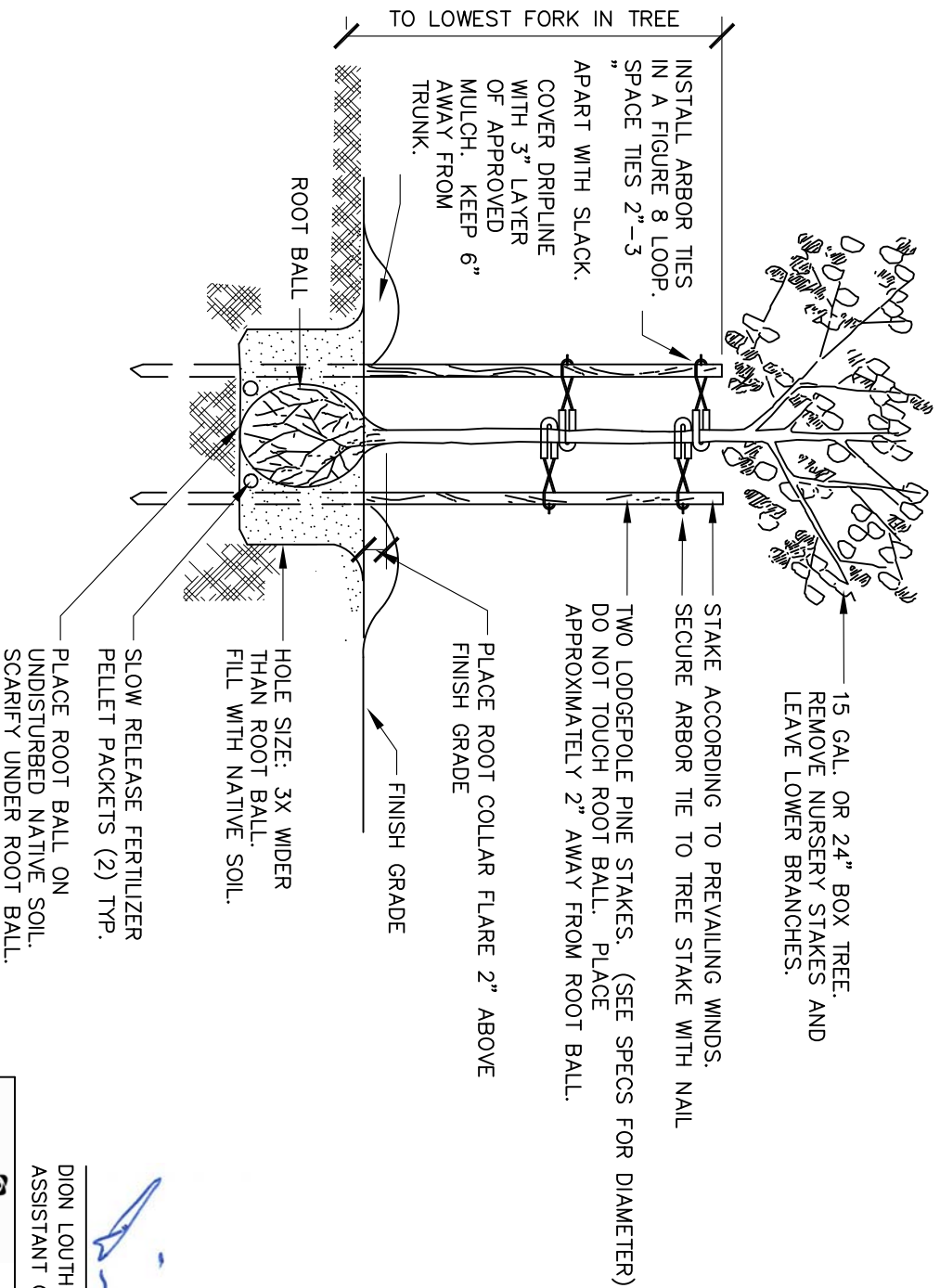
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PARKS, RECREATION, & LIBRARIES
DEPARTMENT

SHRUBS ON SLOPES

NOTES

1. PLANTER AREAS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED BEFORE PLANTING TO PREVENT GERMINATION OF WEED SEEDS.
2. BUBBLERS TO BE PLACED ON UPHILL SIDE OF SHRUB.
3. SCORE ROOT BALL IN VARIOUS LOCATIONS.

SCALE: NONE	PK-19
REVISED: JULY 2019	
REVIEWED BY: T. GEE	
APPROVED BY: D. LOUTHAN	



NOTES

1. SCORE ROOT BALL AND CUT GIRDLING ROOTS ON ALL FOUR SIDES OF ROOT BALL.
2. FOR LAWN AREAS: PROVIDE A 3' DIA. AREA FREE OF TURF.
3. TREES LESS THAN 8' IN HEIGHT REQUIRE AN 8' STAKE. TREES 8' OR GREATER IN HEIGHT REQUIRE A 10' STAKE.
4. INSTALL 2 ARBOR TIES, AT 2/3 OF TREE HEIGHT AND 2 ARBOR TIES AT 1/2 OF TREE HEIGHT.
5. TREE STAKES SHOULD BE INSERTED INTO THE GROUND TO A MINIMUM DEPTH OF 18".

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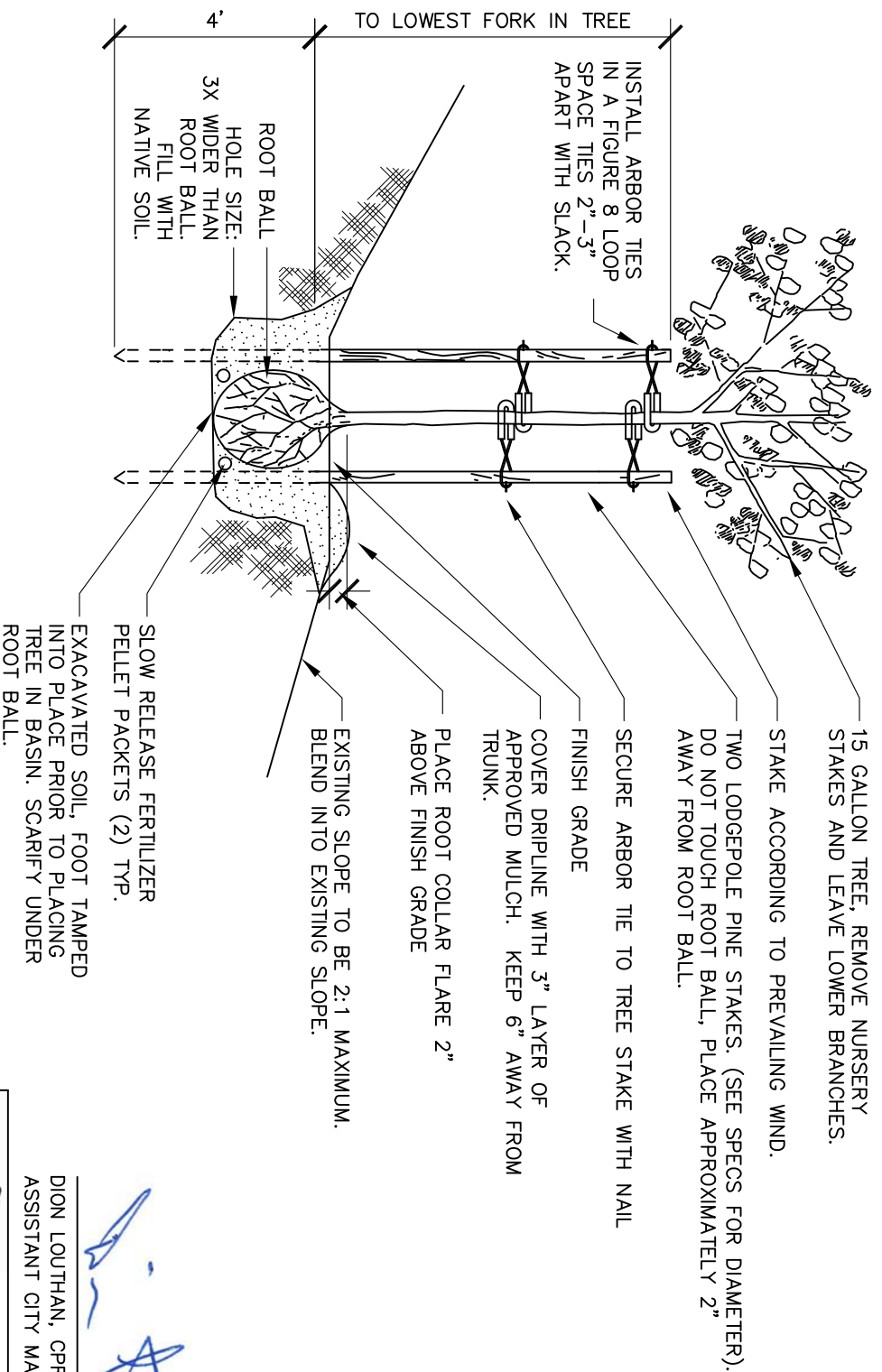


PARKS, RECREATION, & LIBRARIES
DEPARTMENT

TREE PLANTING

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-20



NOTES

1. SCORE ROOT BALL AND CUT GIRDLING ROOTS ON ALL FOUR SIDES OF ROOT BALL.
2. TREES LESS THAN 8' IN HEIGHT REQUIRE AN 8' STAKE. TREES 8' OR GREATER IN HEIGHT REQUIRE A 10' STAKE.
3. INSTALL 2 ARBOR TIES, AT 2/3 OF TREE HEIGHT AND 2 ARBOR TIES AT 1/2 OF TREE HEIGHT.
4. TREE STAKES SHOULD BE INSERTED INTO THE GROUND TO A MINIMUM DEPTH OF 18".

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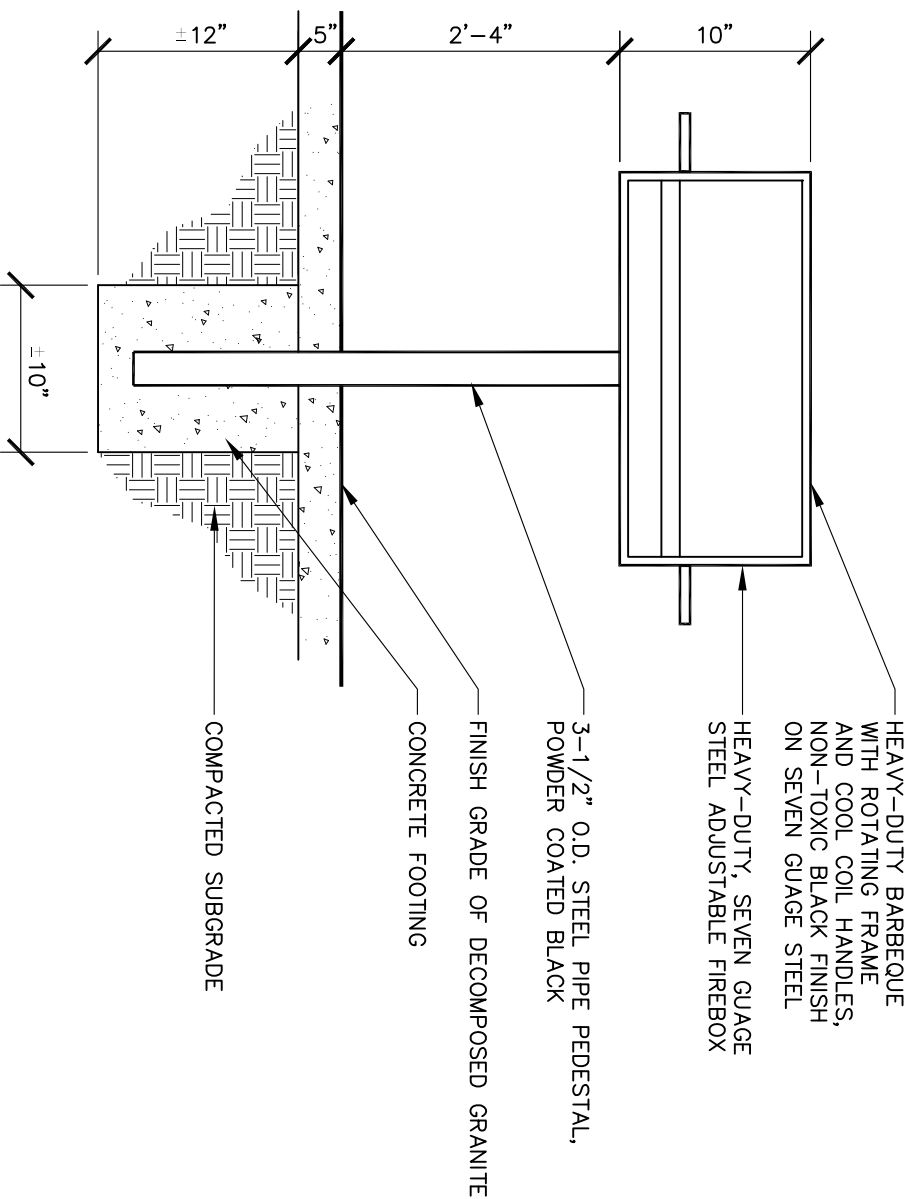
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DEPARTMENT

TREES ON SLOPES

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-21



- NOTES**
1. INSTALL FOOTING PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.
 2. SEE PROJECT SPECIFICATIONS FOR MODEL NUMBER AND TYPE.
 3. LOCATE ADEQUATE DISTANCE FROM STRUCTURES AND TREES IN ORDER TO PREVENT THE POTENTIAL FOR CLIMBING.

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[Signature]

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PARKS, RECREATION, & LIBRARIES
DEPARTMENT

BARBEQUE

SCALE: NONE

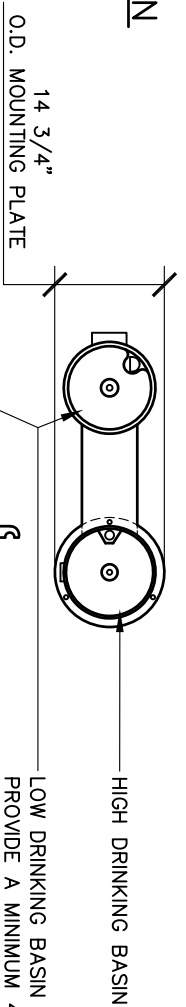
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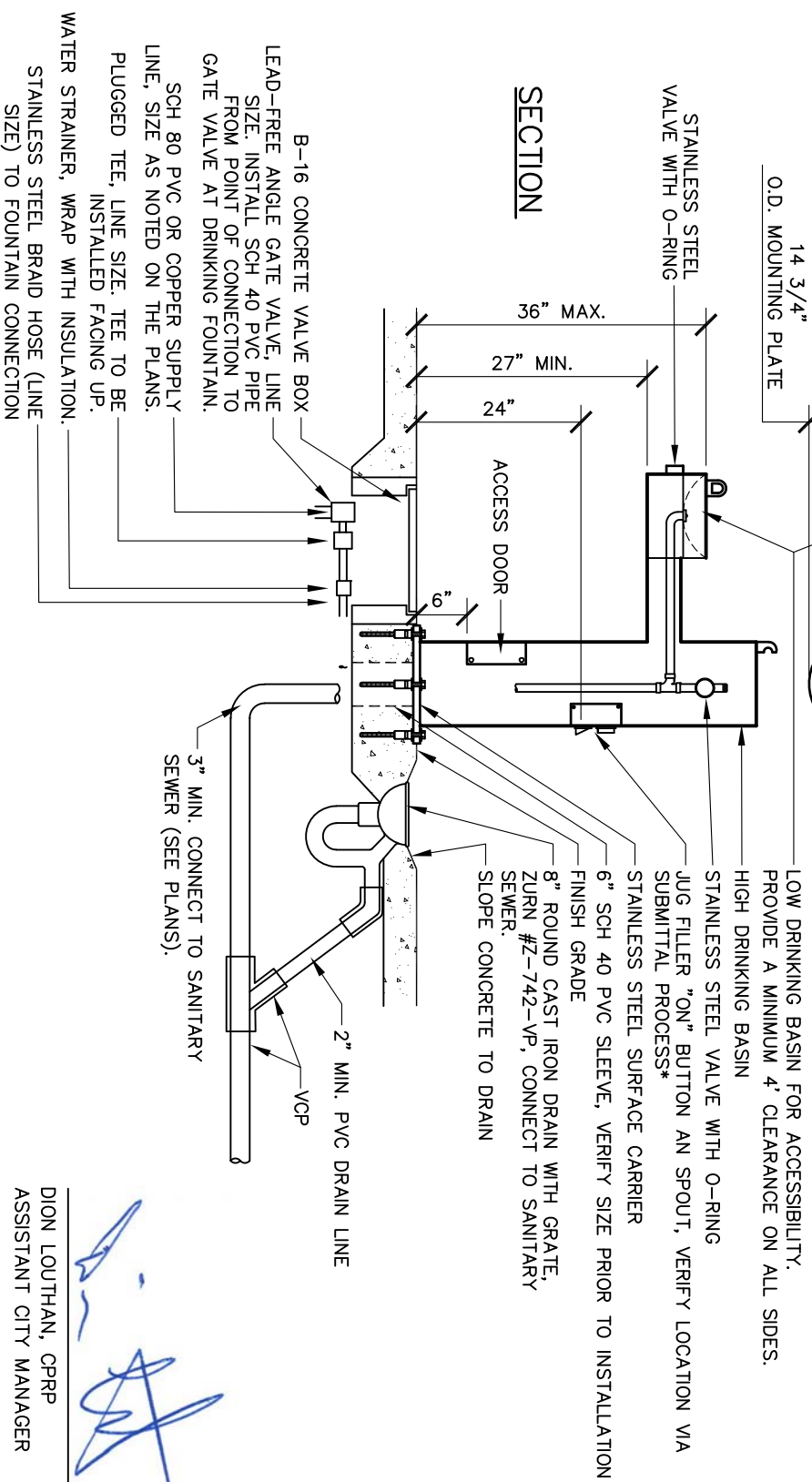
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PK-22

PLAN



SECTION



NOTES

1. PROVIDE LINE SIZE TWO WAY CLEAN OUT EVERY 100' ON SANITARY SEWER LINE UPSTREAM OF Y.
2. 10" STAINLESS STEEL SURFACE CARRIER REQUIRED.
3. FOUNTAIN BASE PER MANUFACTURER'S SPECIFICATIONS.
4. LOCATION OF DRINKING FOUNTAIN "ON" BUTTON AND LOCATION OF JUG FILLER SPOUT SHALL BE DETERMINED VIA THE SUBMITTAL PROCESS.

* JUG FILLER OPTION TO BE INCLUDED ON BALL FIELDS ONLY.

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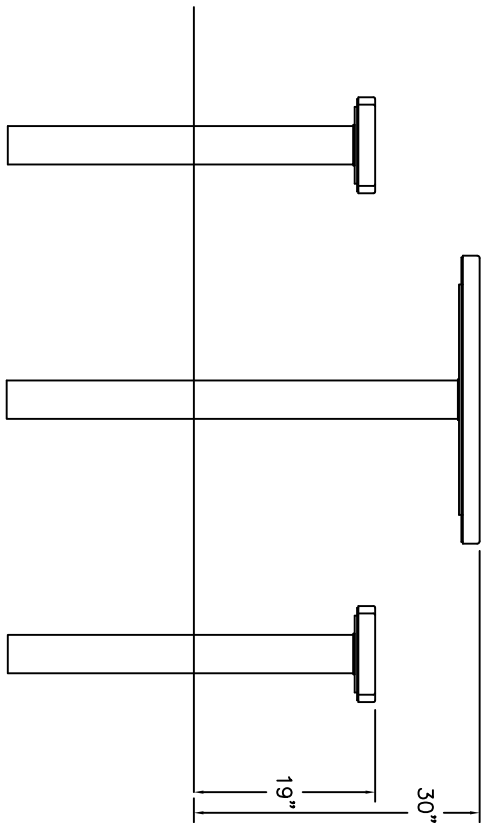
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CALIFORNIA

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DEPARTMENT

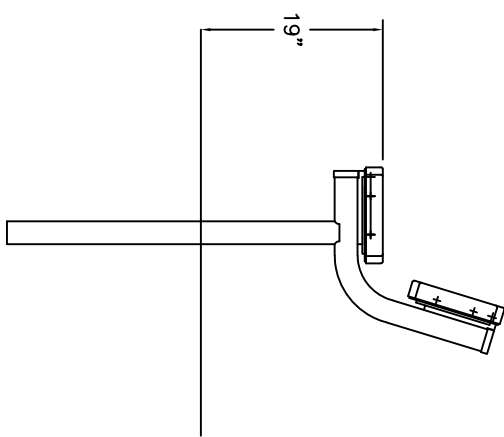
DRINKING FOUNTAIN

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-23



TABLE



BENCH

- NOTES**
1. INSTALL FOOTINGS PER MANUFACTURERS RECOMMENDATIONS.

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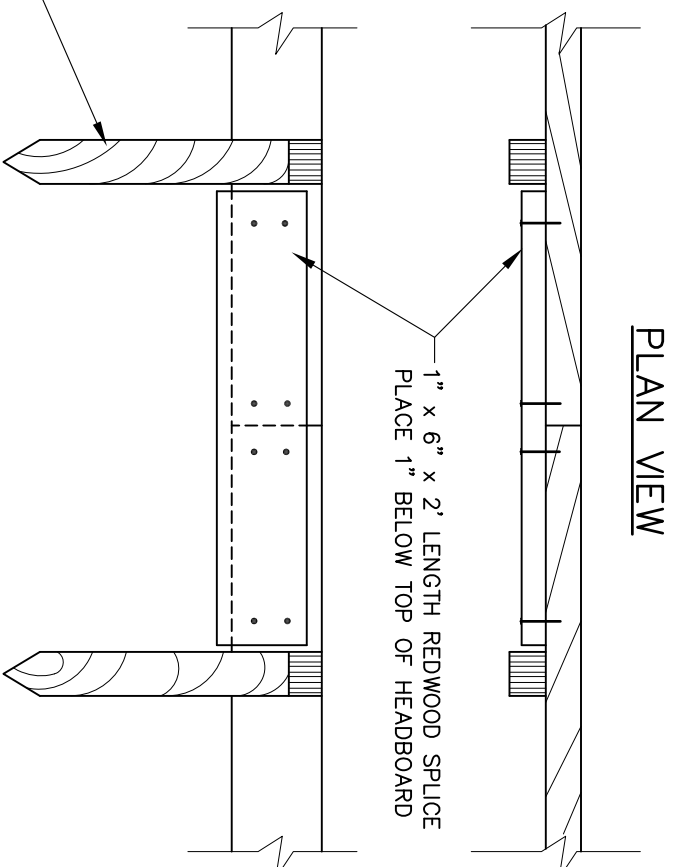
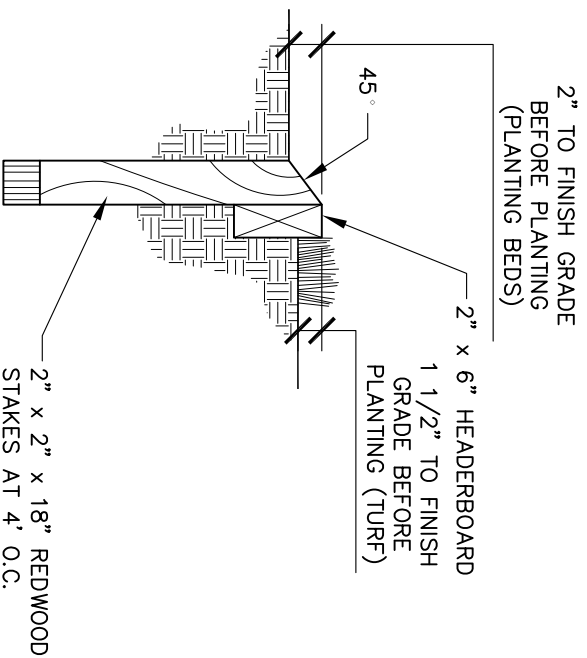


PARKS, RECREATION, & LIBRARIES
DEPARTMENT

PICNIC TABLE AND BENCH
INSTALLATION HEIGHTS

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-24



SPLICE DETAIL

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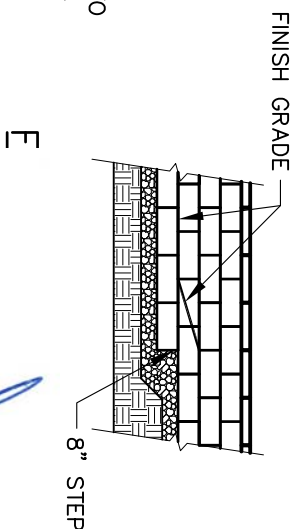
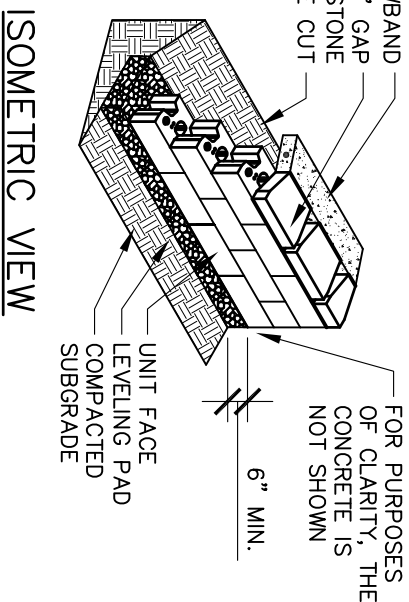
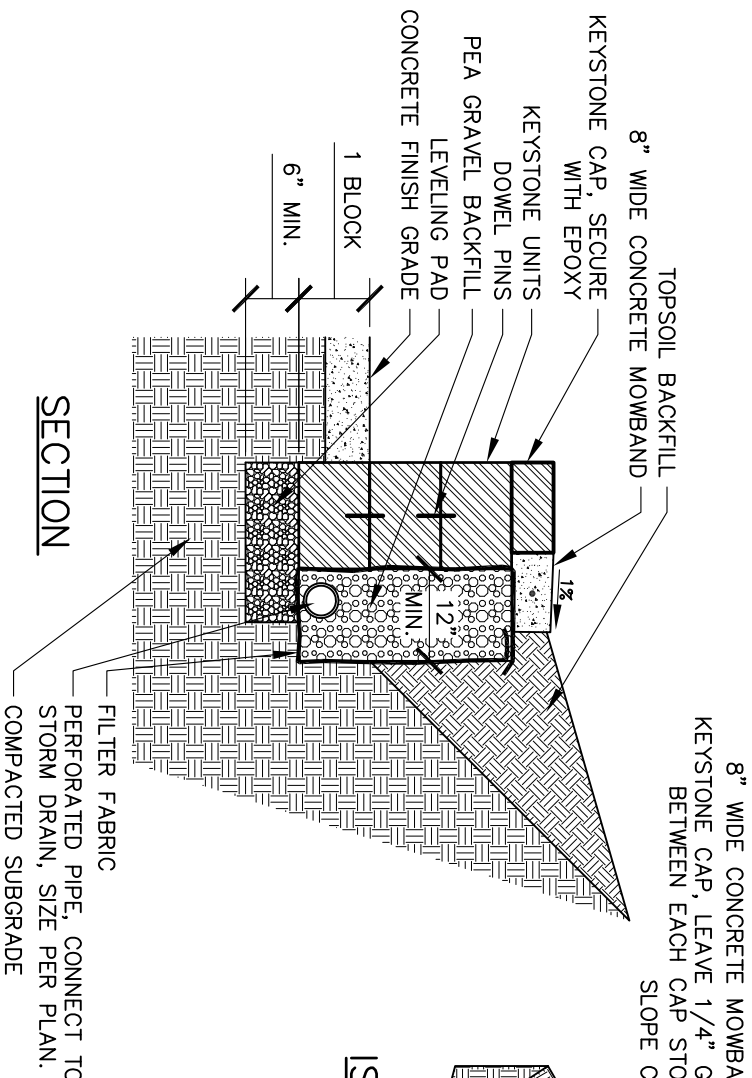
HEADER

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-25

NOTES

1. USE TWO 1" x 6" REDWOOD ON ALL CURVES (WHERE NECESSARY).
2. INSTALL ALL STAKES AND SPLICES ON PLANTING SIDE OF HEADER BOARD.
3. ALL NAILS SHALL BE GALVANIZED.
4. ALL LUMBER SHALL BE REDWOOD, ROUGH CONSTRUCTION HEART GRADE IN ACCORDANCE TO CALIFORNIA REDWOOD ASSOCIATION GRADING RULES.
5. UTILIZE ONLY AS APPROVED BY CITY. DO NOT USE IN TURF OR PLANTED AREAS.



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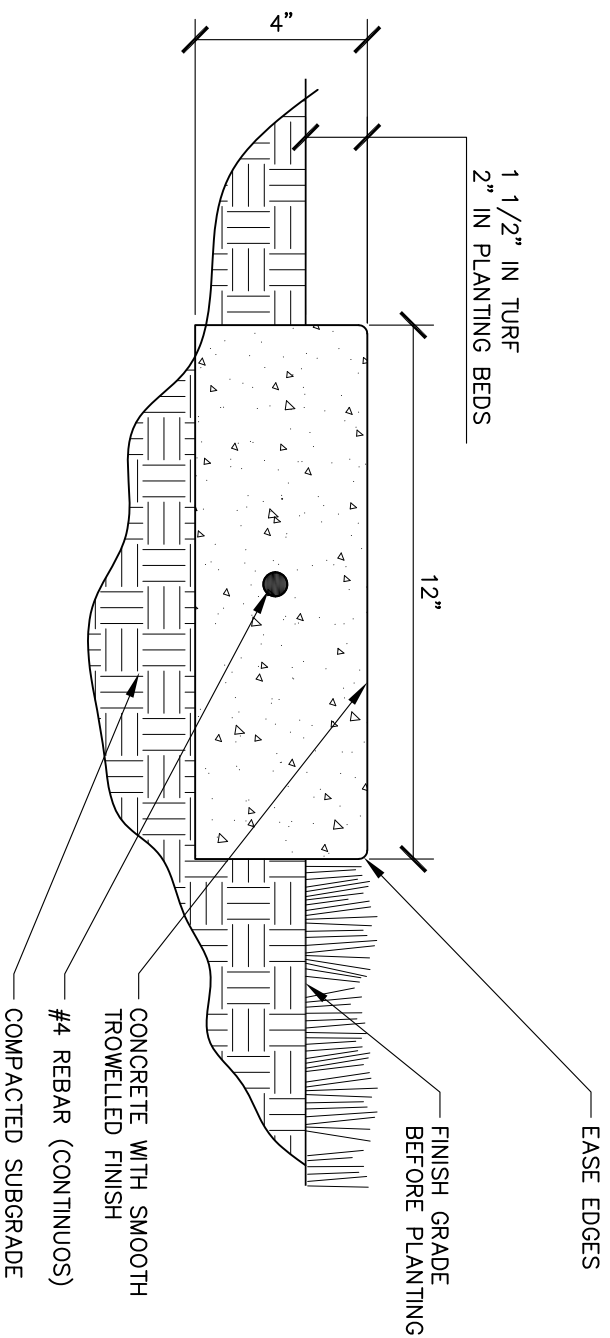
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CALIFORNIA
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DEPARTMENT

KEYSTONE SEAT WALL RETAINING WALL

SCALE: NONE	PK-26
REVISED: JULY 2019	
REVIEWED BY: T. GEE	
APPROVED BY: D. LOUTHAN	

- NOTES**
1. KEYSTONE UNITS FOR THIS PROJECT SHALL BE COMPACT STRAIGHT FACE UNITS (18"W x 8"H x 12"D) AND MINICAP UNITS (18"W x 4"H x 10"D).
 2. THE LEVELING PAD IS TO BE CONSTRUCTED OF COMPACTED CLASS II AGGREGATE BASE OR 2,000 PSI CONCRETE.
 3. SUBGRADE COMPACTED TO A MINIMUM OF 95% RELATIVE DENSITY.
 4. LEAVE NON-GROUTED GAP BETWEEN CAP STONES AT FRONT, GROUT AT BACK TO HOLD.
 5. APPLY ANTI-GRAFITTI SEALANT TO ALL SURFACES. WALL NOT TO BE USED IN A PUBLIC RIGHT-OF-WAY.



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MOWBAND

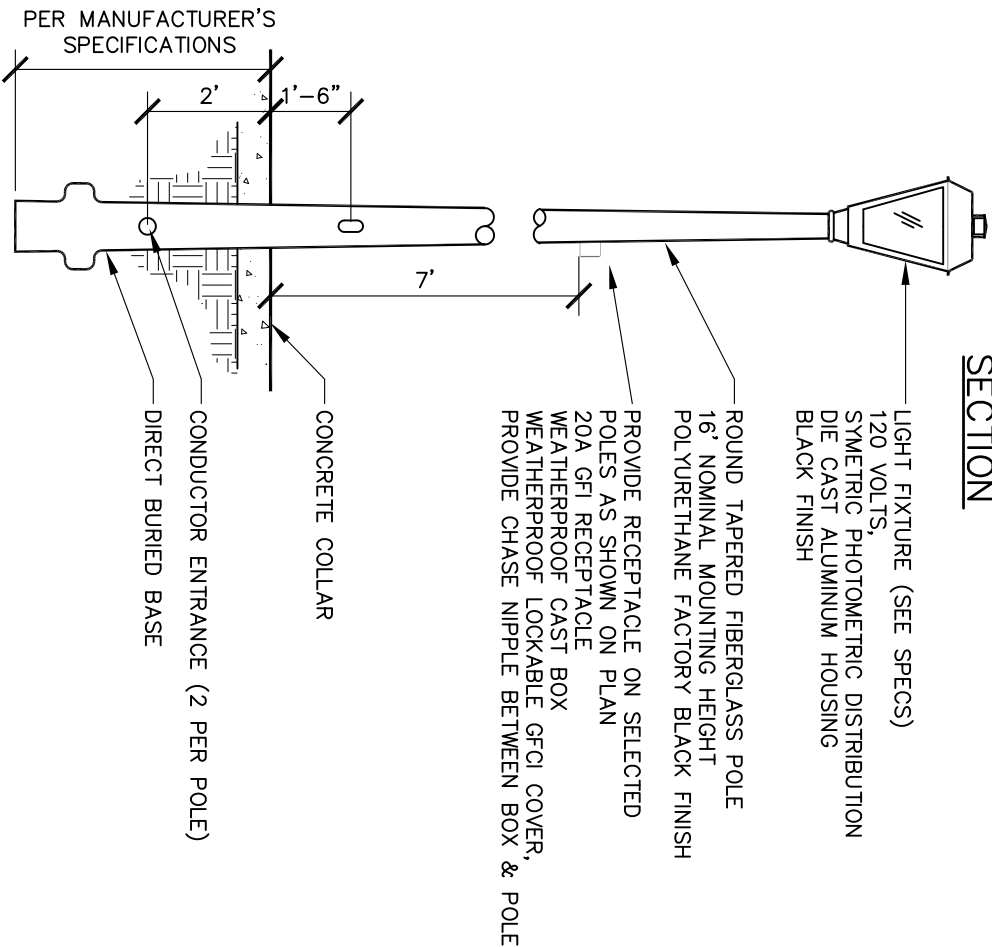
SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-27

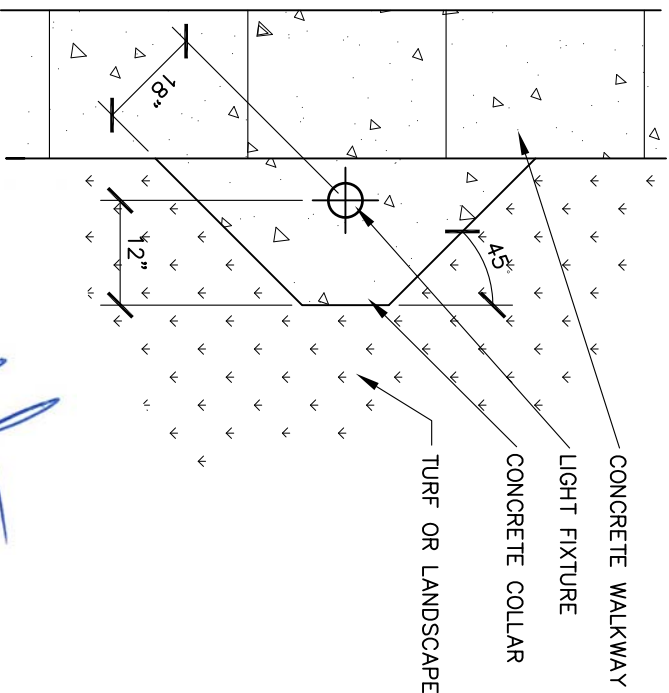
NOTES

1. WHERE VEHICULAR SERVICE/MAINTENANCE TRAFFIC WILL CROSS MOWBANDS, CONCRETE SECTIONS SHALL BE THICKENED TO 6" (SELECT AREAS ONLY).
2. PROVIDE 1/2" SCORE JOINTS AT 20' O.C.

SECTION



PLAN



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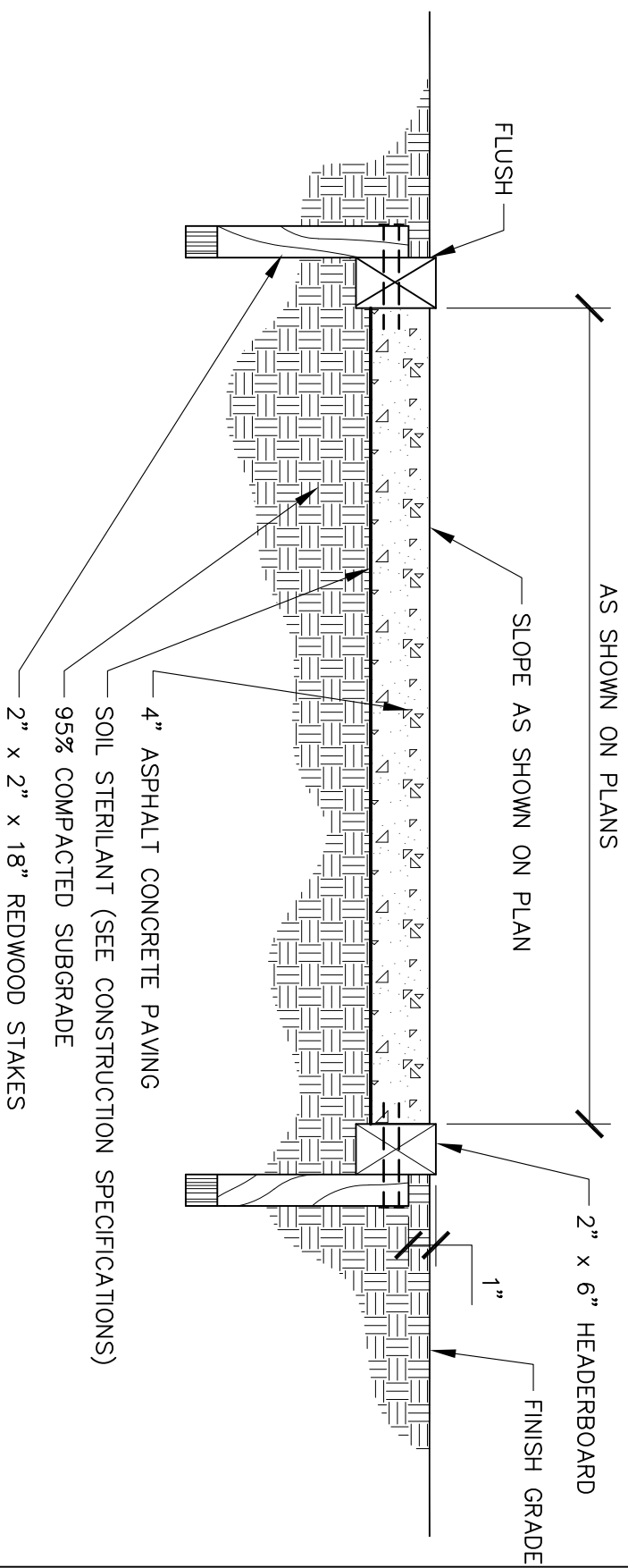
CITY OF
ROSEVILLE
CALIFORNIA
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DEPARTMENT

SECURITY LIGHT
WITH CONCRETE COLLAR

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-29

- NOTES**
1. INCLUDE MANUAL BYPASS IN POWER PEDESTAL FOR MANUAL OVERRIDE.
 2. ALL LIGHTS TO BE LOCATED ADJACENT TO WALKWAYS.



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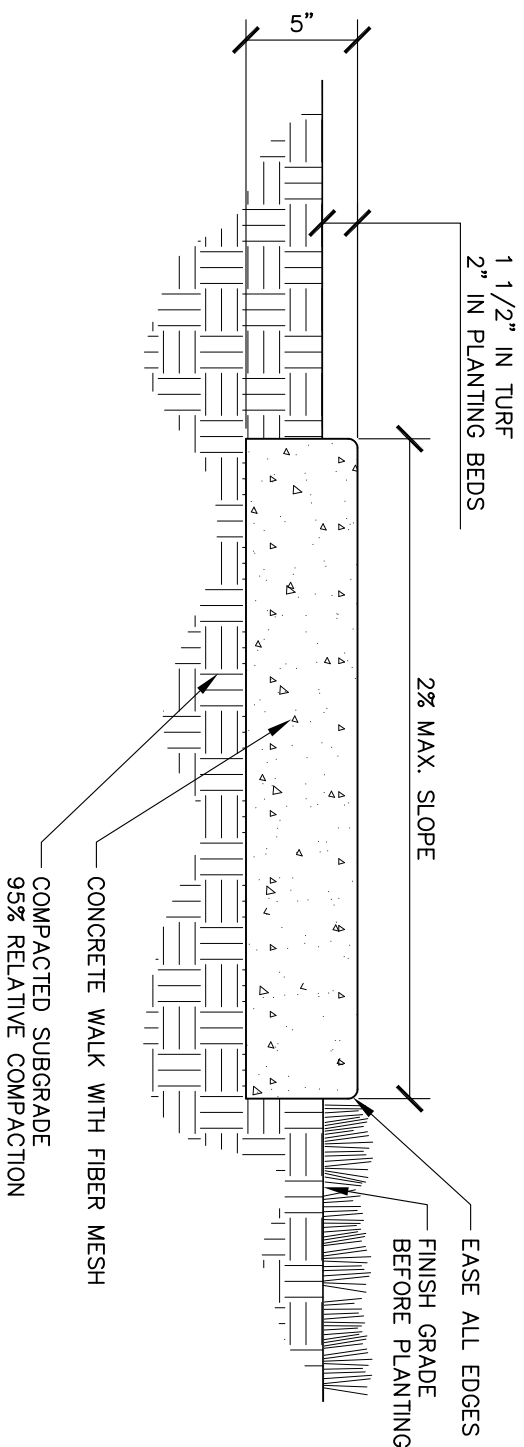
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CALIFORNIA
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DEPARTMENT

ASPHALT CONCRETE PAVING

NOTES

1. HEADER BOARD SHALL BE REDWOOD, ROUGH, CONSTRUCTION HEART GRADE, IN ACCORDANCE TO CALIFORNIA REDWOOD ASSOCIATION GRADING RULES.
2. ALL NAILS SHALL BE GALVANIZED 16 PENNY.
3. TYPE A ASPHALT CONCRETE REQUIRED.

SCALE: NONE	
REVISED: JULY 2019	
REVIEWED BY: T. GEE	
APPROVED BY: D. LOUTHAN	PK-30



- NOTES**
1. PROVIDE CONTROL JOINTS 2" DEEP AT INTERVALS THE WIDTH OF THE WALK.
 2. CLASS "A" SIX SACK CONCRETE.
 3. MEDIUM BROOM FINISH PERPENDICULAR TO PATH OF TRAVEL UNLESS OTHERWISE SPECIFIED.

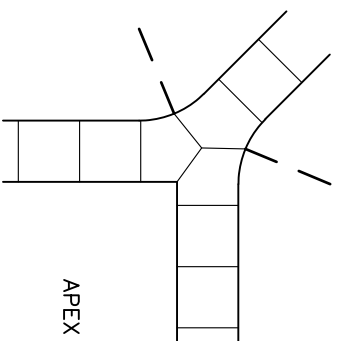
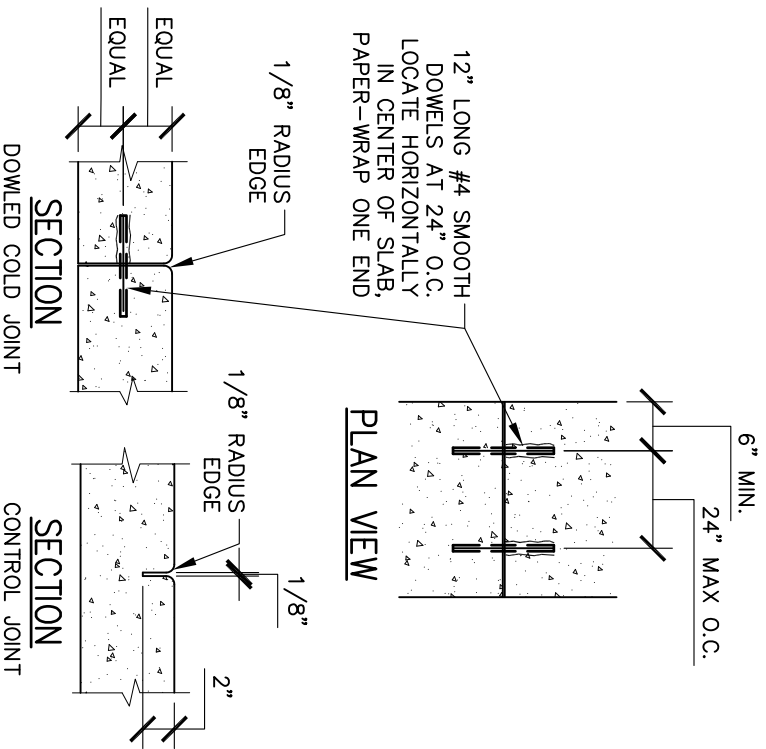
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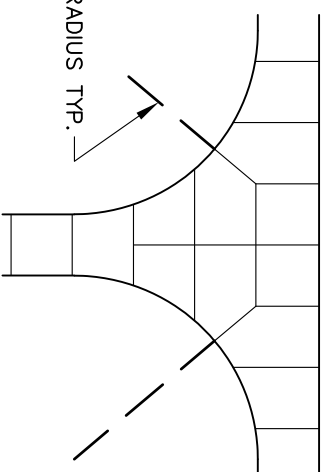
PARKS, RECREATION, & LIBRARIES
DEPARTMENT

CONCRETE PAVING

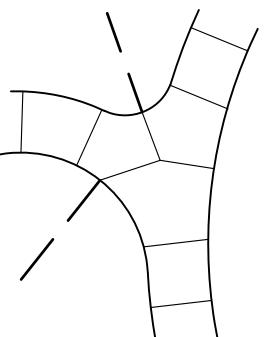
SCALE: NONE	PK-31
REVISED: JULY 2019	
REVIEWED BY: T. GEE	
APPROVED BY: D. LOUTHAN	



Y INTERSECTION



LARGE T INTERSECTION



T AND Y INTERSECTION

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PARKS, RECREATION, & LIBRARIES
DEPARTMENT

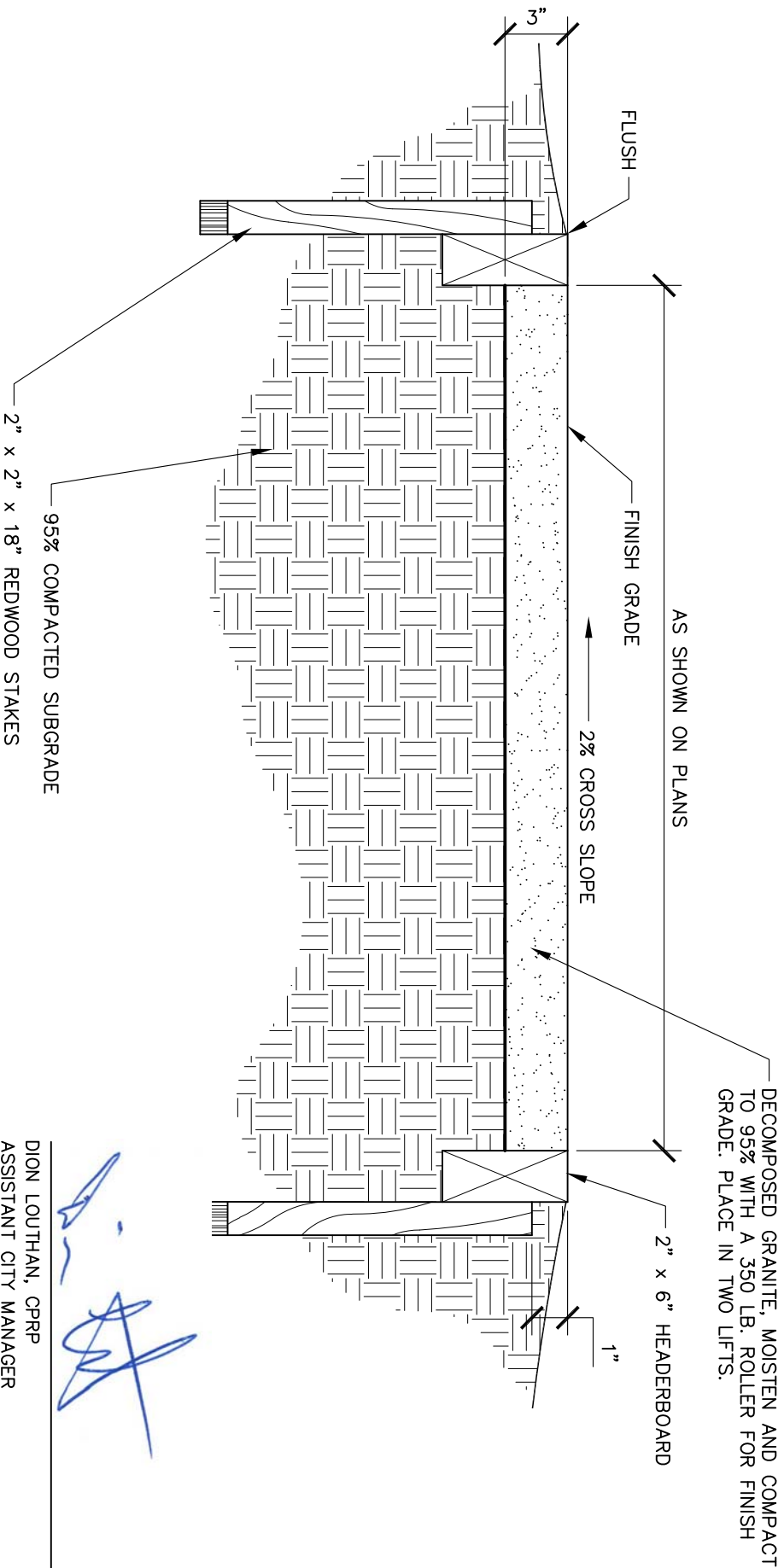
CONTROL JOINTS

NOTES

1. CONTROL JOINTS SHALL NOT DIVIDE CONCRETE INTO SHAPES CONTAINING AN INTERIOR ANGLE OF 45 DEGREES OR LESS.
2. JOINTS SHALL BE SPACED EQUAL TO THE WIDTH OF THE PATH. EXAMPLE: A 10 FT. WIDE PATH SHALL HAVE JOINTS SPACED AT 10 FT. O.C.

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-32



- NOTES**
1. CONTRACTOR TO SUBMIT SAMPLE OF LIGHT TAN OR CALIFORNIA GOLD DECOMPOSED GRANITE FOR APPROVAL BY CITY.

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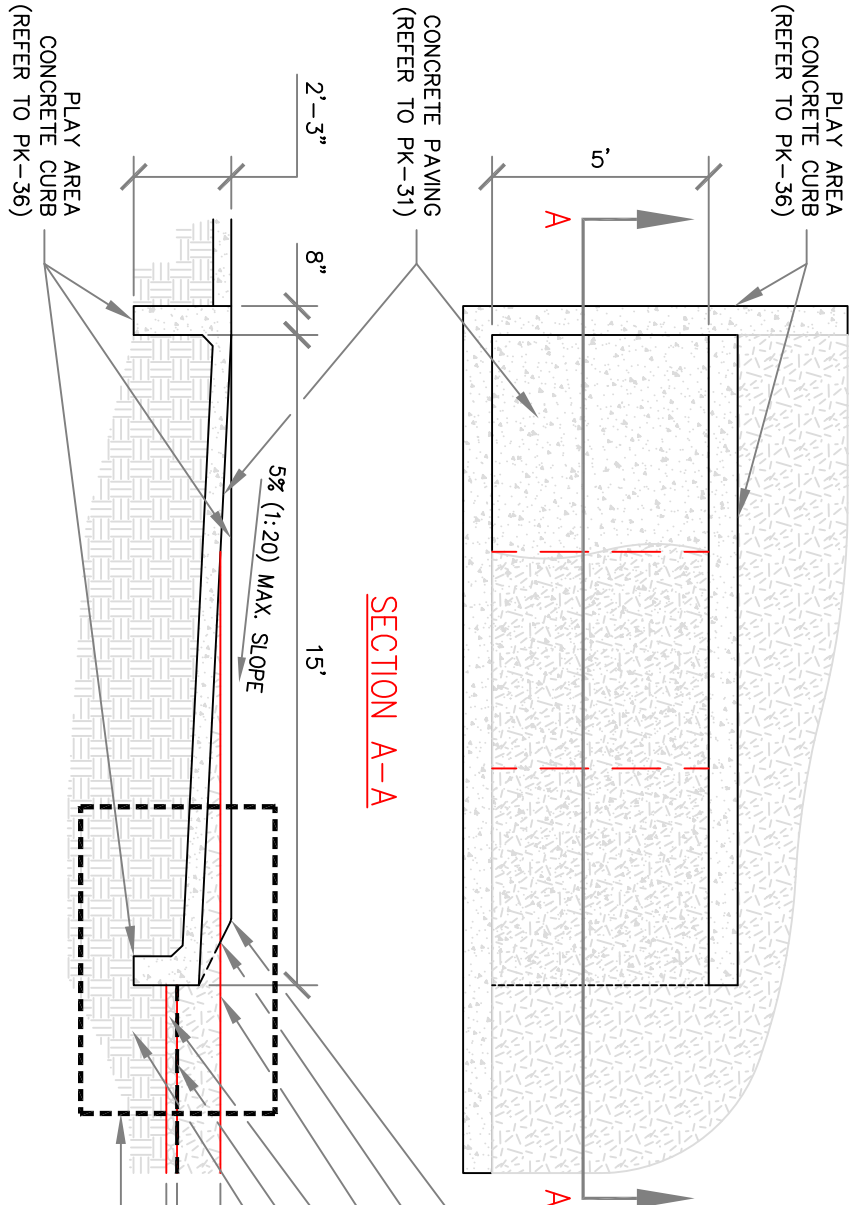
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DEPARTMENT

DECOMPOSED GRANITE PAVING

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

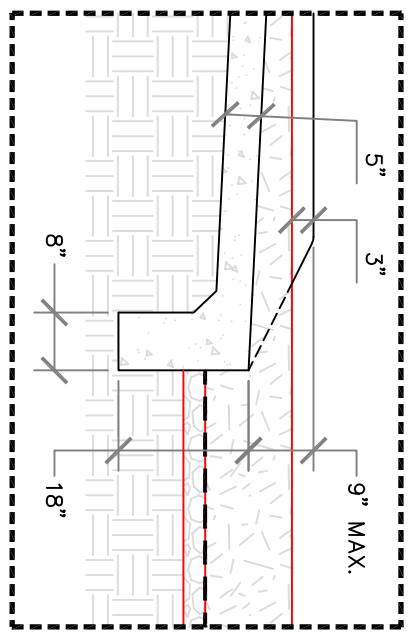
PK-33

PLAN VIEW



SECTION A-A

ENLARGEMENT



- 2" RADIUS ON ALL EXPOSED CURB EDGES
- TRANSITION CURB HEIGHT AT 2:1 SLOPE AT PATH TERMINUS
- ENGINEERED WOOD FIBER
- 3/4" DIA. CLEAN DRAIN ROCK
- FILTER FABRIC
- 95% COMPACTED SUBGRADE

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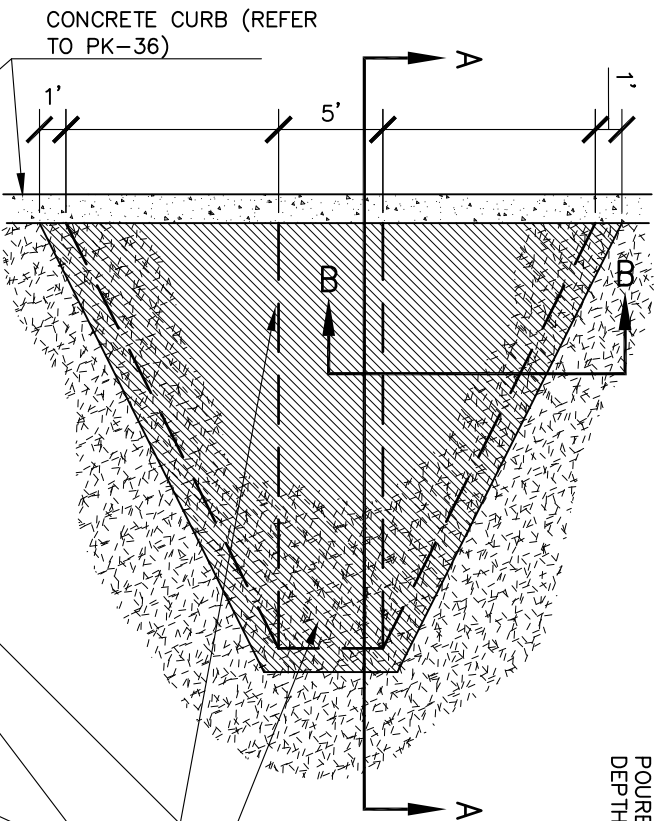
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CALIFORNIA
PARKS, RECREATION, & LIBRARIES
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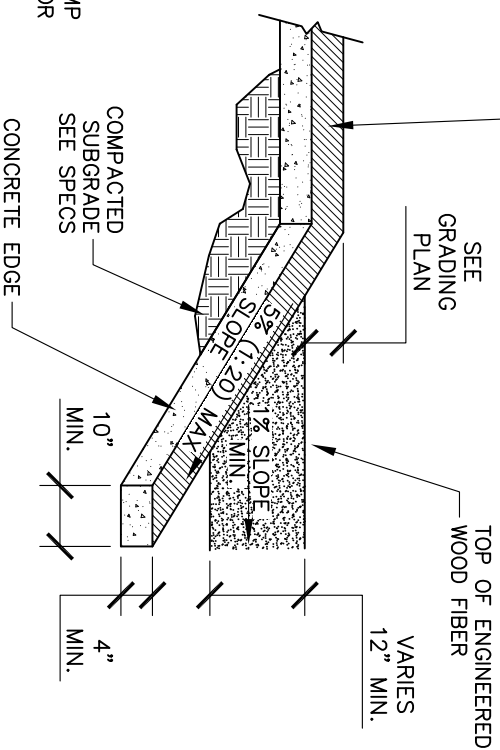
**PLAY AREA
ACCESS RAMP "A"**

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

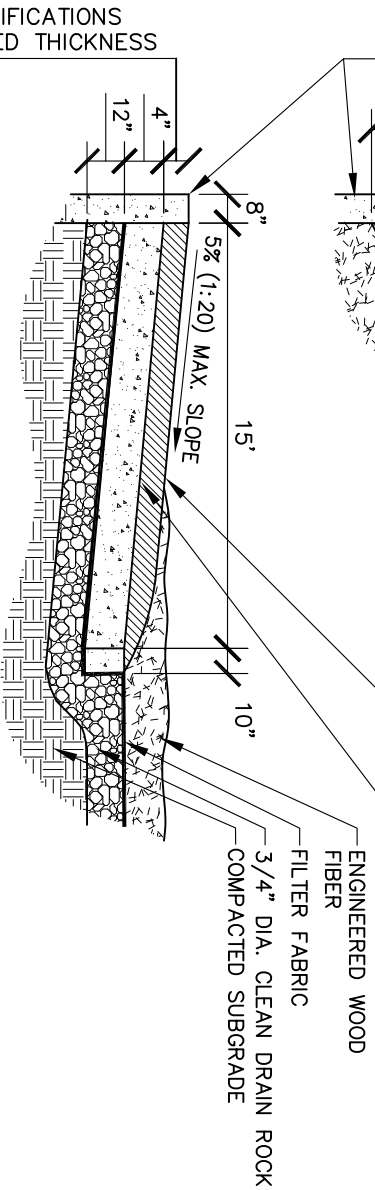
PK-34



POURED-IN-PLACE SAFETY SURFACE
DEPTH VARIES - SEE GRADING PLAN



SECTION B-B



SECTION A-A

SEE SPECIFICATIONS
FOR REQUIRED THICKNESS

CONCRETE CURB (REFER
TO PK-36)

CONCRETE BASE

POURED-IN-PLACE
RUBBER ACCESS RAMP
(REFER TO PLANS FOR
EXACT LOCATION)

ENGINEERED WOOD
FIBER

FILTER FABRIC

3/4" DIA. CLEAN DRAIN ROCK

COMPACTED SUBGRADE

[Signature]

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PLAY AREA
ACCESS RAMP "B"

SCALE: NONE

REVISED: JULY 2019

REVIEWED BY: T. GEE

APPROVED BY: D. LOUTHAN

PK-35

NOTES

1. INSTALL POURED-IN-PLACE SURFACING PER MANUFACTURER'S SPECIFICATIONS.

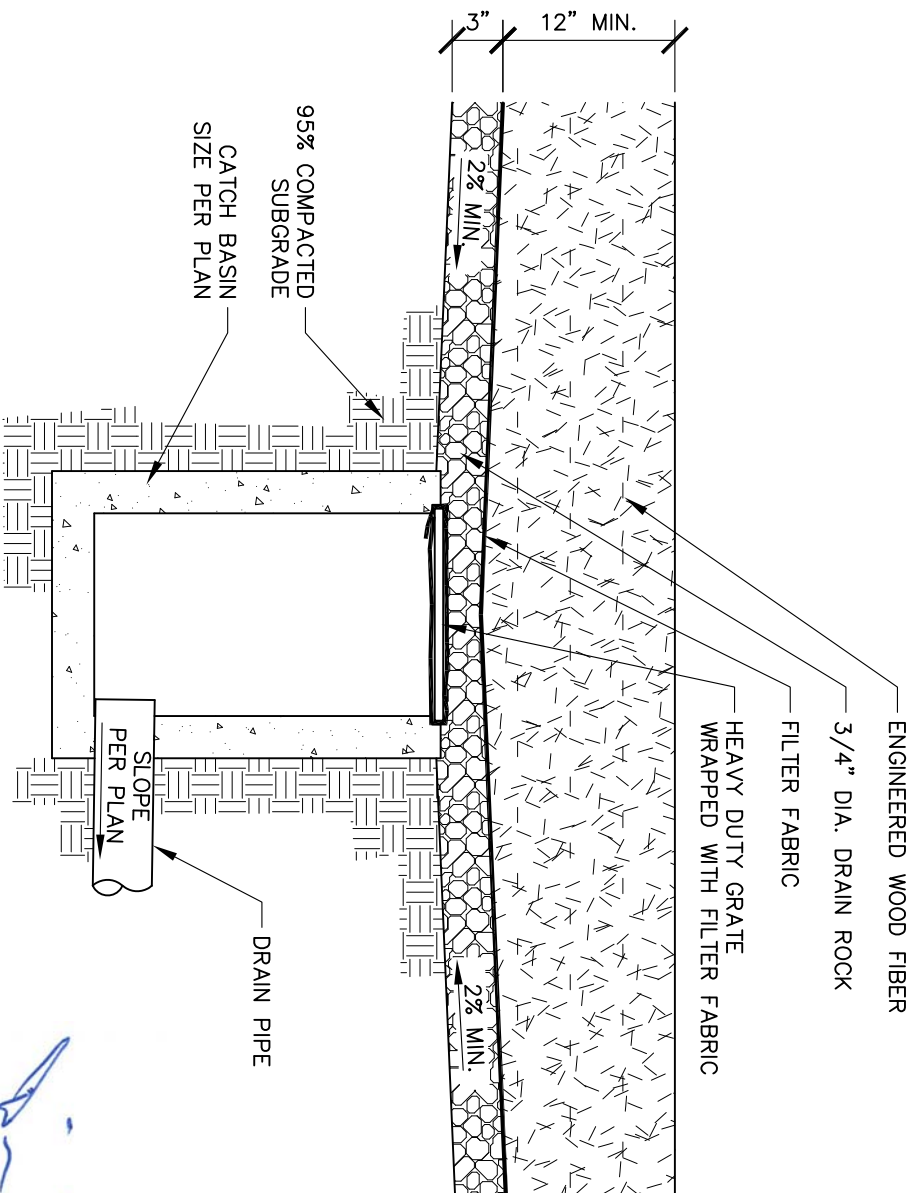


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PLAY AREA
CONCRETE CURB

1. INSTALL TYPE 3 CONCRETE CURB AND CONCRETE PAVING. PROVIDE 18" SMOOTH DOWELS AT 24" O.C.
2. PROVIDE VERTICAL SCORE JOINTS (1" DEEP) AT HORIZONTAL SCORE LINES. ALIGN WITH SIDEWALK.

PK-36



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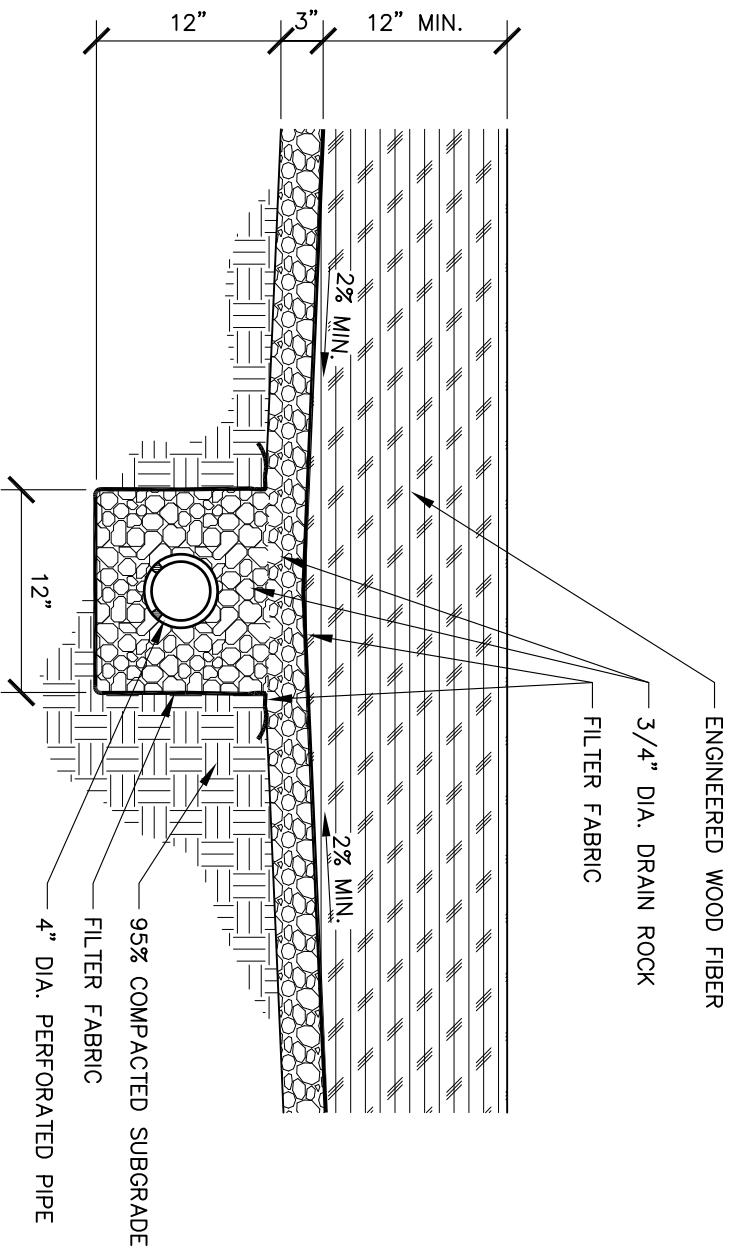


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DEPARTMENT

PLAY AREA
DRAIN

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-37



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DEPARTMENT

PLAY AREA PERFORATED PIPE DRAIN

NOTES

1. PERFORATED PIPE SHALL BE LAID IN A HERRINGBONE PATTERN AND CONNECTED TO A DRAIN INLET.
2. LOCATE ALL CLEAN OUTS OUTSIDE PLAY AREA WITHIN PLANTING/TURF AREAS.

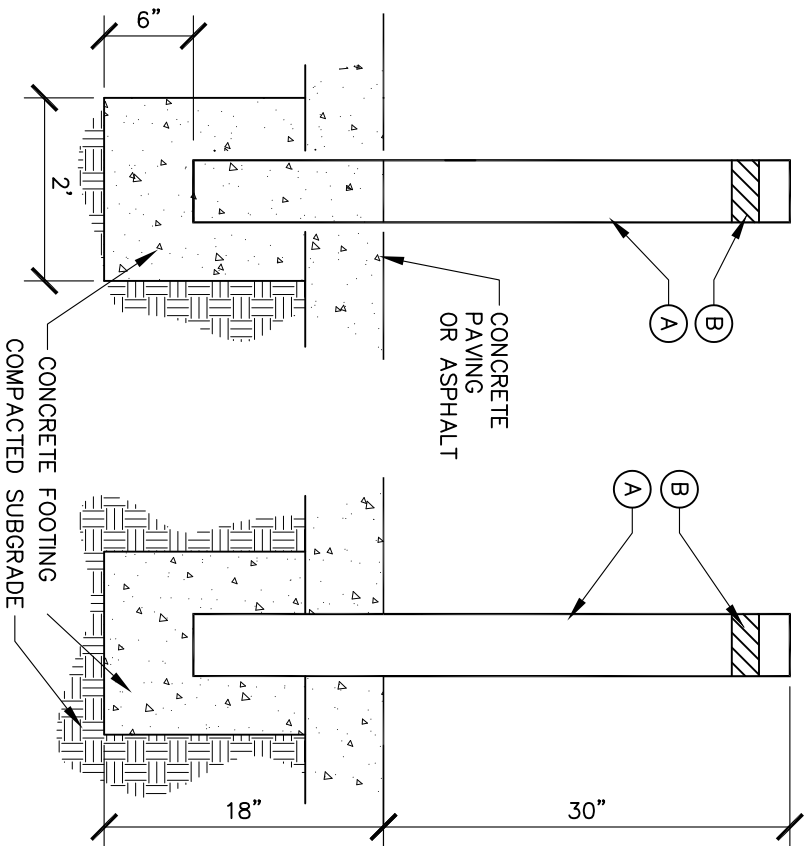
SCALE: NONE

REVISED: JULY 2019

REVIEWED BY: T. GEE

APPROVED BY: D. LOUTHAN

PK-38



LEGEND

- A. 3 1/2" O.D. 1/4" WALL STEEL TUBE WITH CAP WELDED ON TOP.
- B. EASE ALL EDGES OF STEEL TUBE.
- C. PLACE 2" WHITE REFLECTIVE TAPE.

- NOTES**
1. ALL TUBING SHALL BE BLACK STEEL PIPE.
 2. ALL JOINTS SHALL BE WELDED IN ACCORDANCE WITH CA STATE STANDARD SPECIFICATIONS FOR WELDING STRUCTURAL STEEL AND GROUND SMOOTH.
 3. ALL PARTS SHALL BE PAINTED WITH TWO COATS ZINC CHROMATE PRIMER AND TWO COATS EXTERIOR ENAMEL. COLOR: YELLOW

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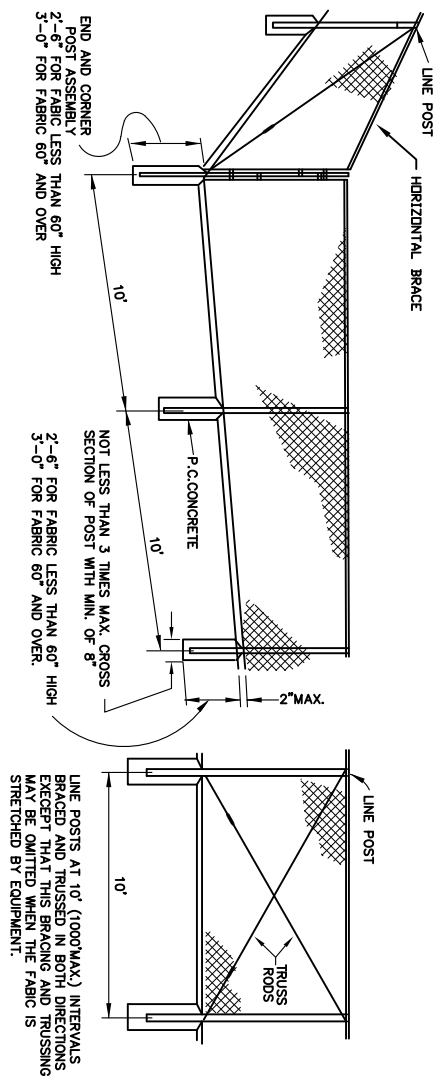


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STATIONARY BOLLARD

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-39



TYPE C1-4=48" FABRIC (11 GAUGE)
TYPE C1-6=72" FABRIC (9 GAUGE)

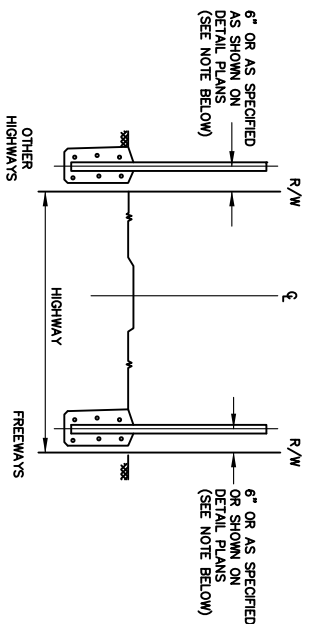
TYPICAL MEMBER DIMENSIONS

FENCE HEIGHT	LINE POSTS			END, LATCH & CORNER POSTS			BRACES		
	ROUND (I.D.)	H	ROLL FORMED	ROUND (I.D.)	ROLL FORMED	ROUND (I.D.)	H	ROLL FORMED	
6' AND LESS	1-1/2"	1-7/8" X 1-5/8"	3/4" X 1-3/4"	2"	3-1/2" X 3-1/2"	1-1/4"	1-1/2" X 1-5/16"	1-5/8" X 1-1/4"	1-3/4" X 1-1/4"
OVER 6'	2"	2-1/4" X 2"	2" X 1-3/4"	2-1/2"	3-1/2" X 3-1/2"	1-1/4"	1-1/2" X 1-5/16"	1-5/8" X 1-1/4"	1-3/4" X 1-1/4"

- NOTES
- THE ABOVE TABLE SHOWS EXAMPLES OF POST AND BRACE SECTIONS WHICH MAY COMPLY WITH THE SPECIFICATIONS.
 - SECTIONS SHOWN IN THE TABLES MUST ALSO COMPLY WITH THE STRENGTH REQUIREMENTS AND OTHER PROVISIONS OF THE SPECIFICATIONS.
 - OTHER SECTIONS WHICH COMPLY WITH THE STRENGTH REQUIREMENTS AND OTHER PROVISIONS OF THE SPECIFICATIONS MAY BE USED ON APPROVAL OF THE ENGINEER.
 - OPTIONS EXERCISED SHALL BE UNIFORM ON ANY ONE PROJECT.
 - DIMENSIONS SHOWN ARE NOMINAL.

GATE POST					
FENCE HEIGHT	GATE WIDTHS	NOMINAL I.D.	WEIGHT PER FOOT	FENCE HEIGHT	WEIGHT PER FOOT
6'-0"	UP THRU 6'	2-1/2"	4.95	UP THRU 6'	3"
	OVER 6' THRU 12'	4"	10.79	OVER 6' THRU 12'	5"
	OVER 12' THRU 18'	5"	14.62	OVER 12' THRU 18'	6"
AND LESS	OVER 18' TO 24' MAX.	6"	18.97	OVER 18' TO 24' MAX.	8"

- NOTES
- ABOVE POST DIMENSIONS AND WEIGHTS ARE MINIMUMS. LARGER SIZES MAY BE USED ON APPROVAL OF ENGINEER.



- NOTES
- OFFSET TO BE 2'-0" AT MONUMENT LOCATIONS, MEASURED AT RIGHT ANGLES TO R/W LINES. TAPER TO ACHIEVE OFFSET TO BE AT LEAST 20' LONG.

FENCE LOCATION

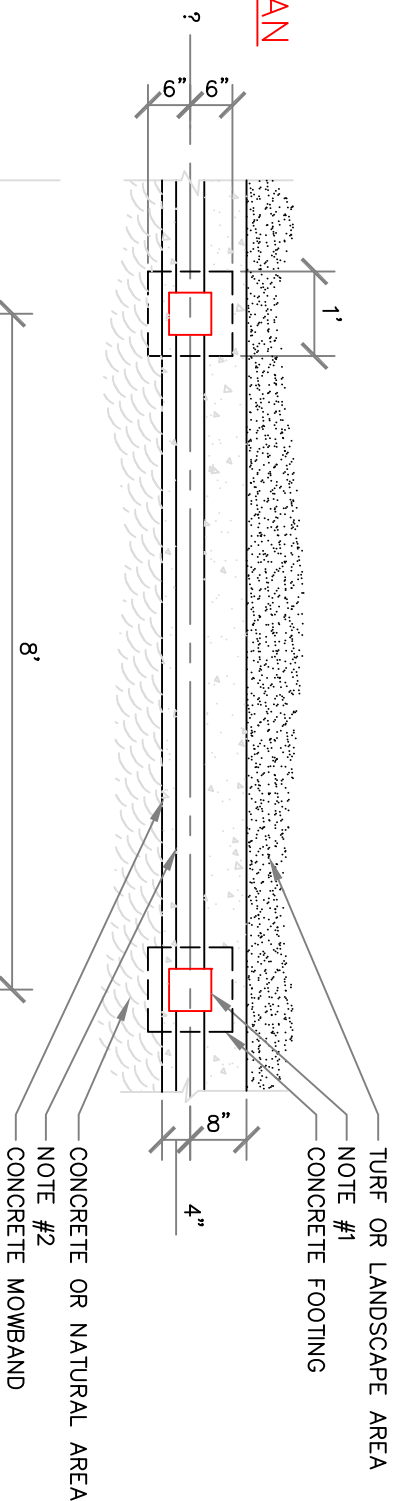
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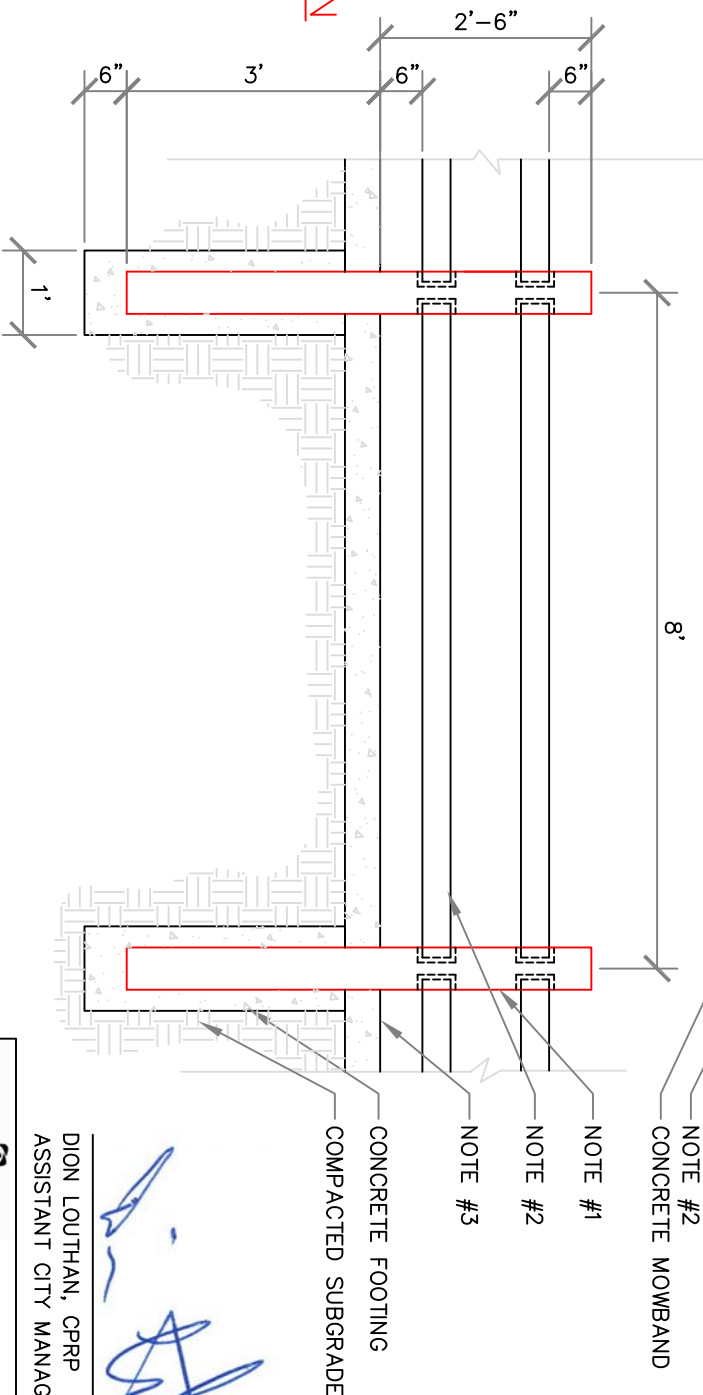
CHAIN LINK FENCE

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN
PK-40

PLAN



SECTION



NOTES

- 1. POSTS: 6 x 6 CEDAR ROUGH CUT POST NOTCHED 1 1/2" TO FIT SLATS.
- 2. RAILS: 4 x 4 CEDAR ROUGH SAWN SLATS UPPER AND LOWER INSET IN THE POST.
- 3. FINISH GRADE OF CONCRETE MOWBAND, SEE PK-26.

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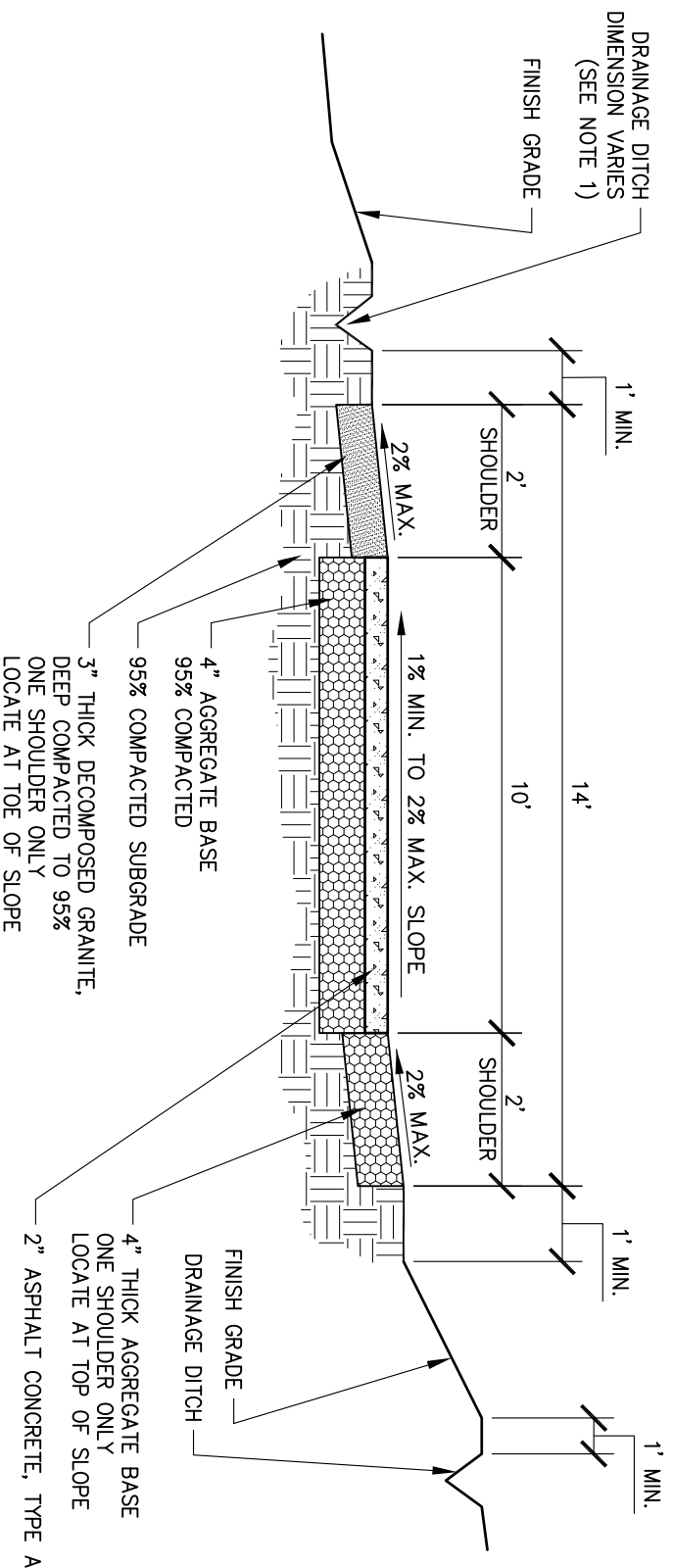
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SPLIT RAIL FENCE

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-42



NOTES

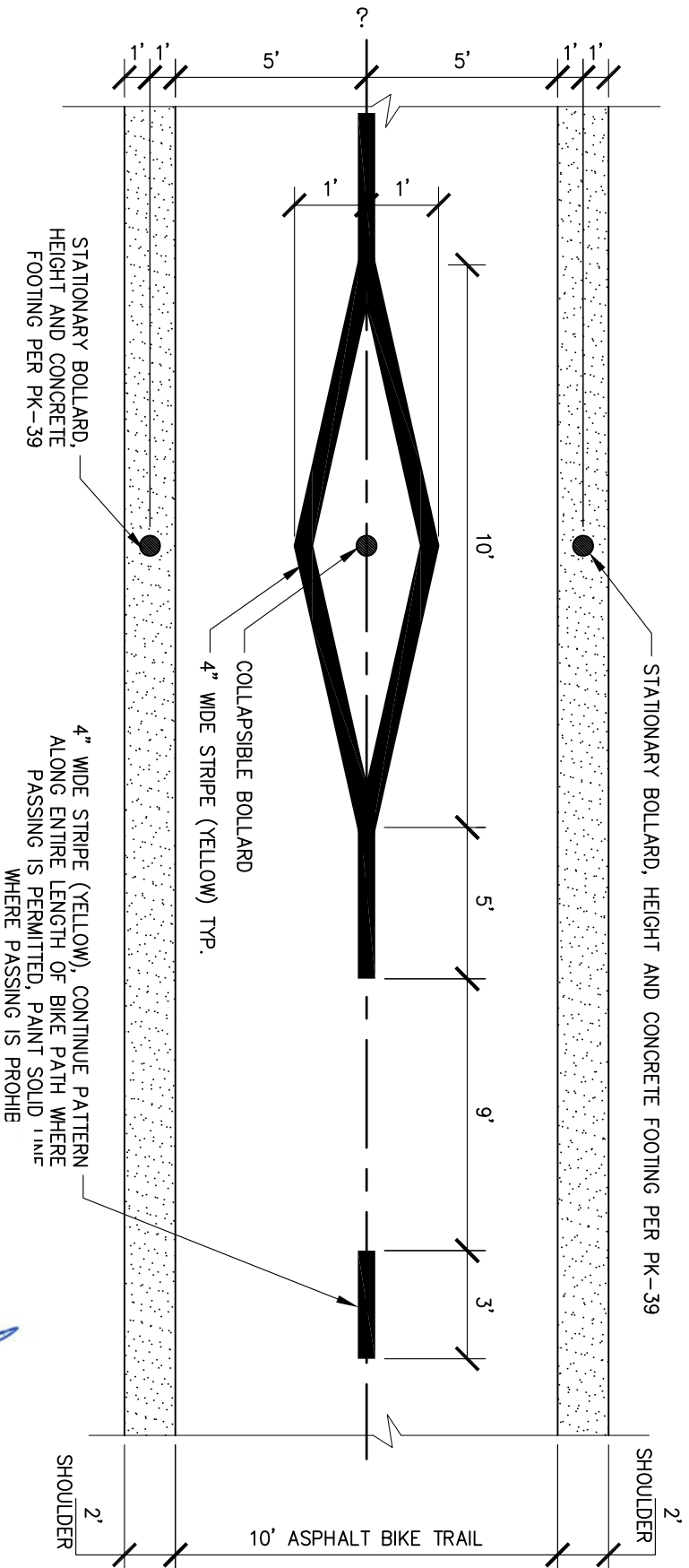
1. BIKE PATHS CONSTRUCTED WITHIN CUT-SLOPES SHALL HAVE A DRAINAGE DITCH OF SUITABLE DIMENSIONS ALONG THE UPHILL SIDE TO INTERCEPT THE HILLSIDE DRAINAGE. BIKE PATHS CONSTRUCTED ON TOP OF FILL SLOPES SHALL HAVE A DRAINAGE DITCH OF SUITABLE DIMENSIONS ALONG THE DOWNHILL SIDE TO INTERCEPT THE TRAIL'S DRAINAGE.
2. MAXIMUM SLOPE RATE FOR CUT AND FILL SLOPES SHALL BE PER THE RECOMMENDATIONS OF A LICENSED GEOTECHNICAL ENGINEER. IN LOCATIONS ADJACENT TO CREEKS, DITCHES, OR DOWN-SLOPES GREATER THAN 3 FEET HORIZONTAL TO 1 FOOT VERTICAL, A MINIMUM SHOULDER WIDTH OF 5 FEET FROM THE EDGE OF PAVEMENT TO THE TOP OF SLOPE IS REQUIRED.
3. STRUCTURAL SECTION SHALL BE CAPABLE OF SUPPORTING A MINIMUM GROSS VEHICULAR WEIGHT OF 30,000 POUNDS. IF SOILS ANALYSIS IDENTIFIES AN R-VALUE LESS THAN 20, THE STRUCTURAL SECTION SHALL BE MODIFIED AS NECESSARY TO SUPPORT 30,000 POUNDS.

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**BIKE TRAIL
SECTION**

SCALE: NONE	PK-43
REVISED: JULY 2019	
REVIEWED BY: T. GEE	
APPROVED BY: D. LOUTHAN	



NOTES

1. ALL STRIPING AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED WITH PAINT PER CALTRANS STANDARD SPECIFICATIONS SECTION 84-3.
2. BOLLARD STRIPING SHALL CONFORM WITH CALTRANS HIGHWAY DESIGN MANUAL, SECTION 1003.1.15 AND THE CALIFORNIA MUTCD SECTION 9C.101.
3. INSTALL RETROREFLECTIVE MARKERS ON ALL BOLLARDS PER CALIFORNIA MUTCD SECTION 9C.101.
4. LOCATE BOLLARDS 20 FEET FROM FACE OF CURB/EDGE OF TRAVEL WAY OR AS APPROVED.
5. A SITE SPECIFIC REVIEW IS REQUIRED TO DETERMINE IF PHYSICAL BARRIERS ARE REQUIRED ADJACENT TO THE STATIONARY BOLLARDS TO FURTHER DETTER VEHICLE ACCESS.

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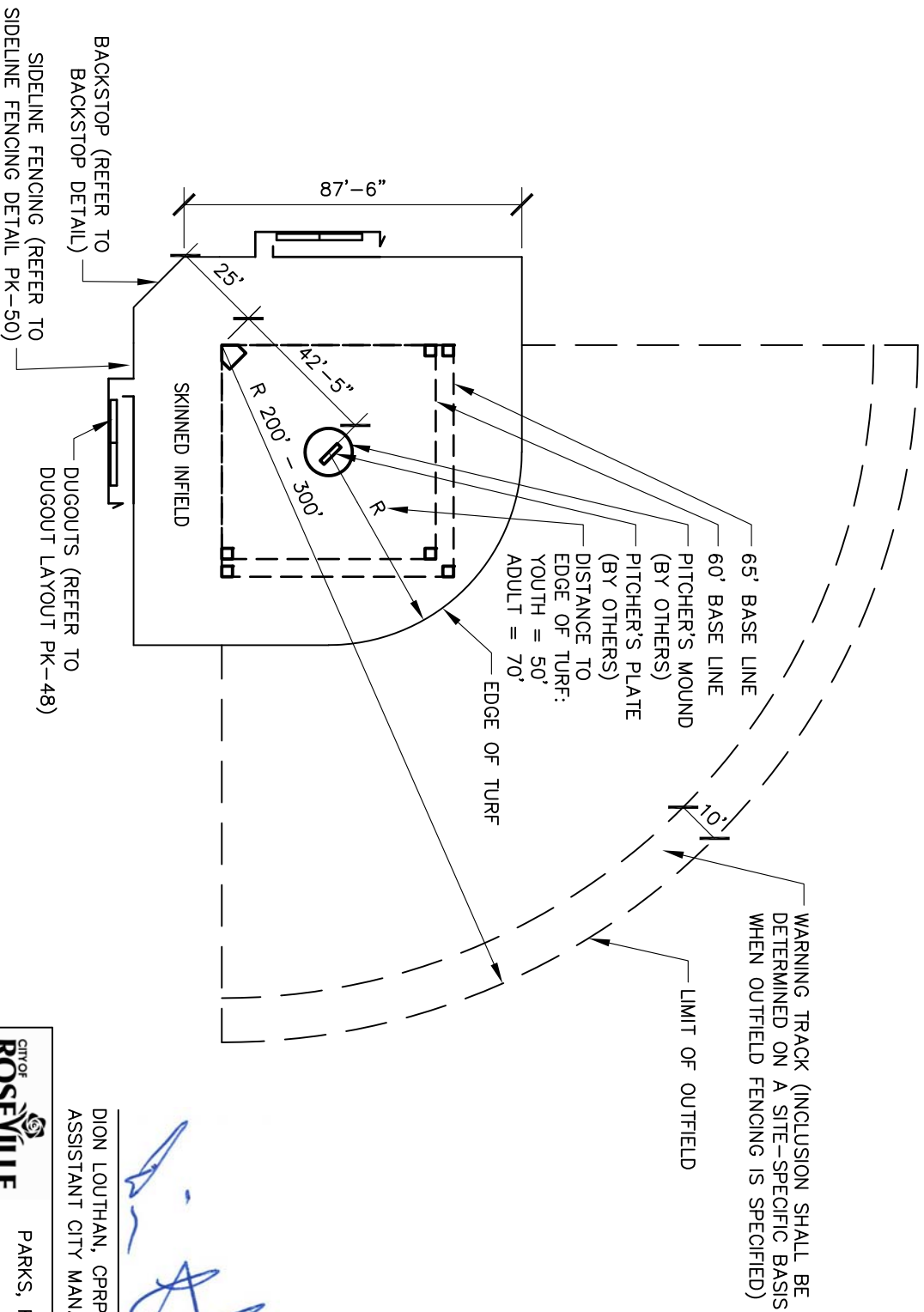


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BIKE TRAIL STRIPING

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-44



- NOTES**
1. ALL AREAS MUST DRAIN AWAY FROM INFIELD.
 2. LENGTH OF SIDELINE FENCING SHALL BE DETERMINED ON A PROJECT-BY-PROJECT BASIS.
 3. PITCHER'S MOUND, PITCHER'S PLATE, AND BASES TO BE SUPPLIED BY OTHERS.
 4. 6" MINIMUM DEPTH OF INFIELD MIX.

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BALL FIELD LAYOUT

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

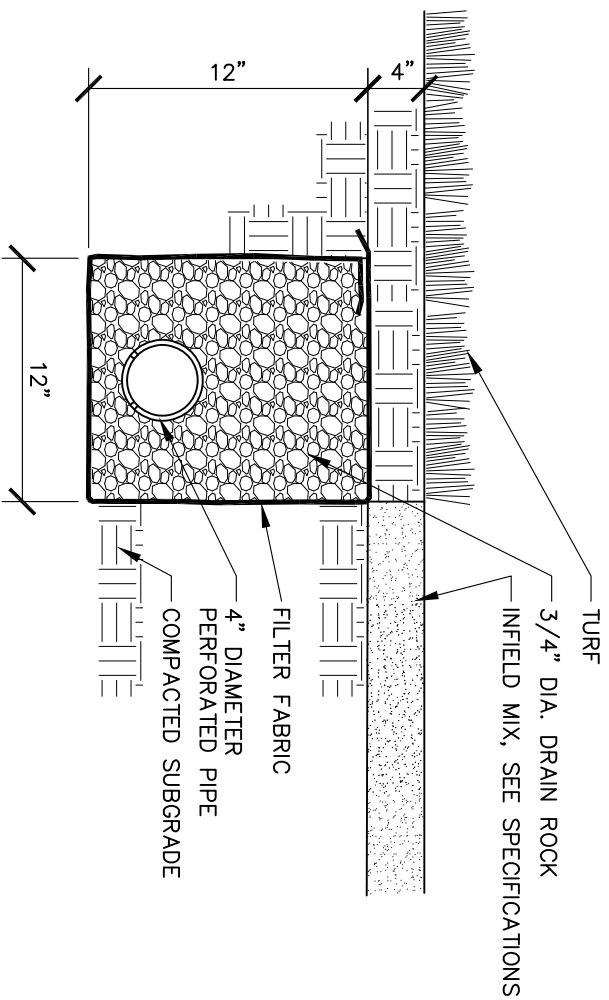
PK-47



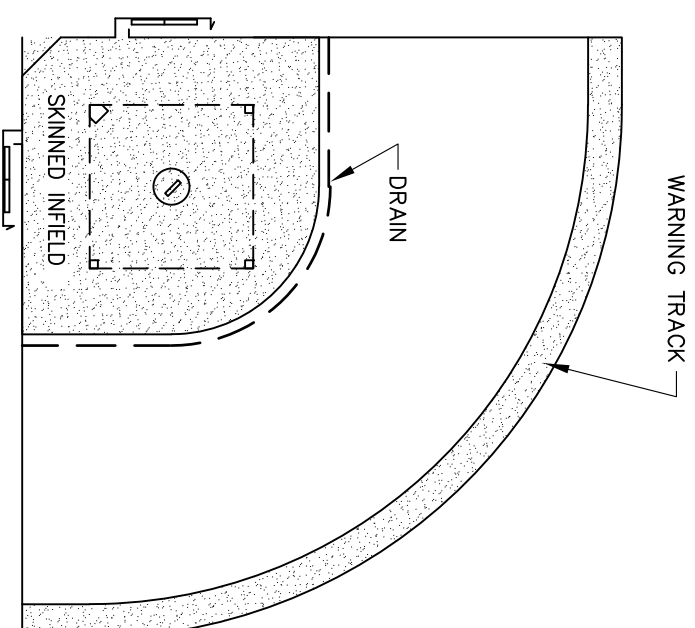

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SCALE: NONE REVISED: JULY 2019 REVIEWED BY: T. GEE APPROVED BY: D. LOUTHAN	PK-48
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SECTION



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DEPARTMENT

INFIELD EDGE DRAIN AND
WARNING TRACK

NOTES

1. INSTALL FILTER FABRIC TO LINE THE ENTIRE TRENCH, INCLUDING THE TOP.
2. CONNECT DRAIN TO STORM DRAIN SYSTEM.

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-49

SECTION

Diagram illustrating a cross-section of a fence system with various components and dimensions:

- Dimensions:**
 - Overall width: 10'
 - Overall height: 12'
 - Top rail height: 3' 6" (n.t.s.)
 - Bottom rail height: 1' - 6"
 - Clearance at bottom left: 3" CLEAR
 - Clearance at bottom right: 3" CLEAR
 - Clearance at bottom center: 10' O.C.
 - Clearance at bottom right (under gate): 2-1/2"
 - Clearance at bottom right (under gate): 6"
- Components and Materials:**
 - FENCE FABRIC
 - TOP RAIL, SET LEVEL, TYP.
 - FENCE POSTS 2-7/8" O.D.
 - DUGOUT BENCH WITH BACK
 - SKINNED INFELD SOIL
 - 3 x 12 P.T.D.F. SET LEVEL
 - COLD JOINT
 - CONCRETE FINISH COURSE, MATCH BAND FINISH AND JOINT PATTERN
 - STANDARD GRATE WITH LOCK BOLTS, SET LEVEL
 - PRECAST TRENCH DRAIN
 - BOTTOM RAIL, HOLD 1-1/2" CLEAR FROM FINISH GRADE
 - CONCRETE PAVING
 - VARIES
 - CONCRETE SUB-BASE WITH FIBERMESH
 - 18" DIA. CONC. FOOTING
 - SAND LEVELING COURSE
 - 4" MIN. BOTH SIDES
 - 12" DIA. CONC. FOOTING, DEPTH AS SPECIFIED
 - COMPACTED SUBGRADE

1" TYPICAL

1 1/2" CLEAR

SECURE TENSION BAR TO WOOD WITH 5/8" DIA. CARRIAGE BOLTS, LOCK WASHERS & NUTS. SIMILAR TO BACKSTOP ASSEMBLY. EDGE OF FABRIC TO BE HIDDEN BY OUTSIDE 3 x 12 P.T.D.F. BOARD.

ELEVATION

- DION LOUTHAN, CPRP
ASSISTANT CITY MANAGER



CITY OF
ROSEVILLE
CALIFORNIA

PARKS, RECREATION, & LIBRARIES
DEPARTMENT

SIDELINE FENCE

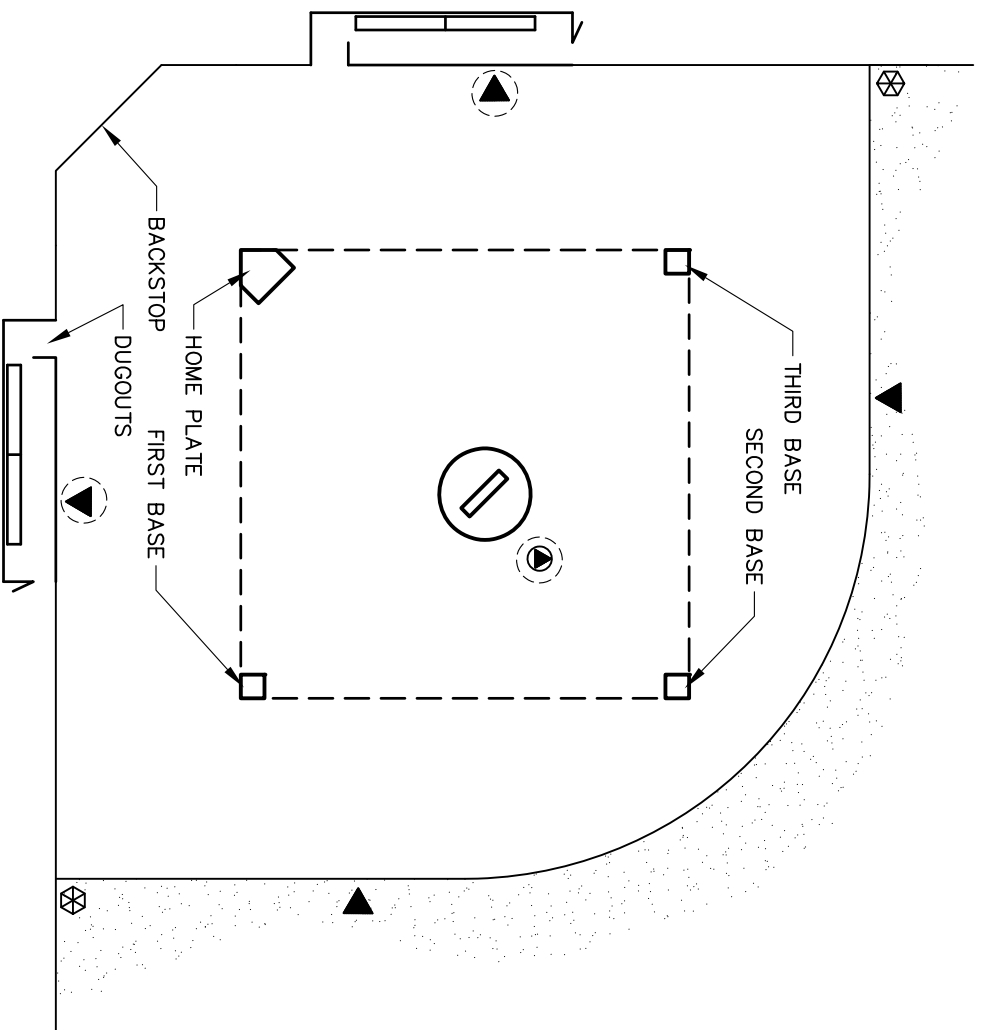
SCALE: NONE

REVISED: JULY 2019

REVIEWED BY: T. GEE

APPROVED BY: D. LOUTHAN

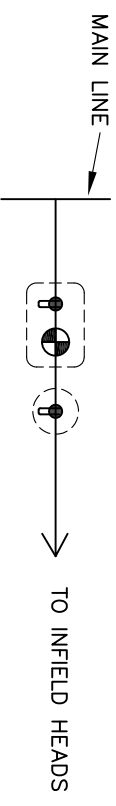
PK-50



LEGEND

- ⊗ QUICK COUPLER
- ▲ 180° POP-UP TURF SPRINKLER – RAINBIRD FALCON 6504 SERIES STAINLESS STEEL HEAD, OR APPROVED EQUAL
- 360° POP-UP TURF SPRINKLER FALCON 6504 SERIES STAINLESS STEEL HEAD
- 4" ROUND VALVE BOX & COVER
- ⊕ REMOTE CONTROL VALVE
- ⌚ 2" MAXIMUM BRASS BALL VALVE, AT GRADE

CONNECTION ENLARGEMENT



- NOTES**
1. PROVIDE A BRASS MANUAL IRRIGATION ISOLATION VALVE FOR EACH QUICK COUPLER.
 2. BACKFILL BOXES CONTAINING SPRINKLER HEADS WITH PEA GRAVEL TO A LEVEL 3" FROM BOTTOM OF LID.

DION LOUTHAN, CPRP
ASSISTANT CITY MANAGER

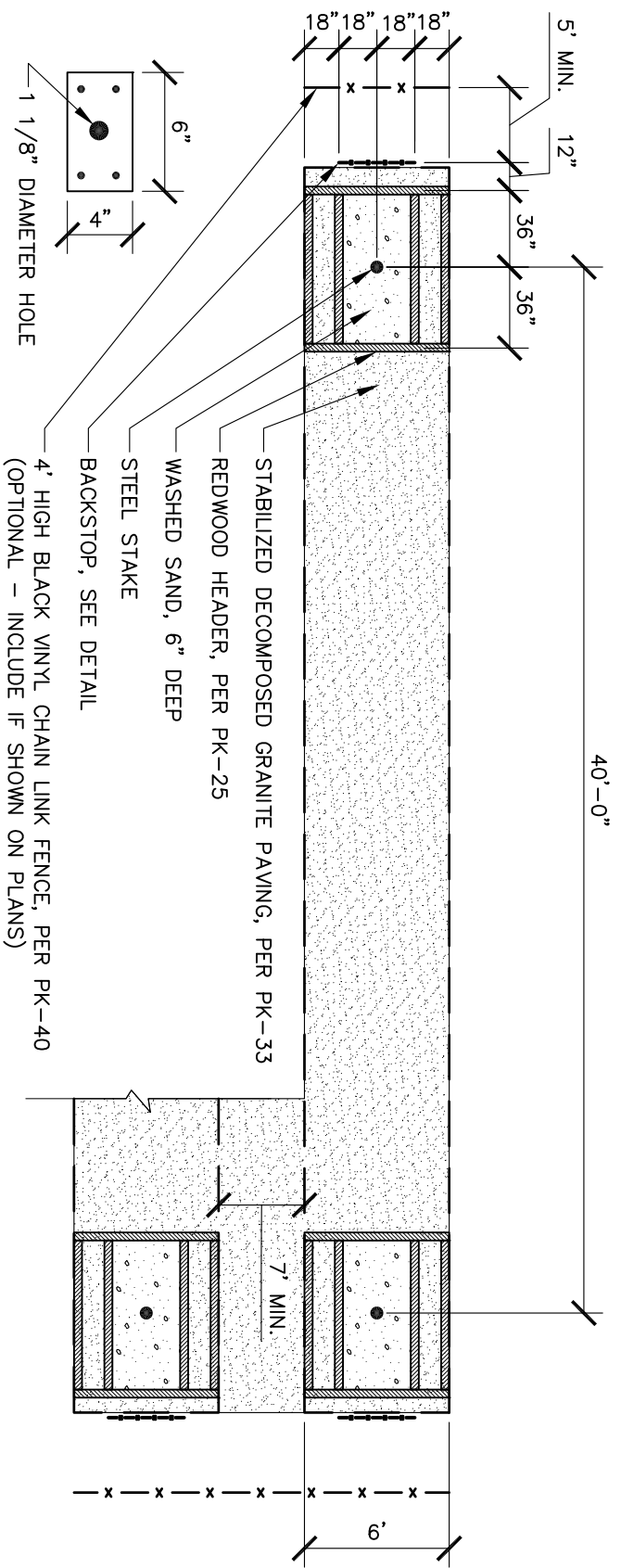
CITY OF
ROSEVILLE
CALIFORNIA

PARKS, RECREATION, & LIBRARIES
DEPARTMENT

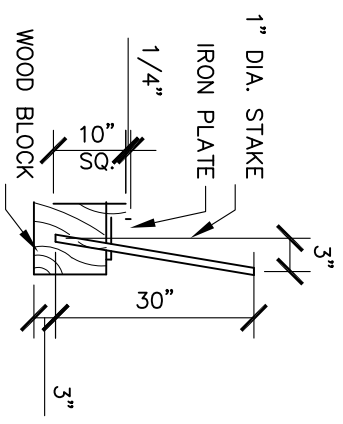
SKINNED INFIELD IRRIGATION LAYOUT

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

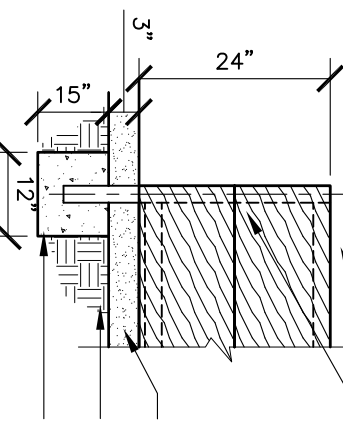
PK-51



IRON PLATE PLAN



STAKE SECTION



BACKSTOP DETAIL

(2) PRESSURE TREATED 2X12'S

BLACK POWDER COATED, 2" ROUND CHAIN LINK FENCE POST FRAME BEYOND. ATTACH TO LUMBER WITH BLACK POWDER COATED PIPE GRIP TIES, 2 PER 2X12, 4 TIES PER POST.

[Signature]

DION LOUTHAN, CPRP
ASSISTANT CITY MANAGER



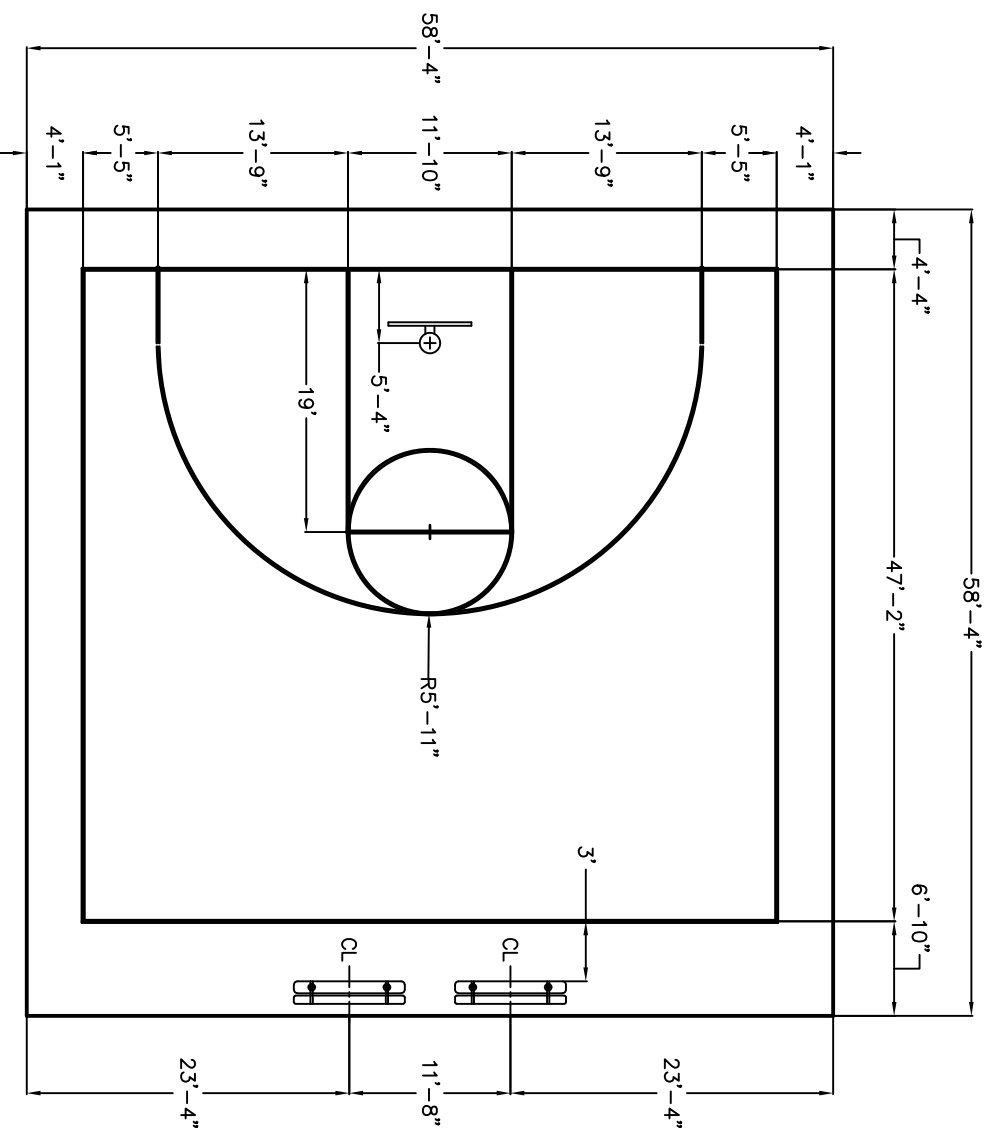
PARKS, RECREATION, & LIBRARIES
DEPARTMENT

HORSEHOE COURT LAYOUT

- NOTES**
1. STAKES SHOULD BE MADE OF 1" DIAMETER COLD ROLLED STEEL 30" LONG.
 2. BLOCK SHOULD BE PRESSURE TREATED DOUGLAS FIR OR APPROVED EQUAL.
 3. DRILL 1" DIAMETER BY 7" DEEP HOLE INTO BLOCK AND DRIVE PEG INTO BLOCK.
 4. SLIP IRON PLATE OVER PEG AND ATTACH WITH FOUR LAG SCREWS.

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

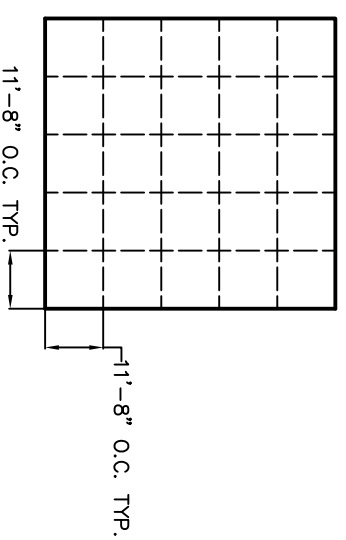
PK-53



LAYOUT

NOTES

1. STRIPING WIDTH - 2"
2. STRIPING DIMENSIONS MEASURED FROM CENTER OF STRIPE.



CONTROL JOINT LAYOUT

[Signature]

DION LOUTHAN, CPRP
ASSISTANT CITY MANAGER



PARKS, RECREATION, & LIBRARIES
DEPARTMENT

BASKETBALL HALF-COURT LAYOUT

SCALE: NONE
REVISED: JULY 2019
REVIEWED BY: T. GEE
APPROVED BY: D. LOUTHAN

PK-55



COUNCIL COMMUNICATION

CC #: 0117
File #: 0109-02

Title: City of Roseville 4th of July Parade and Crime Stoppers Fun Run - Street Closure Agreement
Contact: Jeff Nereson 916-774-5974 jnereson@roseville.ca.us

Meeting Date: 6/19/2019
Item #: 6.18.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution approving an Agreement for Special Event and Temporary Street Closure with Roseville Community Crime Stoppers Foundation, Inc. and authorize the City Manager to execute it, for the Run Crime Out of Roseville event. The following street closures from 5:00 a.m. - 9:00 a.m., are included in the agreement for the Crime Stoppers Fun Run:

Vernon St.	between	6 th St. & Folsom Rd.
S. Grant St.	between	Atlantic St. & Oak St.
Taylor St.	between	Atlantic St. & Vernon St.
Lincoln St.	between	Atlantic St. to Oak St.
Atlantic St.	between	Yosemite St & Vernon St.
Vernon St.	between	Atlantic St & Folsom Rd
Folsom Rd.	between	Yosemite St. & Maciel Ave.
6 th Street	between	Vernon St. & Mayfair Dr.
5 th Street	between	Vernon St & D St.
E Street	between	Vernon St & 6 th St.
Atlantic St.	between	Taylor St & Vernon St.
Linda Dr.	between	Lincoln & Folsom Rd
E. Washington	between	Atlantic St. & Vernon St.
Jefferson St.	between	Atlantic St. & Vernon St.

Recommend Council adopt a resolution authorizing the City Manager or his designee to approve street and parking lot closures on Thursday, July 4, 2019 for the City of Roseville 4th of July Parade between 5:00a.m. – 12:00p.m.

Vernon St.	between	6 th St. & Folsom Rd
S. Grant St.	between	Atlantic St. & Oak St.
Taylor St.	between	Atlantic St. & Vernon St
Lincoln St.	between	Atlantic Street & S. Lincoln St.
Oak St.	between	Lincoln St. & Washington Blvd,
Park Dr.	between	Lincoln St & Douglas Blvd.
Claiborne Ave.	between	S. Lincoln St. & Park Dr.

Saugstad Park parking lot
Royer Park parking lot

Exhibit A: Fun Run and Parade route map

BACKGROUND

Crime Stopper Fun Run

The Roseville Crime Stoppers Foundation will again be organizing and hosting the annual “Run Crime Out of Roseville” 5k/10k Fun Run/Walk. New this year the start and finish of the fun run will be in downtown Roseville and take on the same route used for the annual Roseville Turkey Trot and the Hot Pink Fun Run. The 10k Run will begin at 7:20 a.m. with the 5k Run beginning at 7:45 a.m. followed by a kids ¼ mile run at 8:45a.m. The fun run is scheduled to conclude before 9 a.m. just prior to the parade starting.

In addition, Crime Stoppers Foundation intend to have craft vendors on the Vernon Street Town Square both prior to and during the fun run and parade.

4th of July Parade

The parade will use the same route as in previous years, beginning at 9:00 a.m. Parade participants will stage in the Union Pacific parking lot on Vernon Street prior to lining up on Vernon Street between 6th Street and the starting point, Riverside/Vernon/Douglas intersection.

The route will proceed east along Vernon Street past the Civic Center; turn right on Lincoln Street and then right onto Park Drive, finishing near Royer Park. Parade participants will exit the Royer Park area from the Douglas Boulevard/Park Drive intersection, crossing over to the parking lot at Saugstad Park to disassemble.

Immediately following the parade, the community can enjoy a July 4th Celebration at Royer Park with live music, food vendors and other activities from 10 a.m. to 1 p.m. The Capitol Pops Concert Band, sponsored by the Performing Arts of Roseville, will play their patriotic concert from 11am – 1 pm, as part of their Music in the Park series.

Although staff is requesting streets to be closed from 5:00 a.m. to 12:00 p.m., staff will monitor the flow of the event and keep some streets open as late as possible before closing them prior to the start of the event and open up streets earlier when possible to minimize impact to traffic.

Business and property owners will continue to be notified of street closures in the downtown Roseville area through the monthly Traffic Alert e-newsletter. Staff has also submitted a Downtown Street Closure Notification letter to designated representatives of the Downtown Roseville Merchants and the Downtown Roseville Partnership. In addition, street closure information will be posted on the City of Roseville website.

Fireworks

Fireworks will be coming back to this year’s 4th of July Celebration. The City of Roseville Parks, Recreation & Libraries Department has partnered with @the Grounds to provide a fireworks show that will begin at approximately 9 p.m. and will be located @the Grounds.

FISCAL IMPACT

All costs associated with the Fun Run event for City services will be reimbursed by Roseville Community Crime Stoppers Foundation.

The budget for the parade and 4th of July Celebration is included in the proposed FY2019-20 Parks, Recreation & Libraries Department budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

Exposure could potentially have a positive impact to the businesses in the downtown area, and supports the Council goal of having a vibrant downtown.

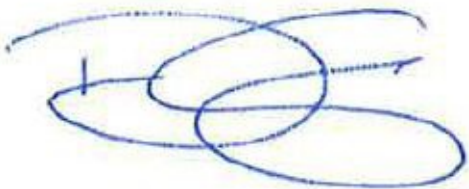
ENVIRONMENTAL REVIEW

The proposed Street Closure Agreement outlines applicant and City responsibilities for proposed temporary street closures required to safely accommodate the event. 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)). Because the request for approval of the Temporary Street Closure Agreement does not include the potential for a significant environmental effect, it is not subject to CEQA and no further action is required.

Respectfully Submitted,

Jeff Nereson, Recreation Superintendent

Dion Louthan, Assistant City Manager



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 19-285

Exhibit A- Fun Run and Parade Route

Resolution No. 19-286

Street Closure Agreement_Run Crime out of Rsvl

RESOLUTION NO. 19-285

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE
APPROVING THE CLOSING OF CERTAIN STREETS, PARKING LOTS AND OTHER
TRAFFIC RESTRICTIONS FOR THE 4TH OF JULY ACTIVITIES

WHEREAS, City staff is requesting the closure of certain streets, parking lots and other traffic restrictions for the 2019 4th of July Activities, and

WHEREAS, the Council desires to formally approve said request, with certain conditions,

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the request to hold the 2019 4th of July Activities ("the event") on Thursday, July 4, 2019, is hereby approved subject to the following terms and conditions:

1. The following streets may be closed to traffic between 5:00 a.m. and 12:00 p.m. on Thursday, July 4, 2019:

- a. Vernon Street, from Sixth Street to Folsom Road; and
- b. S. Grant Street, from Atlantic Street to Oak Street; and
- c. Taylor Street, from Atlantic Street to Vernon Street; and
- d. Lincoln Street, from Atlantic Street to South Lincoln Street; and
- e. Oak Street, from Lincoln Street to Washington Boulevard; and
- f. Park Drive, from Lincoln Street to Douglas Boulevard; and
- g. Claiborne Avenue, from S. Lincoln Street to Park Drive.

2. The following City parking lots may be closed to traffic between 5:00 a.m. and 12:00 p.m. on Thursday, July 4, 2019:

- a. Saugstad Park parking lot; and
- b. Royer Park parking lot.

4. All debris, booths, exhibits, or other materials resulting from the event shall be completely removed and all streets and alleyways shall be reopened to traffic by 12:00 p.m. on the date of the event.

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:

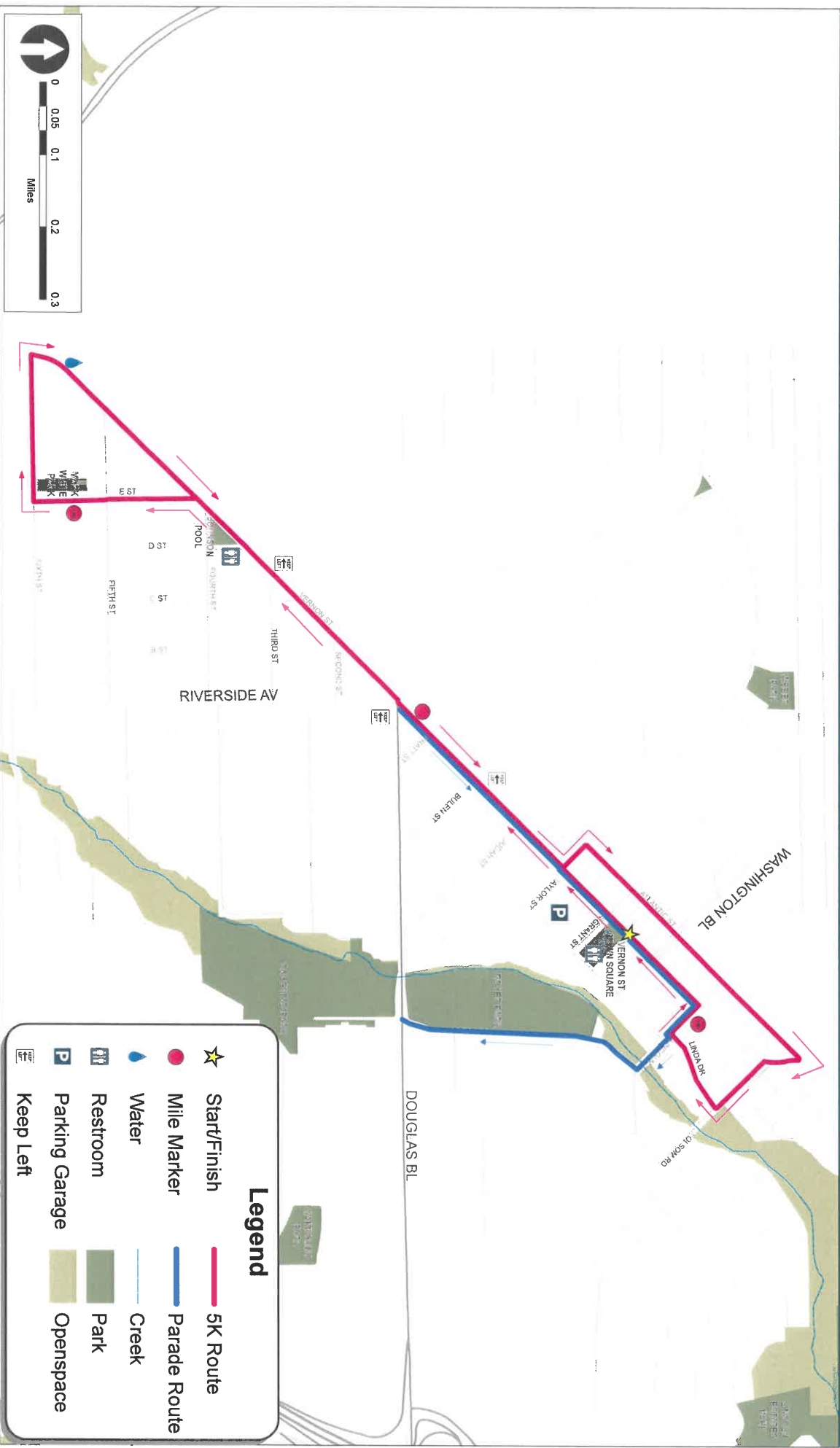
ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

Exhibit A



RESOLUTION NO. 19-286

APPROVING AN AGREEMENT BETWEEN THE CITY OF ROSEVILLE AND ROSEVILLE COMMUNITY CRIME STOPPERS FOUNDATION, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an Agreement for Special Event and Temporary Street Closure regarding the Run Crime Out of Roseville event, between the City of Roseville and Roseville Community Crime Stoppers Foundation, Inc., has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

AGREEMENT FOR SPECIAL EVENT AND

TEMPORARY STREET CLOSURE

Event: Run Crime Out Of Roseville

THIS AGREEMENT is made and entered into this ____ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and Roseville Community Crime Stoppers Foundation, Inc., a California nonprofit corporation ("PROMOTER"); and

W I T N E S S E T H:

WHEREAS, PROMOTER has requested the closure of certain public streets for the Run Crime Out Of Roseville ("Event") to be held on Thursday, July 4, 2019; and

WHEREAS, CITY approves said request subject to the following terms and conditions.

NOW, THEREFORE, the parties agree as follows:

1. PROMOTER shall comply with all applicable provisions of the Roseville Municipal Code.
2. The following streets may be closed to traffic between 5:00 a.m. and 9:00 a.m. on Thursday, July 4, 2019:
 - a. Vernon Street, from Sixth Street to Folsom Road; and
 - b. S. Grant Street, from Atlantic Street to Oak Street; and
 - c. Taylor Street, from Atlantic Street to Vernon Street; and
 - d. Lincoln Street, from Atlantic Street to Oak Street; and

- e. Atlantic Street, from Yosemite Street to Vernon Street; and
- f. Vernon Street, from Atlantic Street to Folsom Road; and
- g. Folsom Road, from Yosemite Street to Maciel Avenue; and
- h. Sixth Street, from Vernon Street to Mayfair Drive; and
- i. Fifth Street, from Vernon Street to D Street; and
- j. E Street, from Vernon Street to Sixth Street; and
- k. Atlantic Street, from Taylor Street to Vernon Street; and
- l. Linda Drive, from Lincoln Street to Folsom Road; and
- m. E. Washington Boulevard, from Atlantic Street to Vernon Street; and
- n. Jefferson Street, from Atlantic Street to Vernon Street.

3. Adequate barriers and warning signs, as requested by the Public Works

Director/City Engineer, shall be placed by City personnel at all street entrances and alleys leading into the closed area. No markings of any kind will be permitted on the street, street lights, or electrical poles.

4. All debris, booths, exhibits, or other materials resulting from the Event shall be completely removed by 9:00 a.m. on the date of the Event.

5. PROMOTER shall notify in writing all businesses, located on the streets to be closed, of the Event and planned street closure not later than five (5) days in advance of the Event.

6. To the fullest extent allowed by law, PROMOTER 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, arising out of or in connection with the Event or the attendant street and/or garage closures, except those matters arising from CITY's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

PROMOTER'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.

7. The PROMOTER shall obtain insurance covering the Event in accordance with the attached insurance requirements, which are incorporated herein by this reference.

8. CITY reserves the right to cancel this Agreement if PROMOTER has knowingly made a false statement of material fact or has knowingly omitted to state a material fact to CITY.

9. No alcoholic beverages shall be sold on City streets or property.

10. PROMOTER shall reimburse CITY for all staff costs incurred relating to the Event including, but not limited to, street closure costs.

11. Either party may terminate this Agreement by giving the other party ten (10) days advance written notice.

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 PROMOTER has caused this Agreement to be executed.

[SIGNATURES ON FOLLOWING PAGE]

CITY OF ROSEVILLE, a
municipal corporation

ROSEVILLE COMMUNITY CRIME
STOPPERS FOUNDATION, INC., a
California nonprofit corporation

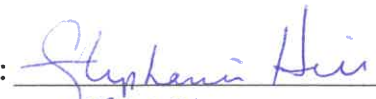
BY: _____
DOMINICK CASEY
City Manager

BY: _____
its: PRESIDENT

ATTEST:

and

BY: _____
SONIA OROZCO
City Clerk

BY: _____
its: Treasurer

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
DION LOUTHAN
Assistant City Manager



COUNCIL COMMUNICATION

CC #: 0122
File #: 0800-03

Title: Transmission Planner Services - Letter of Agreement
Contact: Petra Wallace 916-774-5510 pwallace@roseville.ca.us

Meeting Date: 6/19/2019
Item #: 6.19.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution authorizing the City Manager to execute the Transmission Planner Services Letter of Agreement with Sacramento Municipal Utility District ("SMUD") to meet compliance requirements with North American Electric Reliability Corporation ("NERC").

BACKGROUND

In order to maintain regulatory compliance obligations set forth by the North American Electric Reliability Corporation (NERC), Roseville Electric identified the need for an entity to serve as our Planning Coordinator (PC). In 2016, Roseville Electric entered into an Agreement with the Balancing Authority of Northern California (BANC) to serve as our PC. BANC contracts with SMUD to provide all Planning Coordinator (PC) functions.

After two full years of SMUD performing PC services (on behalf of BANC) for Roseville Electric, SMUD identified that the amount of effort required to perform the required services exceeded the original scope of the Agreement. Specifically in order to achieve compliance with NERC standard TPL-001-4, SMUD has been performing power system studies on behalf of Roseville Electric. In order for Roseville Electric to pay the direct cost of service for all work performed by SMUD, additional terms and funds are required beyond what is set forth in the original Agreement.

FISCAL IMPACT

The estimated cost for FY2019-20 is \$35,000.00. Funding is included in Roseville Electric Utility's proposed FY2019-20 budget. The total cost of the agreement is not to exceed \$250,000.00 over five years, subject to City Council approval of future year budgets.

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)). Approval of a Transmission Planner Services Letter of Agreement does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Petra Wallace, Electric Risk and Compliance Supervisor

Michelle Bertolino, Electric Utility Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 19-287

TPL Services Letter of Agreement

RESOLUTION NO. 19-287

APPROVING A TRANSMISSION PLANNER SERVICES LETTER OF AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND SACRAMENTO MUNICIPAL UTILITY DISTRICT AND AUTHORIZING THE CITY MANAGER TO EXECUTE SUCH EXHIBITS ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, in order to maintain regulatory compliance obligations set forth by the North American Electric Reliability Corporation (NERC), Roseville Electric identified the need for an entity to serve as our Planning Coordinator (PC); and

WHEREAS, in 2016, Roseville Electric entered into an Agreement with the Balancing Authority of Northern California (BANC) to serve as our PC; and

WHEREAS, BANC contracts with SMUD to provide all Planning Coordinator (PC) functions; and

WHEREAS, in order to achieve compliance with NERC standard TPL-001-4, SMUD has been performing power system studies on behalf of Roseville Electric that have exceeded the original scope of the Agreement; and

WHEREAS, to pay the direct cost of service for all work performed by SMUD, additional terms and funds are required beyond what is set forth in the original Agreement; and

WHEREAS, a Transmission Planner Services Letter of Agreement, by and between the City of Roseville and Sacramento Municipal Utility District, has been reviewed by the City Council.

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



May 8, 2019
CGS&OO 19-005

Mrs. Michelle Bertolino
Electric Utility Director
Roseville Electric Utility
2090 Hilltop Circle
Roseville, CA 95747

Subject: RE TPL Services Letter of Agreement

Dear Mrs. Bertolino:

I am writing to you to confirm our understanding regarding the terms and conditions whereby the Sacramento Municipal Utility District (SMUD) will perform annual studies under the TPL-001-4 Reliability Standard (TPL Services) on behalf of Roseville Electric Utility (RE). RE and SMUD shall be collectively referred to as the "Parties" to this TPL Services Letter of Agreement (LOA). The purpose of this LOA is to establish the terms for the immediate provision of TPL services to RE, with the intention that the Parties will execute a more permanent Master Services Agreement in the future.

Roseville Electric was established in 1912 and serves approximately 59,000 residential and business customers within the City of Roseville. RE has transmission interconnection to WAPA and its system includes 230 kilovolt (kV) bus at Fiddymont 230 kV substation and the underlying 60-kV transmission facilities and distribution facilities. RE also have internal generation: Roseville Energy Park (REP) and Roseville Power Plant (RPP). The all-time peak demand for RE was 358 MW on June 20, 2017. RE desires to have SMUD Transmission Planners perform such TPL services as specified in this LOA to meet requirements of a TPL-001-4 assessment that will serve as input to the Balancing Authority of Northern California (BANC) Planning Coordinator (PC) TPL-001-4 assessment, which is performed by SMUD. RE and SMUD have discussed the scope of services and are engaged in preparations for SMUD to perform such services described herein.

SMUD is registered under North American Electric Reliability Corporation (NERC) reliability standards as a Transmission Owner, Transmission Operator, TP, Generation Owner and Generation Operator for its bulk electric system facilities. SMUD is also the operator of the BANC Balancing Authority and provides Planning Coordinator (PC) services for BANC.

SMUD is willing to perform specified TPL Services for RE in accordance with the following terms and conditions.

1. Term and Termination

- 1.1 This LOA shall become effective upon execution by RE (Effective Date) and shall remain in effect for a term of 5 years unless terminated by RE or SMUD according to the terms of this section 1. Following the Effective Date, either Party may give six (6) months' written notice to terminate this LOA, provided that this LOA shall terminate immediately upon execution of a Master Services Agreement which supersedes or substantially restates the terms of this LOA. All obligations incurred shall be preserved until satisfied.
- 1.2 In the event that this LOA terminates without a successor, SMUD agrees to coordinate the transition to the successor TPL Services provider if RE has identified such party; provided that the Parties shall make good faith efforts to develop a successor to this LOA.
- 1.3 If either Party wishes to extend the term of this LOA, it shall provide the other Party at least 6 months advance written notice. The Parties may mutually agree upon an extension and any such extension shall require further City Council approval.

2. Scope of Services

Under this LOA, SMUD shall provide services to RE as a TPL Services Provider, for the following general categories and the applicable requirements within the TPL-001-4 NERC Reliability Standard and as further set forth in Exhibit A (Scope of TPL Services):

- 2.1 Maintain System Models, perform steady-state and stability studies for the Near-Term and Long-Term Transmission Planning Horizon, prepare an annual Planning Assessment.
- 2.2 The creation, storage, and production of documentation necessary to provide evidence of compliance related to services performed to a reliability regulator or enforcement authority.
- 2.3 Such additional services or revisions to services as shall be specified in a successor Exhibit A.
- 2.4 RE retains responsibility compliance with its established processes, procedures and any Reliability Standards associated therewith or as determined by the assessment of TP responsibilities performed in coordination with the compliance enforcement authority.

- 2.5 RE retains responsibility for providing a documented short circuit analysis that can be used to demonstrate compliance with TPL-001-4 Requirement 2.3.

In the event the TPL-001-04 requirements change in the future, the Parties shall meet and confer to amend this LOA accordingly. Changes to TPL-001 may result in a change in scope and costs.

3. Costs and Billing

The costs for the TPL Services specified in Section 2 above, shall be as described in Exhibit A to this LOA, provided that, prior to performing any new or non-contemplated additional services, such as compliance related work, SMUD may identify additional costs or estimated costs, time required and proposed rates for such costs. SMUD shall submit invoices to the RE Accounting Contact identified on Exhibit B. RE shall remit payment as set forth in SMUD's invoice. In the event of a disputed bill, RE shall remit payment subject to adjustment pending resolution of the dispute. Interest charges shall apply as provided in the Western Systems Power Pool, Inc. first Revised Rate Schedule FERC No. 6, effective April 26, 2017, or its successor.

The not-to-exceed amount of this LOA shall be \$50,000 annually, based on a calendar year measured from the Effective Date.

4. Performance Standard

SMUD agrees to perform the TPL Services for TPL-001-4 specified in this LOA comparable to what SMUD would do for its own TPL-001-4 compliance. When providing compliance evidence requested by RE in response to a compliance monitoring or enforcement activity taken by a compliance enforcement authority (e.g., Western Electricity Coordinating Council (WECC), NERC or Federal Energy Regulatory Commission (FERC)), SMUD shall make commercially reasonable efforts, to provide such compliance evidence in order for RE to comply with the requests by the compliance enforcement authority and meet any deadline set by the compliance enforcement authority.

5. Compliance Responsibility

By virtue of RE's compliance obligations in accordance with its applicable registrations or compliance arrangements associated with the TPL Services performed by SMUD under this LOA, RE retains the compliance responsibilities and any resulting violations thereof. Accordingly, SMUD in its performance of the TPL Services Provider role under the LOA, is not directly accountable to FERC, NERC, or WECC, for RE's compliance responsibilities or liable for any violations thereof. RE expressly releases SMUD from any and all liability associated with such compliance

in SMUD's role as the TPL Services Provider under this LOA, except solely as provided in section 6.4.

6. General Provisions

6.1 Confidentiality.

- 6.1.1 "Confidential Information" shall mean: (a) all written materials marked "Confidential," "Proprietary," or with words of similar import provided to a Party by another Party; and (b) all observations of equipment (including computer screens) and oral disclosures related to a Party's systems, operations, or activities that are indicated as such at the time of observation or disclosure (or is identified as "confidential" or "proprietary" in a letter sent to another Party no later than five (5) calendar days after the disclosure), respectively. Confidential Information includes portions of documents, records, and other material forms or representations that any Party may create, including but not limited to, handwritten notes or summaries that contain or are derived from such Confidential Information
- 6.1.2 Treatment of Confidential Information. The Parties recognize and agree that for the purposes of complying with applicable Reliability Standards and responding to any report or notice of potential violation, they may receive information from each other that has been marked as Confidential Information. Except as set forth herein, the Parties agree to keep in confidence and not to copy, disclose, or distribute any Confidential Information or any part thereof, without the prior written permission of the other Party.
- 6.1.3 Required Disclosure of Confidential Information. As provided in the WECC Compliance Monitoring and Enforcement Program (CMEP), or as required by subpoena, the California Public Records Act, or other legal or regulatory process, the Parties may be required to disclose Confidential Information so designated by the other Party. Compliance with a subpoena, request under the California Public Records Act, or other legal or regulatory process shall not constitute a breach of this Agreement. If either Party is required to disclose any Confidential Information so designated by the other Party, the disclosing Party shall notify the other Party in writing as promptly as feasible so that the other Party may, if it so chooses and at its own expense, challenge the disclosure or seek a protective order. The disclosing Party shall reasonably cooperate in resolving the dispute.

- 6.1.4 **Third Parties.** Except as set forth herein, each Party shall keep Confidential Information in confidence and shall not disclose such information or otherwise make it available, in any form or manner, to any other person or entity other than its employees, consultants, or attorneys without the prior written consent of the other Party. Each Party will cause each of its employees, contractors, sub-contractors, sub-contractors' employees, and agents who will have access to Confidential Information, if any, to acknowledge that they have read this Agreement and agree to abide by all of its terms regarding the use and disclosure of Confidential Information. Disclosure of Confidential Information to SMUD Compliance Officer, the does not constitute a breach of this Agreement.
- 6.1.5 **Data Exchange Agreement.** The Parties will execute a data exchange agreement to apply to certain non-public data used in SMUD's power system studies which is considered to be Covered Data under the Peak Reliability Universal Data Sharing Agreement or similar agreement from the applicable Reliability Coordinator. The confidentiality provisions in the sections above shall also apply to the Covered Data. In the event of conflict or inconsistency between this Section 6.1 and any provision in the Data Exchange Agreement, the provisions of the Data Exchange Agreement shall prevail.
- 6.2 **Judgments and Determinations.** Each Party shall perform all of its obligations under this LOA in accordance with applicable Reliability Standards, laws and regulations and Good Utility Practice. When the terms of this LOA provide that an action may or must be taken, or that the existence of a condition may be established, based on a judgment or determination of a Party, such action or judgment shall be exercised, or such determination shall be made in good faith and where applicable in accordance with Good Utility Practice, and shall not be arbitrary or capricious.
- 6.2.1 "Good Utility Practice" shall mean any of the practices, methods, and acts engaged in or approved by a significant portion of the electric utility industry during the relevant time period, or any of the practices, methods, and acts that, in the exercise of reasonable judgment in light of the facts known at the time the decision was made, could have been expected to accomplish the desired result at a reasonable cost consistent with good business practices, reliability, safety, and expedition. Good Utility Practice is not intended to be any one of a number of the optimum practices, methods, or acts to the exclusion of all others, but rather to be acceptable practices, methods, or acts generally accepted in the region.

- 6.3 Integration. This LOA constitutes the entire agreement among the Parties with reference to the subject matter hereof, and supersedes all prior and contemporaneous understandings or agreements, oral or written, among the Parties with respect to the subject matter of this LOA. There are no other agreements, representations, warranties, or covenants, which constitute any part of the consideration for, or any condition to, any Party's compliance with its obligations under this LOA.
- 6.4 Liability. Except for any loss, damage, claim, cost, charge, or expense resulting from negligence or intentional misconduct, or for the nonpayment of monies due, neither Party, its directors, members of governing bodies, officers, employees, or agents shall be liable to the other Party for any death, injury, loss, damage, claim, cost, charge, or expense of any kind or nature incurred by the other Party, including, without limitation, direct, indirect, or consequential loss, damage, claim, cost, charge, or expense; and whether or not resulting from the negligence of any Party, its directors, members of governing bodies, officers, employees, or any person or entity whose negligence would be imputed to such Party from the performance or non-performance of the obligations under the Agreement, provided that any such liability to SMUD shall be limited to the amount of payments made to SMUD from RE under this LOA during the period of occurrence of such liability.
- 6.5 Waiver of Consequential Damages. Neither Party hereunder shall be liable for special, incidental, exemplary, indirect or consequential damages, whether based on contract or tort (including such Party's own negligence) and including, but not limited to, loss of profits or revenue, loss of use of the equipment or any associated equipment, cost of capital, cost of purchased power, cost of substitute equipment, facilities or services, downtime costs, or claims of customers of either Party for such damages.
- 6.6 Notices. Any notice, demand, or request in accordance with this LOA, unless otherwise provided in this LOA, shall be in writing and shall be deemed properly served, given, or made if delivered in person or sent by first class United States mail, postage prepaid, by confirmed electronic facsimile or by prepaid commercial courier service to a Party via its signatory to the LOA, or a Party's successor in that position, at the addresses used in this LOA. Any Party may at any time change the designation or address of a person specified for purposes of written notice. Such a change shall not constitute an amendment to this LOA.
- 6.7 Uncontrollable Forces. Neither Party shall be considered to be in default in respect to any obligation hereunder if prevented from fulfilling such obligation by reason of Uncontrollable Force. The term "Uncontrollable Force" for the

purpose of this LOA shall mean any cause beyond the control of the Party affected, including but not limited to flood, earthquake, storm, lightning, fire, epidemic, war, riot, civil disturbance, labor disturbance, sabotage, and restraint by court or public authority, which Uncontrollable Forces, by exercise of due diligence and foresight, such Party could not reasonably have been expected to avoid. Either Party rendered unable to fulfill any obligation by reason of Uncontrollable Force shall exercise commercially reasonable efforts to remove such inability with all reasonable dispatch.

- 6.8 Waiver. The failure of a Party to this LOA to insist, on any occasion, upon strict performance of any provision of this LOA will not be considered a waiver of any obligation, right, or duty of, or imposed upon, such Party. Any waiver at any time by a Party of its rights with respect to this LOA shall not be deemed a continuing waiver or a waiver with respect to any other failure to comply with any other obligation, right, or duty of this LOA. Any waivers at any time by any Party of its rights with respect to any default under this LOA, or with respect to any other matter arising in connection with this LOA, shall not constitute or be deemed a waiver with respect to any subsequent default or other matter arising in connection with this LOA. Any delay, short of the statutory period of limitations, in asserting or enforcing any right under this LOA shall not constitute or be deemed a waiver of such right.
- 6.9 Disputes. Disputes under this Agreement shall not be settled through arbitration unless both Parties agree to do so. Otherwise, the Parties shall be entitled to all of their remedies at law and in equity. Any litigation brought to enforce or interpret this LOA shall be brought in the state or federal courts located in Sacramento County, California.
- 6.10 Authority. The undersigned hereby represents and warrants that he or she has the requisite power and authority to bind the applicable Party to the terms and obligations of this LOA.

If you agree with the terms and conditions of this LOA, please have the appropriate RE representative sign and date both originals of this LOA and return one executed original to SMUD.

Sincerely,



Paul Lau
Chief Grid Strategy and Operations Officer



Sacramento Municipal Utility District
SMUD CGS&OO 19-005

In Duplicate

City of Roseville

By: _____

Name: Dominick Casey

Title: City Manager

Date: _____



EXHIBIT A

Scope of TPL Services

SMUD is a contractor for RE and is not a registered TP for RE. The Parties have discussed the TPL Services to be performed by SMUD Transmission Planners and the anticipated coordination required.

RE will provide applicable data, processes, procedures, operating plans and applicable system information for SMUD Transmission Planners, if and when requested.

SMUD's Transmission Planners will document, collect, track, store, and/or perform the necessary activities/studies on behalf of RE and comparable to what it performs for itself with respect to the TPL-001-4 Reliability Standard. SMUD shall assist RE with compliance documentation as reasonably requested by RE. As necessary, the Parties shall jointly coordinate, review the request, and assess the response to be developed.

For purposes of providing the TPL Services under the scope below, capitalized terms have the meanings set forth in NERC definitions.

1. TPL-001-4: Transmission System Planning Performance Requirements;
 - 1.1.1 RE and/or SMUD shall maintain System models within its respective area for performing the power system studies needed to complete its Planning Assessment. The models shall use data consistent with that provided in accordance with the MOD-010 and MOD-012 standards, supplemented by other sources as needed, including items represented in the Corrective Action Plan, and shall represent projected System conditions. This establishes Category P0 as the normal System condition in Table 1 of TPL-001-4.
 - 1.1.2 SMUD shall prepare an annual Planning Assessment of the applicable portion of the BES for RE's System. This Planning Assessment shall use current or qualified past power system studies assumptions, and document summarized results of the steady state analyses, short circuit analyses, and Stability analyses. Refer to sub-requirements of R2.1-R2.8 of TPL-001-4 for details.
 - 1.1.3 SMUD shall perform power system studies for the Near-Term and Long-Term Transmission Planning Horizons in applicable sub-Requirements R2 of TPL-001-4 for RE's system. The power system

studies shall be based on computer simulation models using data provided in Requirement R1 of TPL-001-4. Refer to sub-requirements of R3.1-R3.5 of TPL-001-4 for details.

- 1.1.4 For the Stability study portion of the Planning Assessment, as described in Requirement R2 of TPL-001-4, Parts 2.4 and 2.5, SMUD shall perform the Contingency analyses listed in Table 1 of TPL-001-4. The studies shall be based on computer simulation models using data provided in Requirement R1 of TPL-001-4. Refer to sub-requirements of R4.1-R4.5 of TPL-001-4 for details.
- 1.1.5 For the Stability portion of the Planning Assessment, as described in Requirement R2 of TPL-001-4, Parts 2.4 and 2.5, SMUD shall perform the Contingency analyses listed in Table 1 of TPL-001-4. The studies shall be based on computer simulation models using data provided in Requirement R1 of TPL-001-4. Refer to sub-requirements of R4.1-R4.5 of TPL-001-4 for details.
- 1.1.6 SMUD will follow the NERC Criteria, WECC Regional Criteria (WECC Criterion TPL-001-WECC-CRT-3.1), and applicable TP's Voltage Criteria in performing and determining RE's acceptable System steady state voltage limits, post-Contingency voltage deviations, and the transient voltage response for its System.
- 1.1.7 SMUD will define and document, within the Planning Assessment, the criteria or methodology used in the analysis to identify System instability for conditions such as Cascading, voltage instability, or uncontrolled islanding, as applicable.
- 1.1.8 SMUD will perform the required power system studies for the Planning Assessment.
- 1.1.9 RE and/or SMUD shall distribute its Planning Assessment results to adjacent Planning Coordinators and adjacent Transmission Planners within 90 calendar days of completing its Planning Assessment, and to any functional entity that has a reliability related

need and submits a written request for the information within 30 days of such a request.

1.1.10 RE will provide qualified short circuit studies to SMUD for compliance with Requirement 2.3 of TPL-001-4.

2. Costs – Year 2019

- 2.1 TPL Services: Initial Setup \$0, Annual cost \$35,000.
- 2.2 Parties will review SMUD's work effort required annually to assess that the level of SMUD's work effort is reasonably consistent with the work effort used to develop the costs above. After the first year review changes in work scope may be included.
- 2.3 Compliance Support: Upon request of compliance support service, SMUD will review the request and may provide an estimated cost if such request creates work effort beyond that contemplated in the charges set forth above.
- 2.4 In addition to adjustment for scope of work and work effort review, SMUD may adjust its charges annually (not to exceed 4% annually) based on its assessment of the labor costs of performing the work. Therefore, it is estimated that the cost for TPL Services to be performed by SMUD per year are:

2019 - \$35,000
2020 - \$36,400
2021 - \$37,856
2022 - \$39,370
2023 - \$40,945

As stated in Section 3 of the LOA, the not-to-exceed amount of this LOA shall be \$50,000 annually, based on a calendar year measured from the Effective Date.

EXHIBIT B
Contacts

SMUD Contacts:

Grid Planning Staffs:

Director, Grid Planning

Manager, Grid Planning

Transmission Planning Engineers

916-732-5794 (Maria Veloso Koenig)

916-732- (Janice Zewe)

916-732-7407 (Brett Kelly)

916-732-5811 (Chue Thor)

916-732-7041 (Foung Mua)

916-732-5267 (Patrick Truong)

916-732-5615 (Prabal Singh)

SMUD Contact for LOA Notices:

Maria Veloso Koenig

Director, Grid Planning

Sacramento Municipal Utility District

4401 Bradshaw Road, Mailstop EA403, Sacramento, CA 95827

P.O. Box 15830, Sacramento, CA 95852-0830

w.916-732-5794 | c.916-599-7719 | maria.veloso_koenig@smud.org

SMUD Contact for Billing (as provided in invoice)

RE Contacts:

RE Contacts for LOA Notices:

Mrs. Michelle Bertolino
Electric Utility Director
Roseville Electric Utility
2090 Hilltop Circle
Roseville, CA 95747
(916) 774-5603
mbertolino@roseville.ca.us

Ms. Petra Wallace
Electric Risk and Compliance Supervisor
Roseville Electric Utility
2090 Hilltop Circle
Roseville, CA 95747
(916) 774-5510
PWallace@roseville.ca.us



COUNCIL COMMUNICATION

CC #: 0130

File #: 0114

Title: Federal Advocacy Services - Professional Services Agreement Amendment

Contact: Mark Wolinski 916-774-5179 mwolinski@roseville.ca.us

Meeting Date: 6/19/2019

Item #: 6.20.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council adopt a resolution to approve the second amendment to the professional services agreement with The Ferguson Group, LLC to provide federal advocacy services for City departments other than the utility departments, and authorize the City Manager to execute it on behalf of the City.

BACKGROUND

Over the past 13 years, City Council and staff have become increasingly involved in working with federal elected officials and agencies on a number of issues that are significantly important to Roseville and the region. The undertakings have demonstrated that having a strong local presence at the federal level increases the possibilities of realizing positive outcomes on funding, policy and regulatory matters. To support these efforts, the City has contracted with The Ferguson Group, LLC (TFG) to provide professional representation on federal issues.

The services provided by TFG include a comprehensive, bipartisan government strategy that assists Roseville with the development and implementation of an effective federal legislative and regulatory program. Services include legislative and administrative representation with Members of Congress, Senators, House and Senate staff and pertinent federal agencies and departments. The services also include meeting with federal authorities and representing the City's interests as directed by the City.

The original Professional Services Agreement with TFG also included services related to water advocacy for the R3 group that consisted of the Environmental Utilities Department, the City of Folsom and the San Juan Water District. However, the focus of the R3 group changed and the individual members decided to restructure their federal advocacy efforts. This change resulted in the First Amendment to the Professional Services Agreement with TFG, which Council approved on August 15, 2018.

Scope of Services

TFG works to secure federal grants, to provide the City's perspective to federal elected officials and agencies and to support various coalition efforts of City departments. The scope of services

provided by TFG builds upon the professional representation they have provided to the City over the years and focuses on the following areas:

- Endangered Species Act and assistance with the Army Corp of Engineers and U.S. Fish and Wildlife permitting processes;
- Environmental restoration;
- Irrigation and flood control funding, regulations and policy;
- Land use issues as impacted by federal policy and permitting;
- Transportation policy and funding, including transit, highway funding and rail safety;
- Economic development;
- Municipal government finance and revenue protection; and,
- Housing, homelessness, and social services including veteran's affairs. ,

TFG's more than 30 years of experience and presence in Washington D.C. gives them extensive and strong relationships with congressional leaders, the California congressional delegation, and key congressional committee staff.

In addition to their Capitol Hill relationships, TFG also has long-standing working relationships with key federal agencies relevant to Roseville including the Army Corps of Engineers, the Environmental Protection Agency, the Department of Transportation, the Department of Housing and Urban Development, and the Department of Veterans Affairs. Furthermore, this experience and understanding of Roseville's federal legislative history, concerns, and interests continue to be critical as funding levels for federal programs and services are discussed as part of the budget discussions underway in Congress.

A recent example of TFG's work involves the federal budget. Congressional leaders have yet to come to an agreement with the White House on the budget caps for fiscal 2020. Subsequently, the House is working with tentative totals that will either change once a bipartisan deal is struck or be abandoned altogether if lawmakers fail to reach a broader agreement. TFG has a strong understanding of how the discussions are unfolding and provides exceptional direction and support to staff to ensure the City's interests are represented effectively in the discussion and with the City's congressional delegation.

FISCAL IMPACT

In previous years, the cost of the federal lobbying contract was shared between the City Council, and the Environmental Utilities and Electric Departments. However, both utility departments now receive federal advocacy services through other firms. This arrangement allows Environmental Utilities to contract with a firm that has a specific focus and expertise on water, waste water and stormwater, while the Electric Department pays for and receives legislative representation on federal issues through several industry associations. To account for this change, TFG has reduced its fee. The total annual cost for the professional services provided under this amendment will be \$87,635. The proposed FY2019-20 budget includes the majority of the expenditure, however a funding gap of \$3,775 remains and will be covered by the General Fund's Administrative Contingency.

ECONOMIC DEVELOPMENT / JOBS CREATED

The activities detailed in this report will not result in job development or 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 change in the environment (CEQA Guidelines §15061(b)(3)). The approval of an amendment to an agreement for federal advocacy services does not include the potential for a significant environmental effect, therefore is not subject to CEQA.

Respectfully Submitted,

Mark Wolinski, Government Relations Administrator

Megan MacPherson, Public Affairs and Communications

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

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 19-300

The Ferguson Group PSA Second Amendment

RESOLUTION NO. 19-300

APPROVING A SECOND AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT,
BY AND BETWEEN THE CITY OF ROSEVILLE AND THE FERGUSON GROUP, LLC,
AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF
THE CITY OF ROSEVILLE

WHEREAS, a second amendment to professional services agreement for federal advocacy services, by and between the City of Roseville and The Ferguson Group, LLC, has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**SECOND AMENDMENT TO
PROFESSIONAL SERVICES AGREEMENT**

Federal Advocacy Services

THIS SECOND AMENDMENT TO AGREEMENT is made and entered into this 3rd day of June, 2019, by and between the City of Roseville, a municipal corporation ("CITY"), and The Ferguson Group, LLC, a District of Columbia limited liability company ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY and CONSULTANT previously entered into a Professional Services Agreement dated October 19, 2016 and amended August 15, 2018 ("Agreement") regarding Federal Advocacy Services ("Project"); and

WHEREAS, CITY desires to amend the Agreement to extend the term of the agreement for one (1) additional year; 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 the Agreement.
2. Paragraph 1 of the Agreement is amended by adding an additional paragraph to read as follows:

"Term. The term of this Agreement shall commence on July 1, 2019 and expire on June 30, 2020."

3. Paragraph 2 of the Agreement is amended by adding an additional paragraph to read as follows:

"CITY shall pay eighty-seven thousand, six hundred thirty-five dollars (\$87,635.00), in consideration of the additional term as set forth in the Second Amendment to Agreement. This brings the total not to exceed contract amount for CITY work to three hundred eighty-six, nine hundred thirty-five dollars (\$386,935.00)."

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 Second 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 Second Amendment to Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

BY: _____
DOMINICK CASEY
City Manager

THE FERGUSON GROUP, LLC a
District of Columbia limited liability
company

BY: 
its:  _____

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

ATTEST:

and

BY: _____
SONIA OROZCO
City Clerk

BY: Lisa L. Phillips
its: Secretary

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
MEGAN MACPHERSON
Public Affairs-Communications
Director



COUNCIL COMMUNICATION

CC #: 0108
File #: 0800-02

Title: Statewide Borehole Remediation Project – Meeting Minutes with Local Enforcement Agency and Reimbursement Agreement
Contact: Sean Bigley 916-774-5513 sbigley@roseville.ca.us

Meeting Date: 6/19/2019
Item #: 6.21.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution to approve the Meeting Minutes with Local Enforcement Agency, which will serve as a reimbursement agreement between the California Department of Transportation (Caltrans) and the City of Roseville, and authorize the City Manager to execute it on behalf of the City.

BACKGROUND

The California Water Code (CWC) requires that all entities drilling wells or installing boreholes within the State of California comply with environmental regulations and local jurisdictional permitting requirements to ensure the proper construction/destruction methods outlined in the CWC are met. The Caltrans Statewide Borehole Remediation Program (SBRP) was initiated in recent years to address past practices related to statewide drilling and backfilling operations of boreholes installed between 1990 and 2014.

Specifically, it has been determined that during the time period in question, three projects totaling 74 boreholes of varying types, diameters, and depths, were installed, with 63 installed within the City's jurisdiction. Through a process of careful analysis and investigation, the City has determined that 28 of these historical boreholes warrant further field investigation before closeout or destruction. The remaining 46 boreholes have been determined, through a process of record research and hydrologic analysis, to pose very little risk to Roseville's resources.

The attached Meeting Minutes with Local Enforcement Agency document serves to memorialize the discussions and detailed analyses that have taken place over the past year between Caltrans, Amec Foster Wheeler as a Caltrans consultant, as well as City of Roseville staff. It also serves as a reimbursement agreement for the costs incurred by the City in performing the necessary analyses and field investigations of the boreholes in question. This type of document is consistent with the method of agreement and reimbursement used with all other Local Enforcement Agencies throughout the State of California as part of the SBRP. Lastly, the agreement details the requirement that Caltrans apply for and obtain proper retroactive permitting for the boreholes

which were installed within the City's jurisdiction in order to fully close out the SBRP with the City of Roseville.

FISCAL IMPACT

Efforts to support the Caltrans SBRP are 100% reimbursable under the terms of these Meeting Minutes with Local Enforcement Agency, up to the agreed Not-to-Exceed value of \$100,000.00. This includes staff time expenditures as well as expenditures made under previously approved contracts for groundwater consulting services. Invoices and expense documentation will be submitted to Amec Foster-Wheeler, as a representative of Caltrans, in the SBRP, for review and reimbursement on Caltrans' behalf. Additionally, Amec Foster Wheeler will submit permitting application and fees for retroactive permitting of all boreholes within the City of Roseville's jurisdiction, using the existing permit and fee structure.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

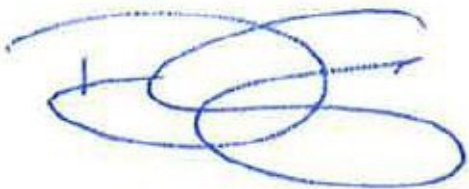
ENVIRONMENTAL REVIEW

The proposed project involves data collection, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource. This activity is categorically exempt from the California Environmental Quality Act (CEQA) as a Class 6 Exemption (State CEQA Guidelines Section 15306). The proposed project is also an action taken by the City of Roseville to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment. This activity is categorically exempt from CEQA as a Class 8 Exemption (State CEQA Guidelines Section 15308). The Exemption has been prepared and no further CEQA action is required.

Respectfully Submitted,

Sean Bigley, Acting Water Utility Manager

Richard D. Plecker, Environmental Utilities Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 19-276

Meeting Minutes - Reimbursement Agreement

RESOLUTION NO. 19-276

APPROVING MEETING MINUTES WITH LOCAL ENFORCEMENT AGENCY,
STATEWIDE BOREHOLE RESOLUTION PROGRAM, AND AUTHORIZING THE CITY
MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, the California Water Code (CWC) requires that all entities drilling wells or installing boreholes within the State of California comply with environmental regulations and local jurisdictional permitting requirements to ensure the proper construction/destruction methods outlined in the CWC are met; and

WHEREAS, the California Department of Transportation (Caltrans) Statewide Borehole Remediation Program (SBRP) was initiated in recent years to address past practices related to statewide drilling and backfilling operations of boreholes installed between 1990 and 2014; and

WHEREAS, the attached Meeting Minutes with Local Enforcement Agency, Statewide Borehole Resolution Program – District 3, City of Roseville, Placer County, document serves to memorialize the discussions and detailed analyses that have taken place over the past year between Caltrans and City of Roseville staff; and

WHEREAS, the Meeting Minutes also serve as a reimbursement agreement for the costs incurred by the City in performing the necessary analyses and field investigations of the boreholes in question; and

WHEREAS, the Meeting Minutes with Local Enforcement Agency has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

ATTEST:

MAYOR

City Clerk

Project	59A0991 Statewide Borehole Resolution Program (SBRP)	DCN5111
Title	Meeting Minutes with Local Enforcement Agency, Statewide Borehole Resolution Program (SBRP) – District 3, City of Roseville, Placer County	Revised 04/25/19
Owner/Author	Raker/Spongberg	Page 1 of 5

Meeting Dates: Face-to-face meetings on May 29, 2018, August 21, 2018, and September 19, 2018; conference calls on November 15, 2018 and April 11, 2019; followed by additional calls and emails between Caltrans and Roseville

Meeting Location: - 2005 Hilltop Circle, Roseville, California

Attachments:

- Meeting Agenda
- Meeting Agenda and Draft Meeting Minutes for August 21, 2018 meeting
- Email correspondence between Amec Foster Wheeler and Roseville
- Caltrans Borehole Resolution Program, City of Roseville Screening and Risk Assessment Approach
- Figure with Boreholes, Sites, and Tanks and Highlighted Borehole Data Tables prepared by City of Roseville
- Email correspondence between Amec Foster Wheeler and Roseville

Attendees:

Ganapathy Murugesh, PE, Program Manager,
Statewide Borehole Resolution Program (SBRP),
Caltrans

Sarah Raker, PG, CHG, Amec Foster Wheeler, LEA
Statewide Coordinator, SBRP

Stephanie Antonucci, Amec Foster Wheeler, Senior
Project Coordinator, SBRP

Sean Bigley, Interim Water Utility Manager

Colleen Boak, PE, Assistant Engineer, Environmental
Utilities – Technical Services

Linda York, Development Technician

David Fairman, GEI Consultants

These meeting minutes are hereby accepted by a duly authorized signatory below:

City of Roseville (the City)

By: _____

Title: _____

Printed Name: _____

Date: _____

Amec Foster Wheeler on Behalf of Caltrans

By: _____

Title: Senior Associate Geologist

Printed Name: Sarah Raker PG 6171 CHG 168

Date: _____

Project	59A0991 Statewide Borehole Resolution Program (SBRP)	DCN5111
Title	Meeting Minutes with Local Enforcement Agency, Statewide Borehole Resolution Program (SBRP) – District 3, City of Roseville, Placer County	Revised 04/25/19
Owner/Author	Raker/Spongberg	Page 2 of 5

Discussion	Action	Due Date	Responsible Party	Resolution
Discussed the Caltrans Statewide Borehole Resolution Program (SBRP) in the City of Roseville (City) and the proposed path forward. Caltrans met with the City on August 21, 2018. See the attached meeting minutes and email correspondence regarding the initial meeting.	No further action	No further action	No further action	No further action
Discussed the SBRP data requested by the City, as follows: • Upload field documents to the City's FTP site • Provide post mile markers along I-80	Provide field documents to the LEA for review for the 42 boreholes; upload to FTP site; provide post mile markers along I-80	9/24/18	Caltrans	Provide documentation to support the LEA's data analysis
As the Local Enforcement Agency (LEA) for the City, the City will prepare a draft agreement that allows Caltrans to reimburse the City for its staff and consultants labor to evaluate the potential impact to groundwater quality due to boreholes installed in the City limits. The agreement will include a "not-to-exceed" amount that will include labor, materials, and retroactive permit fees. Caltrans requested options for an informal agreement to speed up borehole resolution with the City. Caltrans is under time pressure to complete SBRP drilling because they anticipate that design of SB1 construction projects will soon utilize most of the currently available drill rigs. Caltrans has agreed to reimburse other LEAs using such informal email agreements and signed meeting minutes and has followed through on such informal agreements.	No further action	No further action	No further action	No further action

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Owner/Author	Raker/Spongberg	Page 3 of 5

Discussion	Action	Due Date	Responsible Party	Resolution
Caltrans proposed the following cost recovery process that was successfully used with other LEAs: 1. The City will submit detailed invoices depicting all charges (time and materials) to Amec Foster Wheeler for labor and expenses for SBRP data analysis with the amount considered to be cost recovery fees for processing retroactive permits.	Submit invoices for data evaluation to Caltrans	To be determined	LEA	Caltrans will reimburse LEA for cost recovery through Amec Foster Wheeler on behalf of Caltrans
2. Amec Foster Wheeler, on behalf of Caltrans, will pay the City actual costs per the invoice not to exceed the \$100,000 limit as proposed by the City. 3. Payments for such costs will be made by Amec Foster Wheeler within 30 days as part of the ongoing statewide resolution efforts/protocols established by Caltrans.	Payment of reimbursable costs	To be determined	Caltrans	Caltrans will reimburse LEA for cost recovery through Amec Foster Wheeler on behalf of Caltrans;
4. Upon completion of the data analysis, the City will issue a “blanket” retroactive permit to Caltrans for the 63 total SBRP boreholes with available data installed in the City jurisdiction from 1997 to 2008.	Issue retroactive permit	To be determined	LEA	Retroactive permit issued by LEA
Caltrans will issue a SBRP Closure Report that will incorporate the following: • Borehole data • Summary of the resolution efforts • Caltrans’ efforts to locate boreholes and documentation on field survey efforts • Documentation on the borehole destruction included destruction permits, well completion reports, borehole backfill data sheets etc.	Submit Closure Report	To be determined	Caltrans	LEA has summary of borehole data and resolution
The Closure Report will be reviewed by the City and comments will be provided to Caltrans.	Submit comments on draft report	To be determined	LEA	Final Closure Report issued by Caltrans

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Owner/Author	Raker/Spongberg	Page 4 of 5

Discussion	Action	Due Date	Responsible Party	Resolution
Discussed the City of Roseville Screening and Risk Assessment Approach. Caltrans agreed to the proposed approach. The following strategy was proposed by the City (see attachments for details): • Preliminary planning and analysis phase including costs incurred by the LEA and the LEA's consultants. • Screening and Risk Assessment ○ Step 1 Initial Screening (complete) ▪ Number of Projects = 3 ▪ Number of Boreholes = 63 (no cased boreholes) ▪ Number of Boreholes with negligible risk and eliminated from further analysis = 21 ▪ Number of Boreholes > 20 feet deep or encountered groundwater = 42 ▪ Caltrans identified borehole backfill documentation and submitted the documents to the City; 14 of the 42 remaining boreholes were eliminated from further analysis (10/1/18) Total number of boreholes moved to Step 2 = 28 ○ Step 2 Preliminary Evaluation ▪ Review boring logs, site documentation, including description of borehole destruction, if available; provided by Caltrans ▪ Review GeoTracker sites within ½ mile of boreholes and other imagery ▪ 4 boreholes destroyed under permit by Kleinfelder on behalf of Caltrans ▪ Discuss the results of Step 2 via conference call 11/15/18 ▪ Total number of boreholes moved to Step 3 = 24	Meet via conference call to discuss the results of Step 2	To Be Determined	LEA	Identify boreholes that require further investigation

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Owner/Author	Raker/Spongberg	Page 5 of 5

Discussion	Action	Due Date	Responsible Party	Resolution
- Screening and Risk Assessment continued: - Step 3 Further Study - Conduct field survey for boreholes that require further study - Identify potentially contaminating activities (PCAs) within ½ mile radius of boreholes - The LEA staff and/or consultant(s) will attend the field survey - Discuss the results of Step 3 - Step 4 Documentation and Remediation - Destroy located boreholes, if deemed necessary - Prepare report and recommendations	To be determined	To be determined	To be determined	To be determined
Remediation Phase (To Be Determined)				
Discussed preparation of these meeting minutes	Provide LEA with meeting minutes	August 28, 2018; revised January 22, 2019; April 25, 2019	Caltrans and LEA	LEA receives information for their files



COUNCIL COMMUNICATION

CC #: 0096

File #: 0900-01-02

Title: Compressed Natural Gas Shop Retrofit Project – Design-Build Construction Agreement

Contact: Devin Whittington 916-774-5783 dwhittington@roseville.ca.us

Meeting Date: 6/19/2019

Item #: 6.22.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council adopt a resolution to approve a Design-Build Construction Agreement with EFS West in the amount of \$296,804.00 for the Compressed Natural Gas (CNG) Shop Retrofit Project and authorize the City Manager to execute it. Staff also recommends Council authorize the City Manager or his designee to approve and pay for the contract change orders for this project that could increase the guaranteed maximum price by no more than 10% (\$29,680.40).

BACKGROUND

On September 21, 2016, City Council adopted a resolution authorizing a condition assessment be completed on a section of the Vehicle Maintenance Building, located at the Corporation Yard, to determine the upgrades needed to accommodate the future needs of the Solid Waste Department's maintenance of CNG vehicles.

The condition assessment identified the required improvements and the cost associated with those improvements to make the building compliant to current codes and regulations for the maintenance of CNG vehicles.

Improvements will be made to the fabrication and body bay section of the Vehicle Maintenance Building to facilitate the indoor maintenance of CNG vehicles and will consist of retrofitting this section with the following upgrades:

- City of Roseville's Building Division code compliance
- Gas detection and mechanical ventilation systems
- Space heating and LED lighting
- Area classification and electrical system
- Occupancy separation

A solicitation for proposals was made on January 15, 2019, for design-build services for the CNG

Shop Retrofit Project. On February 15, 2019, two firms submitted proposals for review and consideration. The proposals were evaluated by a Proposal Evaluation Committee comprised of Technical Services, Solid Waste, Public Works, and City Attorney staff. The proposals were rated based on the evaluation criteria specified in the Request for Proposals. The proposal from EFS West was ranked highest.

FISCAL IMPACT

This capital improvement project is estimated to cost a total of \$376,500.00. This amount includes \$296,804.00 for the agreement with EFS West to provide design-build services, an additional 10% of the contract value (\$29,680.40) to account for potential necessary change orders, as well as an estimated \$50,000.00 for staff costs to support the project. This project is funded by the Solid Waste Rehabilitation Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

Based on Federal guidelines, there is one job created for every \$92,000.00 in direct government spending. Based on that figure, this project value would create approximately 4 jobs.

ENVIRONMENTAL REVIEW

The proposed project involves alterations of an existing facility. This activity is categorically exempt from California Environmental Quality Act (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,

Devin Whittington, Refuse and Stormwater Manager

Richard Plecker, Environmental Utilities Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 19-271

Design Build Contract with Exhibits A B C D F

RESOLUTION NO. 19-271

APPROVING A DESIGN-BUILD CONSTRUCTION AGREEMENT, BY AND BETWEEN
EFS WEST AND THE CITY OF ROSEVILLE, AND AUTHORIZING THE CITY MANAGER
TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a design-build construction agreement for the Compressed Natural Gas
Shop Retrofit Project, by and between EFS West 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.

BE IT FURTHER RESOLVED that the City Manager 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
_____, 20__, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

**DESIGN-BUILD CONSTRUCTION AGREEMENT
(PROJECT: SHOP RETROFIT FOR COMPRESSED NATURAL GAS VEHICLES)**

This Design-Build Construction Agreement ("Agreement") is made and entered into this ____ day of _____, 20____, by and between the City of Roseville, a municipal corporation ("CITY") and EFS West, a California corporation ("CONTRACTOR").

RECITALS

WHEREAS, CITY has issued a Request for Proposals pursuant to which CITY solicited proposals from design-build contractors for the maintenance shop retrofit for Compressed Natural Gas (CNG) vehicles project ("Project"); and

WHEREAS, CONTRACTOR has submitted a Proposal, dated February 12, 2019, attached hereto and made a part hereof as Exhibit F, and CITY has selected CONTRACTOR to provide design and construction services as set forth in this Agreement; and

WHEREAS, CONTRACTOR is ready, willing and able to perform the aforementioned services required in accordance with the terms and conditions of this Agreement; and

NOW, THEREFORE, CITY and CONTRACTOR agree as follows:

ARTICLE 1

DEFINITIONS

1.1 "Applicable Laws" means all laws, codes, ordinances, rules and regulations of governmental authorities having jurisdiction over the Site and/or the Work.

1.2 "Application for Payment" means the document prepared by CONTRACTOR and submitted to CITY showing CONTRACTOR's entitlement to progress payments, the requirements of which are more fully described in Section 5.3 hereof.

1.3 "Architect/Engineer" means a licensed professional(s) (and/or entity(ies)) retained by CONTRACTOR, with the approval of CITY, who provides architectural, design and/or engineering services as may be required by the Work. The Architect/Engineer shall be registered in the State of California and the architect and/or engineer of record for the Work pursuant to their design responsibilities. The Architect/Engineer shall be the Architect/Engineer(s) stated in the Proposal, unless substituted by CONTRACTOR based upon CITY's written pre-approval.

1.4 "Authorized Representatives" means the Design-Build Team and those individuals appointed by CITY and CONTRACTOR from time to time in accordance with the provisions of Section 3.1.1.

1.5 "Business Day" means any day when the office of the City Clerk of the City of Roseville is open for business.

1.6 "Certificate of Substantial Completion" means a certificate prepared by CONTRACTOR in accordance with Section 5.12 and forwarded to CITY.

1.7 "Certificate of Final Completion" means a certificate prepared by CONTRACTOR and forwarded to CITY stating that the Project is finally complete and that CONTRACTOR is entitled to Final Payment in accordance with Article 5 hereof.

1.8 "Change Directive" means a written order signed by CITY directing a change in the Work. A Change Directive shall state a proposed basis for adjustment, if any, in the GMP or Schedule. CITY may order changes in the Work within the general scope of the Contract, and a Change Directive shall be used in the absence of total agreement on the terms of a Change Order.

1.9 "Change Order" means a written order signed by CONTRACTOR and CITY authorizing a change in the Work, which also may adjust the GMP and/or the Schedule, and which shall constitute a Modification. The GMP and/or Schedule may be changed only by Change Order.

1.10 "Change Proposal" means a proposal for a Change Order submitted by CONTRACTOR to CITY, either at the request of CITY, or at CONTRACTOR's own initiative.

1.11 "Construction Allowance Items" [reserved]

1.12 "Construction Documents" means the plans and specifications prepared by the Design-Build Team for the Project, approved by CITY, and incorporated into this Agreement by reference after such approval, to be used to construct the Project. The Construction Documents shall set forth in detail all items necessary to complete the construction of the Project in accordance with the Contract Documents (subject to their completion following commencement of the Construction Phase). All amendments and modifications to the Plans and Specifications must be approved by CITY prior to incorporation into this Agreement. CONTRACTOR's attention is hereby directed to the confidentiality requirements of Section 2.2.

1.13 "Construction Notice to Proceed" means the notice given by CITY to CONTRACTOR stating that the Site is available to CONTRACTOR and directing CONTRACTOR to commence construction of the Project in accordance with Section 4.2.1.

1.14 "Construction Phase" means the period beginning with the issuance of the Construction Notice to Proceed and ending on the date of Final Completion of the Project.

1.15 "Construction Work" means that portion of the Work consisting of the provision of labor, materials, equipment and services in connection with the construction of the Project as set forth in the Contract Documents.

1.16 "Contingency Costs" means those items of Cost of the Work attributable to a contingency for which CITY is responsible and which are payable by CITY to CONTRACTOR pursuant to a Change Order as provided in Article 6.

1.17 "Contract Documents" means this 1) Agreement, 2) its Exhibits, and 3) the Construction Documents, all of which, together with this Agreement, form the entire integrated agreement between CITY and CONTRACTOR. In the event of a conflict between any of these documents, this Agreement controls, followed by its Exhibits.

1.18 "Contract" or "Agreement" means this Design-Build Construction Agreement, its exhibits, and all amendments and/or modifications hereto executed by the parties.

1.19 "Contract Time" means the period of time, including authorized adjustments, allotted in the Schedule for the Final Completion of the Work.

1.20 "CONTRACTOR" means the individual or entity identified in the preamble to this Agreement.

1.21 "CONTRACTOR Event of Default" shall have the meaning set forth in Section 12.1 hereof.

1.22 "Cost of the Work" consists of those items of Work, which are paid for by CITY to CONTRACTOR, and consist of those categories of costs set forth as allowable on Exhibit A.

1.23 "CPM" means a critical path method schedule in the form of precedents, networks and time sequences.

1.24 "Day" or "Days" means calendar days.

1.25 "Delay Costs" means those items of Cost of the Work attributable to an Excusable Delay for which CITY is responsible and which are payable by CITY to CONTRACTOR pursuant to a Change Order as provided in Article 6.

1.26 "Design-Build Team" includes the following: Architect/Engineer; CONTRACTOR; and/or others as coordinated by CONTRACTOR and CITY.

1.27 "Design Development Documents" means the drawings, specifications and other documents prepared by the Design-Build Team for CITY's review and approval prior to the preparation of the Construction Documents. The Design Development Documents shall illustrate the scale and relationship of Project components, outline the nature and structural exterior and three dimensional scale of the Project and shall fix and describe in detail the configuration and character of the Project concerning all items of the Project necessary for the complete and final preparation of the Construction Documents in accordance with the requirements of the Contract Documents, including architectural and electrical systems, materials and such other elements as may be appropriate. CONTRACTOR's attention is hereby directed to the confidentiality requirements of Section 2.2.

1.28 "Design Materials" means any and all documents, shop drawings, electronic information, data, plans, drawings, sketches, illustrations, specifications, descriptions, models and other information developed, prepared, furnished, delivered or required to be delivered by CONTRACTOR to CITY under the Contract Documents or developed or prepared by CONTRACTOR specifically to discharge its duties under the Contract Documents. CONTRACTOR's attention is hereby directed to the confidentiality requirements of Section 2.2.

1.29 "Design Work" means that portion of the Work consisting of the design services required to be provided in connection with the design of the Project as set forth in the Contract Documents, which shall be performed consistent with the standards of professional care set forth herein.

1.30 "Excusable Delay" shall have the meaning set forth in Section 4.4.2 hereof.

1.31 "Fee", if applicable, means the fee payable to CONTRACTOR pursuant to this Contract and as part of the GMP, if shown on Exhibit A attached hereto.

1.32 "Final Completion" means the point at which the Work has been completed in accordance with the terms and conditions of the Contract Documents, including completion of all Punch list items.

1.33 "Force Majeure" means labor dispute (excluding labor shortage), fire, unusual delay in transportation or delivery, unavoidable casualty, flood (assuming CONTRACTOR has taken reasonable precautions), earthquake, epidemic, civil disturbance, war, freight embargo, riot, sabotage (by persons other than CONTRACTOR or Subcontractors), material shortage or any other similar act or condition, in each case only to the extent the event in question is beyond the reasonable control of and without the fault or negligence of CONTRACTOR.

1.34 "Governmental Approvals" means those CITY approvals necessary for the completion of the Project, including, but not limited to, modification of existing zoning, vacation of certain streets and/or alleys, and modifications to or variances from applicable building or zoning regulations.

1.35 "Guaranteed Maximum Price" or "GMP" means the amount set forth on Exhibit A hereto, which may be increased or decreased in accordance with the provisions of the Contract Documents.

1.36 "Hazardous Materials" means those items identified on Exhibit C hereto.

1.37 "Indemnified Parties" includes, but is not limited to, CITY, its agents, officers, employees, and volunteers.

1.38 "Liquidated Damages" means the damages payable by CONTRACTOR to CITY in the event CONTRACTOR does not achieve Final Completion of the Project by the date required on the Schedule, as adjusted, as more fully described in Section 4.6 hereof.

1.39 "Modification" means an amendment to this Agreement executed by the parties after the date hereof.

1.40 "Party" shall mean CITY or CONTRACTOR individually, and **"Parties"** shall mean CITY and CONTRACTOR collectively.

1.41 "Payment and Performance Bonds" means the payment bond and performance bond issued by an admitted Surety covering the faithful performance and completion of the Construction Work, including payment for all materials and labor furnished or supplied in connection with the Construction Work, by CONTRACTOR. Such bonds shall be in the form described in Exhibit E.

1.42 "Project" means the design and construction of the project described in the Recitals, together with all on-site infrastructure, site improvements and appurtenances to be designed, if any, constructed and installed in connection therewith, as more fully set forth and described in the Contract Documents and as required thereby or reasonably inferred therefrom.

1.43 "Project Manager" means the person assigned by the director of the CITY administering department to monitor the Project and Work.

1.44 "Punch List" means those minor items of Work to be completed after Substantial Completion and prior to Final Completion, which do not prevent the Project from being used for the purpose for which it is intended and which will not prevent beneficial occupancy or use.

1.45 "Retention" means the amount withheld from progress payments from CITY to CONTRACTOR from time to time, as more fully described in Article 5 hereof.

1.46 "Schedule" means the schedule pursuant to the Proposal and/or other Contract Documents to which CONTRACTOR has agreed to complete the Work. The Schedule shall be adjusted pursuant to the provisions of the Contract Documents. In the event the Schedule is not contained within the Proposal, then CONTRACTOR shall provide to CITY, within fifteen (15) days of issuance of a notice to proceed by CITY, with a complete milestone schedule identifying, among other things, critical paths (if any) and total calendar days until Substantial and Final Completion. In the event the Schedule is contained in the Proposal, the start of the Schedule shall be adjusted by the CONTRACTOR to reflect the date of the Notice To Proceed.

1.47 "Scheduled Date of Substantial Completion" means the date CONTRACTOR has agreed to achieve Substantial Completion of the Project in accordance with the Schedule, as adjusted.

1.48 "Scope Change Costs" means those items of Cost of the Work attributable to changes in scope of the Work and payable by CITY to CONTRACTOR pursuant to a Change Order, as provided in Article 6.

1.49 "Separate Contractors" means those individuals or entities (including, but not limited to, concessionaires) who have entered into arrangements with CITY for the provision of labor, materials or other services in connection with the Project.

1.50 "Site" is the real property on which the Project will be located.

1.51 "Subcontract" means an agreement between CONTRACTOR and another person or entity engaged to perform a portion of the Work.

1.52 "Subcontractor" means an individual or entity who has entered into an agreement with CONTRACTOR or another Subcontractor for the provision of labor, materials or other services required to be performed by CONTRACTOR under the Contract Documents.

1.53 "Substantial Completion" means the stage in the progress of the Work when the Work or a designated portion thereof is sufficiently complete in accordance with the Contract Documents so that CITY may use the Project for its intended purpose.

1.54 "Surety" means one or more issuers of the Payment and Performance Bonds, each of which shall be admitted and licensed to do business in the State of California.

1.55 "Unexcusable Delay" shall have the meaning set forth in Section 4.4.

1.56 "Work" or "Scope of Work" means the Project, inclusive of all labor, materials and services required to be performed or provided by CONTRACTOR officers, employees, agents, Subcontractors or Suppliers pursuant to the provisions of this Agreement and its Exhibits (including, the entirety of Exhibit F).

ARTICLE 2

SCOPE OF WORK / PROJECT REQUIREMENTS

2.1 Performance of Work. CONTRACTOR shall perform the Work in accordance with this Agreement. CONTRACTOR covenants and agrees that it shall be responsible for performing and completing, and for causing all Subcontractors (including Architect/Engineer) to perform and complete, the Work in accordance with the Contract Documents, standard professional and trade practices, and Applicable Laws. CONTRACTOR will retain an Architect/Engineer for design services required by the Work and the Architect/Engineer shall be the engineer of record. CONTRACTOR covenants that the Work and the materials provided thereunder shall be appropriate for the purposes stated in the Request for Proposal and Proposal. Although it is the responsibility of CONTRACTOR to conform the Work to Applicable Laws at all times, to the extent there is a change in one or more Applicable Laws after the date of execution of this Contract, and such change has the effect of increasing the cost or time of performance of the Work, such change may be the subject of a Change Order under the provisions of Article 6 hereof.

2.1.1. Noise and Night Work. CONTRACTOR shall comply with CITY's noise ordinance.

2.2 Professional Standard; Ownership of Documents.

2.2.1 Standards of Performance. The Work shall be performed by CONTRACTOR in accordance with the professional standards applicable to projects, buildings or work of complexity, quality and scope comparable to the Work and the Project. CONTRACTOR may make such additions or substitutions to personnel and responsibilities as it deems necessary or appropriate in order to carry out its responsibilities hereunder, provided such personnel shall be suitably qualified. Nothing in this Agreement shall be construed to create any contractual liability with CITY toward any Subcontractor.

2.2.2 Design Documents and Materials, and Confidentiality.

2.2.2.1 CITY shall have unlimited rights to copy and use in connection with the Project all Design Materials, including the right to use same on the Project at no additional cost to CITY, regardless of degree of completion, provided that said services performed have been fully paid for as required by the terms of this Agreement. CONTRACTOR and its Subcontractors shall keep all design documents confidential, and shall not disclose such documents except as may be required in performance of the Work or pursuant to legal process.

2.3 Local Conditions; Environmental Site Conditions.

2.3.1 Local Conditions. CONTRACTOR represents that it has taken steps reasonably necessary to ascertain the nature and location of the Work, and that it has investigated and satisfied itself as to the general and local conditions which are applicable to the Work such as (a) conditions bearing on transportation, disposal, handling and storage of materials; (b) the availability of labor, water, power and roads; (c) normal weather conditions; (d) observable physical conditions at the Site; (e) the surface conditions of the ground; and (f) the character of equipment and facilities needed prior to and during the performance of the Work. To the extent CONTRACTOR encounters subsurface or concealed conditions which differ materially from that actually known by CONTRACTOR on the date of this Agreement or from those ordinarily found to exist and generally recognized as inherent in the activities of the character provided in the Contract Documents; then CONTRACTOR shall give notice to CITY promptly before conditions are disturbed and in no event later than two (2) Days after the first observance of the conditions if a Change Order is contemplated by CONTRACTOR due to such condition. Such materially different conditions may entitle CONTRACTOR to an equitable adjustment in the GMP and/or Schedule pursuant to the Change Order provisions of this Agreement.

2.3.2 Hazardous Materials. The Parties' agreement as to the handling of Hazardous Materials discovered at the Site (and not brought there by CONTRACTOR or any Subcontractor) is set forth in Exhibit C hereto, and the only duties and responsibilities of CONTRACTOR in connection therewith are as therein specified, notwithstanding any other provision of this Agreement.

2.4 Design Development Documents and Construction Documents.

2.4.1 General. The Design-Build Team understands that all construction documents, working drawings and specifications ("Submittals") must be coordinated with, and approved by, CITY prior to construction. CONTRACTOR shall allow CITY a minimum of fourteen (14) days for review of Submittals and corrections made thereto. CONTRACTOR shall work with the Design-Build Team to prepare, for the approval of CITY, working drawings and specifications setting forth in detail the requirements for the construction of the Project in its entirety including the necessary bidding information. CITY's review of the Design Development Documents and the Construction Documents shall not relieve CONTRACTOR from its responsibilities under this Agreement, or be deemed to be an approval or waiver by CITY of any deviation from, or of CONTRACTOR's failure to comply with, any provision or requirement of the Contract Documents, unless such deviation or failure has been identified as such in writing in the document submitted for approval by CONTRACTOR and approved by CITY. CONTRACTOR shall comply with all CITY construction standards as deemed applicable by the CITY. CONTRACTOR shall provide CITY with a complete, accurate, full size, and current set of as-built drawings in a hard copy acceptable to City prior to Final Completion.

2.4.2 Reliance on Approvals. CONTRACTOR shall be entitled to rely on the approvals of CITY with respect to the Design Materials. If CITY revokes, modifies or otherwise changes in a material way its approval of a given system after such system has been designed and approved, or modifies the original Scope of Work in a material manner requiring modification to one or more systems which have been designed and approved, CONTRACTOR shall be entitled to a Change Order in accordance with the provisions of Article 6 hereof, provided that prior to such approval CONTRACTOR has made CITY aware of future design decisions which may be affected by such approval. No Change Order shall be issued to the extent such modification is due to the fault or neglect of CONTRACTOR.

2.4.3 Review of Contract Documents and Field Conditions. CONTRACTOR shall take field measurements and verify field conditions and shall carefully compare such field conditions and other information known to CONTRACTOR with the Contract Documents before commencing activities. CONTRACTOR shall perform the Work in accordance with the Contract Documents and submittals approved in accordance with the procedures set forth in this Agreement.

2.5 Legal Requirements. CONTRACTOR shall comply with Applicable Laws, and shall give applicable notices pertaining thereto. Except with respect to Governmental Approvals, CONTRACTOR shall prepare and file all documents required to obtain the necessary approvals of governmental authorities having jurisdiction over the Work and/or the Project and shall secure and pay for permits and governmental fees, licenses and inspections necessary for the proper execution of the Work and completion of the Project. Notwithstanding the foregoing, CITY has informed CONTRACTOR that fees in connection with building permits, street use permits, and similar permits relating to construction will be waived and are not to be included in the GMP. If and to the extent charges in the future for such permits are imposed in the future, such charges shall be paid by CITY, or shall be the subject of a Change Order to the Contract in accordance with the Change Order provisions of this Agreement.

2.6 Services and Facilities.

2.6.1 General. CONTRACTOR shall provide everything required for the orderly progress and proper execution and completion of the Work and the Project in accordance with the requirements of the Contract Documents, whether temporary or permanent and whether or not incorporated or to be incorporated into the Work, including, but not limited to, services, labor, materials, equipment, furnishings, tools, construction equipment and machinery, utilities, transportation and other facilities and services.

2.6.2 Supervision. CONTRACTOR shall supervise and direct the Work in accordance with its best skill and attention. CONTRACTOR shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures. CONTRACTOR shall be responsible to CITY for the acts and omissions of, and whenever this Contract refers to the negligence, fault or omission of CONTRACTOR, such term shall include the negligence, fault or omission of, CONTRACTOR's employees, Subcontractors and their agents and employees, and other persons performing portions of the Work under an agreement with CONTRACTOR. CONTRACTOR shall not be relieved of obligations to perform the Work in accordance with the Contract Documents by tests, inspections or approvals required or performed by persons other than CONTRACTOR.

2.6.3 Coordination. CONTRACTOR shall coordinate construction requirements with governmental agencies, utilities, and all other parties either involved in infrastructure improvements or otherwise affected by the design and construction requirements.

2.6.3.1 Design-Build Development Coordination. CONTRACTOR understands and agrees that all Design Development Documents and time schedules prepared by Architect/Engineer must be coordinated with CONTRACTOR and CITY. CONTRACTOR shall participate and provide recommendations in the development of the drawings and other documents to fix and describe the size and character of the Project in its entirety as to structural, and electrical systems, materials and other essentials as may be necessary according to good engineering and architectural practice.

2.6.3.2 Construction Documents Coordination. [reserved]

2.6.4. Cooperation. CONTRACTOR shall cooperate with the Architect/Engineer, and CITY's financial, design and construction consultants and all other designated representatives during the design and construction of the Project.

2.6.5 Management. CONTRACTOR shall implement suitable management systems and work plans for the Project relative to Project safety, quality assurance and managing and controlling the Work.

2.6.6 Reports. CONTRACTOR shall prepare and submit to CITY monthly progress reports on the Work accomplished during the previous monthly period, which reports shall be prepared in a manner and in a format reasonably acceptable to CITY. Such reports shall be

furnished at the time of submission of each monthly Application for Payment. As part of such report, CONTRACTOR shall provide an updated Schedule, including CPM, if any, illustrating the progress that has been made, by reference to the initial CPM, and specifying whether the Work is on schedule or behind schedule and actions being taken to correct Schedule slippage. The monthly report shall also set forth CONTRACTOR's projected progress for the forthcoming month.

2.7 Warranty. CONTRACTOR warrants to CITY that any and all materials, equipment and furnishings incorporated in the Work will be of good quality and new unless otherwise required or permitted by the Contract Documents, that the Work will be free from defects not inherent in the quality required or permitted, and that the Work will conform with the requirements of the Contract Documents. Work not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective by CITY at its sole discretion.

CONTRACTOR shall warranty the Work for a period of one-year commencing upon recording of the notice of completion. If within this one-year warranty period any of the Work is found to be defective or not in accordance with the requirements of the Contract Documents, CONTRACTOR shall correct it promptly after receipt of written notice from CITY to do so. CITY shall give such notice promptly after discovery of the condition. CONTRACTOR shall bear the cost of correction.

CONTRACTOR's attention is directed to Section 9.3 below regarding Warranty Bond requirements.

2.8 Taxes. CONTRACTOR shall pay, as Cost of the Work, all existing and future applicable federal, state and local sales, consumer, use and similar taxes, whether direct or indirect, relating to, or incurred in connection with, the performance of the Work (excluding taxes based on CONTRACTOR's income). In the event CONTRACTOR is obligated to pay any new or increased taxes or duties adopted after the date hereof, the amount of such new or increased taxes shall increase the GMP pursuant to the Change Order provisions of this Contract. In the event CONTRACTOR receives the benefit of a tax exemption or tax reduction taking effect after the date hereof, the amount of such exemption or reduction shall decrease the GMP pursuant to the Change Order provisions of this Contract

2.9 Access by CITY. CONTRACTOR shall afford CITY and its authorized designees access to the Project Site at all times, subject to reasonable prior notice for access outside of normal business hours.

2.10 Use of Site. CITY shall be permitted beneficial use of the Work.

2.11 Patents, Trademarks, Copyrights. CONTRACTOR shall pay, as a Cost of the Work, all-applicable royalties and license fees on any matters arising in connection with the Work. CONTRACTOR shall defend all suits or claims for infringement of patent, trademark, and copyrights against the Indemnified Parties, and shall save the Indemnified Parties harmless from loss on account thereof for any and all matters arising in connection with the Work or the Project (such costs to be paid as Cost of the Work), except with respect to any particular design process

or the product of a particular manufacturer or manufacturers specified and required by CITY, other than pursuant to the recommendation or suggestion of CONTRACTOR or a subcontractor; provided however, if CONTRACTOR has reason to believe that the design, process or product so specified is an infringement of a patent, CONTRACTOR shall be responsible for any loss resulting unless CONTRACTOR has provided CITY with prompt written notice of CONTRACTOR's belief, and CITY has nevertheless elected to go forward with such design, process or product so specified.

2.12 Rubbish; Debris; Cleanup. During the performance of all on-site Work, CONTRACTOR shall at all times, as a Cost of the Work, keep the Site and adjacent streets, properties and sidewalks reasonably free from waste materials, debris and/or rubbish, and shall employ adequate dust control measures. If accumulation of such materials, debris, rubbish or dust constitutes a nuisance or safety hazard or is otherwise objectionable in the reasonable opinion of CITY, CONTRACTOR shall promptly remove them. Upon Substantial Completion of the Work, or any portion or component thereof, CONTRACTOR shall remove from the Site, or applicable portion thereof, all tools, construction equipment, machinery, surplus materials, waste materials and rubbish and shall leave the Site in a "broom clean" condition. If CONTRACTOR fails to clean up as provided in the Contract Documents, CITY may do so and the cost thereof shall be charged to CONTRACTOR as a Cost of the Work.

2.13 Permits, Fees and Notices. Unless otherwise provided in the Contract Documents, and subject to the provisions of Section 2.5 hereof, CONTRACTOR shall secure all permits, governmental fees, licenses and inspections necessary for the proper execution and completion of the Work. To the extent there is a change in the type or cost of any of such permits, fees, licenses or inspection occurring after execution of this Agreement, there shall be an equitable adjustment in the GMP and Schedule on account of such change in accordance with the Change Order provisions. CONTRACTOR shall comply with and give notices required by Applicable Laws.

2.14 Shop Drawings, Product Data, Samples and Other Submittals.

2.14.1 Documents and Samples at the Site. From and after commencement of the Construction Work, CONTRACTOR shall maintain at the site one record copy of the Construction Documents, and any and all amendments thereto, in good order and marked to record changes and selections made during the Construction Phase. In addition, CONTRACTOR shall maintain at the site approved shop drawings, product data, samples and similar required submittals. These shall be provided to CITY upon completion of the Work.

2.14.2 Shop Drawings, Product Data, Samples and Other Submittals.

2.14.2.1 Shop Drawings are drawings, diagrams, schedules and other data specially prepared for the Work by CONTRACTOR, a Subcontractor, manufacturer, supplier or distributor to illustrate some portion of the Work.

2.14.2.2 Product Data are illustrations, standard schedules, performance charts, instructions, brochures, diagrams and other information furnished by CONTRACTOR to illustrate materials or equipment for some portion of the Work.

2.14.2.3 Samples are physical examples, which illustrate materials, equipment or workmanship and establish standards by which the Work will be judged.

2.14.2.4 Shop Drawings, Product Data, Samples and similar submittals are not Contract Documents. The purpose of their submittal is to demonstrate for those portions of the Work for which submittals are required the way CONTRACTOR proposes to conform the construction to the Construction Documents.

2.14.2.5 Submission of items listed in section 2.14.2.4. [reserved]

2.14.3 Responsibility. CONTRACTOR shall not be relieved of responsibility for the deviations from requirements of the Contract Documents by CITY's approval of Shop Drawings, Product Data, Samples or similar submittals unless CONTRACTOR has specifically informed CITY of such deviation at the time of the submittal and CITY has given written approval to the specific deviation. CONTRACTOR shall not be relieved of responsibility for errors or omissions in Shop Drawings, Product Data, Samples or similar submittals by CITY's approval thereof.

2.15 Tests and Inspections

2.15.1 Initial Tests and Inspections. Tests, inspections and approvals of portions of the Construction Work shall be made as required by the Contract Documents, Applicable Laws or normal construction practices and/or as directed by CITY. Unless otherwise provided, CONTRACTOR shall make arrangements for such tests, inspections and approvals with an independent testing laboratory or entity acceptable to CITY, or with the appropriate public authority. The costs of such tests, inspections and approvals shall be a cost paid by CONTRACTOR. CONTRACTOR shall give CITY timely notice of when and where tests and inspections are to be made so that CITY may observe such procedures. All costs of tests, inspections or approvals imposed upon CONTRACTOR by changes in Applicable Laws occurring after execution of this Agreement shall be an increase to the GMP in accordance with the Change Order provisions herein.

2.15.2 Additional Tests and Inspections. If CITY, or any other public authority having jurisdiction, determines that portions of the Construction Work require additional testing, inspection or approval beyond that required by subsection 2.15.1, CITY will instruct CONTRACTOR to make arrangements for such additional testing, inspection or approval by an entity acceptable to CITY, and CONTRACTOR shall give timely notice to CITY of when and where tests and inspections are to be made so CITY may observe such procedures. If such additional tests and/or inspections reveal failure of the portions of the Work to comply with the requirements of the Contract Documents, the costs of such tests and required correction shall be paid as a Cost of the Work, subject to the limitations set forth in Section 2.22 hereof. If the additional tests and/or inspections show that the portions of the Work comply with the

requirements of the Contract Documents, the costs thereof shall be an increase to the GMP in accordance with the Change Order provisions of this Agreement.

2.15.3 Required Certificates. Required certificates of testing, inspection or approval shall, unless otherwise required by the Contract Documents, be secured by CONTRACTOR and promptly delivered to CITY.

2.1 5.4 Timing of Testing. Tests or inspections conducted pursuant to the Contract Documents shall be made promptly to avoid unreasonable delay in the Work.

2.16 Execution, Correlation and Intent.

2.16.1 Execution of Agreement. Execution of this Agreement by CONTRACTOR is a representation that CONTRACTOR has visited the Site, become familiar with the local conditions under which the Work is to be performed and correlated personal observations with requirements of the Contract Documents.

2.16.2 Intent of Contract Documents. The intent of the Contract Documents is to include all items necessary for the proper execution and completion of the Work by CONTRACTOR. The Contract Documents are complementary and what is required by one shall be as binding as if required by all; performance by CONTRACTOR shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended results.

2.16.3 Organization of Materials. Organization of the Design Materials into divisions, sections and articles, and arrangement of drawings does not necessarily control CONTRACTOR in dividing the Construction Work among Subcontractors or in establishing the extent of Construction Work performed by any trade.

2.16.4 Meaning of Words. Unless otherwise stated in this Agreement, words which have well-known technical or construction industry meanings are used in accordance with such recognized meanings.

2.17 Labor and Materials; Liens (Stop Payment Notice Claims); Indemnity. Unless otherwise provided in the Contract Documents, CONTRACTOR shall provide and pay for labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for the proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work. CONTRACTOR shall enforce strict discipline and good order among CONTRACTOR's employees, subcontractors, and other persons carrying out the Work. CONTRACTOR shall not permit employment of unfit persons or persons not skilled in tasks assigned to them.

CONTRACTOR shall not permit any Subcontractor, materialman, or laborer to place liens on the Project covering any portion of the Work for which CITY has made payment to CONTRACTOR. If any liens (e.g., stop payment notice claims) are imposed, CITY may

withhold payment in the amount of 125% of the claim until such time an unconditional release is provided in a form satisfactory to CITY. CONTRACTOR shall indemnify, defend, and hold harmless CITY regarding any claim or lien that proceeds to, or is the subject of litigation. CITY may withhold payment(s) pending compliance with this provision.

2.18 Cutting and Patching.

2.18.1 Cutting and Patching of the Work. CONTRACTOR shall be responsible for cutting, fitting, or patching required to complete the Work or to make its parts fit together properly.

2.18.2 Damage to Work of CITY or Separate Contractors. CONTRACTOR shall not damage or endanger a portion of the completed Work, fully or partially completed construction of CITY, or work or construction by Separate Contractor(s) by cutting, patching or otherwise altering such construction or work, or by excavation. CONTRACTOR shall not cut or otherwise alter such construction by CITY or a Separate Contractor except with written consent of CITY and of such Separate Contractor, such consent not to be unreasonably withheld.

2.19 Uncovering of Construction Work.

2.19.1 Uncovering. If a portion of the Construction Work is covered contrary to CITY's written request to observe such work prior to it being covered or contrary to requirements of the Contract Documents, it must, if directed in writing by CITY, be uncovered for CITY's observation and be replaced without change in the Schedule or GMP. The costs of such uncovering and replacement shall be Cost of the Work, subject to the limitation set forth in Section 2.22 hereof.

2.19.2 Covering of Work Requested to be Observed. If a portion of the Construction Work has been covered which CITY has not specifically requested to observe prior to it's being covered, CITY may request to see such Construction Work and it shall be uncovered by CONTRACTOR. If such Construction Work is in accordance with the Contract Documents, costs of uncovering and replacement shall, by appropriate Change Order, be charged to CITY and shall increase the GMP. An appropriate time extension shall also be given. If such Construction Work is not in accordance with the Contract Documents, CONTRACTOR shall pay such costs as Cost of the Work, unless such condition was caused by CITY or a Separate Contractor in which event CITY shall be responsible for payment of such costs by appropriate Change Order, and an appropriate time extension shall also be given.

2.20 Correction of Work.

2.20.1 Work Rejected by CITY. CONTRACTOR shall promptly correct Construction Work rejected by CITY or failing to conform to the requirements of the Contract Documents, whether observed before or after Substantial Completion and whether or not fabricated, installed or completed. CONTRACTOR shall bear the costs of correcting such rejected Construction Work, as a Cost of the Work, including additional testing and inspection and compensation for services and expenses of CITY made necessary thereby.

2.20.2 [Intentionally deleted].

2.20.3 Removal of Work. CONTRACTOR shall remove from the Site portions of the Construction Work, which are not in accordance with the requirements of the Contract Documents and are neither corrected by CONTRACTOR nor accepted by CITY. The costs incurred in removing such Work shall be a Cost of the Work, subject to the limitation set forth in Section 2.22 hereof.

2.20.4 Failure to Correct Nonconforming Work. If CONTRACTOR fails to correct nonconforming Construction Work within a reasonable time, CITY may correct it in accordance with the terms of this Agreement. If CONTRACTOR does not proceed with correction of such nonconforming Construction Work within a reasonable time fixed by written notice from CITY, CITY may remove it and store the salvageable materials or equipment at CONTRACTOR's expense. If CONTRACTOR does not pay costs of such removal and storage within ten (10) Days after written notice, CITY may, upon ten (10) additional Days written notice, sell such materials and equipment at auction or at private sale and shall account for the proceeds thereof, after deducting costs and damages that should have been borne by CONTRACTOR, including compensation for services and expenses made necessary thereby. If such proceeds of sale do not cover costs which CONTRACTOR should have borne, CONTRACTOR shall pay such excess to CITY. If such proceeds are in excess of the costs which CONTRACTOR should have borne, such excess shall be paid by CITY to CONTRACTOR. If such costs arise during the performance of the Work, such costs shall be charged against the Cost of the Work. If such costs arise after Substantial Completion, such costs shall be payable as provided in Section 5.1.

2.20.5 Damaged or Destroyed Work. CONTRACTOR shall bear the cost of correcting destroyed or damaged construction, whether completed or partially completed, of CITY or Separate Contractors caused by CONTRACTOR's correction or removal of Construction Work which is not in accordance with the requirements of the Contract Documents. If such costs arise during the performance of the Work, such costs shall be charged against the Cost of the Work. If such costs arise after Substantial Completion, such costs shall be payable as provided in Section 5.1.

2.20.6 No Limitation. Nothing contained in this section 2.20 shall be construed to establish a period of limitation with respect to other obligations which CONTRACTOR might have under the Contract Documents.

2.21 Value Engineering. CONTRACTOR shall suggest to CITY value engineering to reduce the cost of the Project, which CITY may accept at its sole discretion.

2.21.1 Subcontractors Bids. CONTRACTOR shall use its best effort to choose the highest quality of materials, equipment, component systems and types of construction for the most reasonable prices for inclusion in the Construction Documents, and make reasonable adjustments in the scope of the Project so that the total cost bid by the bidding Subcontractors will not exceed the estimate.

2.22 Acceptance of Nonconforming Work. If CITY prefers to accept Work, which is not in accordance with the requirements of the Contract Documents, CITY may do so instead of requiring its removal and correction, in which case the GMP will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

2.23 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 Contract, 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.

ARTICLE 3 CITY'S RIGHTS AND RESPONSIBILITIES

3.1. Information and Services Required of CITY.

3.1.1 CITY Designation of Authorized Representative. Both Parties shall designate, from time to time, one or more representatives authorized to act on their behalf with respect to the Project, together with the scope of his/her respective authority. CONTRACTOR shall not be entitled to rely on directions from anyone outside the scope of that person's authority as set forth in written delegations pursuant to this Agreement. Directions and decisions made by Authorized Representative(s) of CITY shall be subject to any further approval(s) required by any provisions of CITY's Charter or the Roseville Municipal Code.

3.1.2 Communication. During the term of this Contract, CITY shall communicate with Subcontractors, suppliers and others performing any part of the Work only through CONTRACTOR's Authorized Representative.

3.1.3 Governmental Approvals. CITY shall be responsible for obtaining the Governmental Approvals. Any delay in obtaining the Governmental Approvals may entitle CONTRACTOR to an equitable adjustment in the Schedule and GMP in accordance with the Change Order provisions of this Agreement, except to the extent such delay is due to the fault or neglect of CONTRACTOR.

3.2 [Intentionally deleted.]

3.3 [Intentionally deleted.]

3.4 Activities on the Site by CITY or Separate Contractors.

3.4.1 CITY's Right to Award Separate Contracts. CITY reserves the right to perform work or operations related to the Project, with CITY's own forces, and to award separate contracts to Separate Contractors in connection with other portions of the Project.

3.4.2 Integration of the Work with Separate Contractors. Following the request of CITY, CONTRACTOR shall prepare a plan in order to integrate the work performed by Separate Contractors with the performance of the Work, and shall submit such plan to CITY for approval. The plan shall be fair and reasonable for CONTRACTOR and the Separate Contractors, and CONTRACTOR shall work with the Separate Contractors to reach agreement on such plan. CONTRACTOR shall arrange the performance of the Work so that the Work and the work of the Separate Contractors are, to the extent applicable, properly integrated, jointed in an acceptable manner, and performed in the proper sequence so that any disruption or damage to the Work or to any work of Separate Contractors is avoided.

3.4.3 Coordination. CONTRACTOR shall provide for the coordination of the activities of CONTRACTOR and its Subcontractors with the activities of the Separate Contractors. CONTRACTOR shall participate with all Separate Contractors and CITY in reviewing and coordinating the schedules of the Separate Contractors with the Schedule. CONTRACTOR shall make any revisions to the Schedule deemed necessary to properly incorporate the work of the Separate Contractors with the Work. To the extent (a) the date of Substantial Completion is extended by such Schedule revision; (b) CONTRACTOR is required to perform its Work materially out of sequence, and in a manner which is not as efficient or cost effective as originally planned; or (c) the Scope of Work is increased, an equitable adjustment in the GMP and the Schedule shall be made in accordance with the Change Order provisions of this Agreement.

3.4.4 Use of Site. CONTRACTOR shall afford CITY and all Separate Contractors reasonable opportunity for storage of materials and equipment and performance of their work. CONTRACTOR shall also connect and coordinate its Work and operations with CITY and all Separate Contractors' operations as required by the Contract Documents. CITY shall direct the Separate Contractors to cooperate with CONTRACTOR and to avoid actions or omissions, which could interfere with or delay the activities of CONTRACTOR.

3.4.5 Deficiency in Work of Contractors. If part of CONTRACTOR's Work depends upon proper execution or results upon construction or operations by CITY or a Separate Contractor, CONTRACTOR shall, prior to proceeding with that portion of the Work, promptly report to the Separate Contractor and CITY apparent discrepancies or defects in such other construction that would render it unsuitable for proper execution and results by CONTRACTOR. CONTRACTOR and the Separate Contractor shall use good faith efforts to resolve any such discrepancies or defects or any disagreements relating thereto. Failure of CONTRACTOR to report such discrepancies or defects shall constitute acceptance by CONTRACTOR of the work of Separate Contractors as fit and proper to receive CONTRACTOR's Work (except as to those defects or discrepancies that are not apparent).

3.4.6 Claims Involving Separate Contractors. In the event that CONTRACTOR unnecessarily and unreasonably delays the work of Separate Contractors by not cooperating with them as required hereby, or by not affording them reasonable opportunity to perform their work as stated herein, CONTRACTOR shall, in such event, pay, as Cost of the Work, all reasonable direct incremental costs and expenses incurred by such Separate Contractors due to any such delays. If any Separate Contractor shall assert a claim or bring an action against CITY alleging

damage due to the fault or neglect of CONTRACTOR, CITY shall immediately notify CONTRACTOR, who shall defend such claim. If it is determined that CONTRACTOR was at fault, CONTRACTOR shall pay all costs of defense, including attorney's fees, as well as any resulting judgment or settlement, as a Cost of the Work.

3.5 Assignment of Separate Contracts. If CITY determines that it wishes to assign to CONTRACTOR one or more contracts between CITY and a Separate Contractor, it shall give CONTRACTOR written notice of such desire, including in such notice a copy of such contract for CONTRACTOR's review and approval. The Separate Contractor shall be fully qualified to perform the work under the to-be-assigned contract, shall possess the financial capability to perform its obligations under such to-be-assigned contract, and shall provide one hundred percent (100%) payment and performance bonds covering such work from sureties meeting the standards set forth in Section 1.53 hereof. Such contract shall contain provisions similar to those contained in CONTRACTOR's agreements with its Subcontractors with respect to liability, indemnification, retention, payment, labor, warranty, and other material items. Upon CONTRACTOR's approval of the assignment of such contract, which approval shall not be unreasonably withheld, delayed or conditioned, such Separate Contractor shall cease to be a Separate Contractor and shall thereafter be deemed to be a Subcontractor of CONTRACTOR, and the GMP shall be increased by Change Order in the amount of (a) such assigned contract, and (b) the additional Fee pursuant to the provisions of Section 6.5.1.

3.6 CITY's Right to Stop the Work. If CONTRACTOR persistently fails to correct Work which is not in accordance with the requirements of the Contract Documents and this Agreement or persistently fails to carry out the Work in accordance with the Contract Documents, CITY, by written order signed by CITY, may deliver a notice to CONTRACTOR setting forth that such a persistent and material failure is occurring and has occurred, and demanding that CONTRACTOR commence a cure of such persistent and material failure within twenty (20) Days and diligently pursue such cure thereafter. In the event that the cure is not commenced and pursued diligently, CITY may, by written notice to CONTRACTOR, order CONTRACTOR to stop the Work, or any portion thereof, until the use for such order has been eliminated; provided, however, that the right of CITY to stop the Work shall not give rise to a duty on the part of CITY to exercise this right for the benefit of CONTRACTOR or any other person or entity and shall not give rise to any liability of CITY to CONTRACTOR resulting from any delay (except to the extent that such order is found to be improper).

3.7 CITY's Right to Carry out the Work. If CONTRACTOR defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within a seven (7) Day period after receipt of written notice from CITY to commence and diligently continue correction of such default or neglect with diligence and promptness, CITY may after such seven (7) Day period give CONTRACTOR a second written notice to correct such deficiencies within such second seven (7) Day period. If CONTRACTOR within such second seven (7) Day period after receipt of such second notice fails to commence and diligently continue to correct any deficiencies, CITY, without prejudice to other remedies CITY may have, may correct such deficiencies. In such case an appropriate Change Order shall be issued deducting from payments then or thereafter due to CONTRACTOR the cost of correcting such deficiencies, including Compensation for additional services and expenses made necessary by such default, neglect or

failure. If payments then or thereafter due to CONTRACTOR are insufficient to cover such amounts, CONTRACTOR shall pay the difference to CITY.

ARTICLE 4 TIME

4.1. Progress and Completion. Time limits stated in the Contract Documents are of the essence of this Agreement. By executing this Agreement, CONTRACTOR confirms that the Contract Time is a reasonable period of time for achieving Final Completion of the Work.

4.2 Schedule Obligations.

4.2.1 Contract Schedule and Notice To Proceed. CONTRACTOR shall provide a schedule as stated in Section 1.46. CONTRACTOR shall begin work pursuant to this Agreement and in accordance with the Schedule (as described in Exhibit F) within fifteen (15) calendar Days of the date of issuance of a Notice To Proceed by CITY, unless extended at the request made to and at the sole discretion of City. CONTRACTOR shall update said schedule to commence from the date of this Agreement, and the overall timeline shall remain consistent with the original schedule. CITY may issue the Notice To Proceed within fifteen (15) Days of full execution of this Agreement.

4.2.2 Prosecution of the Work. CONTRACTOR shall prosecute the Work so that the portion of the Work completed at any point in time shall be not less than as required by the Schedule. If the rate of progress is such that the total amount of Work and/or the degree of completion of the Project accomplished by CONTRACTOR within any time period required by the Schedule is less than the amount therein specified, CONTRACTOR shall so notify CITY. If the delay is an Unexcused Delay, CONTRACTOR shall prepare a recovery schedule for CITY's review and approval, showing how CONTRACTOR will compensate for the delays and achieve Final Completion by the date shown on the Schedule. If CONTRACTOR is unable to demonstrate how it will overcome Unexcused Delays, CONTRACTOR shall employ such extraordinary measures as are necessary to bring the Work into conformity with the Final Completion Date set forth therein, the costs of which shall be a Cost of the Work and not exceed the GMP. If the delay is an Excusable Delay, CITY shall either (a) authorize an equitable extension in the Schedule to account for such delay, and equitably adjust the GMP on account of such delay, to the extent permitted by Article 6; or (b) request that CONTRACTOR prepare a recovery schedule showing how (if possible) CONTRACTOR can achieve Substantial Completion by the date shown on the Schedule (as modified), and equitably adjust the GMP in accordance with the Change Order provisions of this Agreement on account of any extraordinary activities required of CONTRACTOR on account of such recovery schedule. Schedule float (total float) shall be owned by CITY. As float is an expiring resource, if the Work is delayed on the critical path due to a delay caused by the CONTRACTOR and/or Architect/Engineer, the CONTRACTOR may not use any float created by such a delay on any other path without the express written approval of CITY.

4.3 Pre-construction Activities. Within thirty (30) Days after execution of this Agreement, CONTRACTOR shall submit to CITY for review a detailed schedule of pre-construction

activities, by expanding the pre-construction activities set forth on the Schedule. This pre-construction schedule shall be prepared using the CPM, and shall show in sufficient detail the starting and completion times sequences of Subcontract award activities of CONTRACTOR, and identify all interface activities of CITY.

4.4 Extensions of Time.

4.4.1 General. An extension in the scheduled date of Final Completion will only be granted in the event of Excusable Delays affecting Work activities on the critical path.

4.4.2 Excusable Delays. Subject to 4.4.1 and 4.5.2, to the extent any of the following events results in an actual delay in the Work affecting Work activities on the critical path, such shall constitute an "**Excusable Delay**" (to the extent not set forth below, a delay will be considered an "**Inexcusable Delay**").

4.4.2.1 Failure or inability of CITY to make available any or all of the Site in accordance with the requirements of the Schedule.

4.4.2.2 Failure or inability of CITY or CONTRACTOR to obtain necessary zoning changes, variances, code changes, permits or approvals from any governmental authority, or failure to obtain any street or alley vacations required for the performance of the Work, except to the extent due to the fault or neglect of CONTRACTOR.

4.4.2.3 Delays resulting solely from the acts or omissions of Separate Contractors; provided however, only to the extent Separate Contractors perform their work improperly and not in accordance with any applicable critical path schedule.

4.4.2.4 Delays resulting from Force Majeure.

4.4.2.5 Differing, unusual or concealed site conditions that could not reasonably have been anticipated by CONTRACTOR in preparing the Schedule.

4.4.2.6 Delays resulting from the existence or discovery of Hazardous Materials on the Site not brought to the site by CONTRACTOR or any Subcontractor.

4.4.2.7 Delays resulting from changes in Applicable Laws occurring after the date of execution of this Agreement.

4.4.2.8 Delays occurring solely due to the acts or omissions of CITY and those within the control of CITY, including, but not limited to, Separate Contractors.

4.4.2.9 Delays resulting from weather conditions, which shall be determined as follows: Should CONTRACTOR prepare to begin work at the regular starting time of any working day on which inclement weather, or the conditions resulting from the weather, prevents the Work from beginning at the usual starting time and the crew is dismissed as a result thereof and CONTRACTOR does not proceed with at least 75% of the normal labor and equipment force engaged in the current operations for at least 60% of the total daily time being spent,

CONTRACTOR will not be charged for a working day, even if the conditions change during the course of the day. At the start of such days, CONTRACTOR shall notify CITY if CONTRACTOR believes that inclement weather or conditions resulting from the weather exist. A non-working day determination of such conditions shall be made by CITY, who will immediately notify CONTRACTOR.

4.4.2.10 Delays resulting from unproductive work days, which shall be determined as follows: When CONTRACTOR is prevented from working on current operations due to site conditions, CITY action, or force majeure for at least 60% of the total daily time on the controlling operations. Controlling operations are determined by the critical path method schedule described in the applicable CITY construction standards. The critical path schedule used in this determination shall be no more than thirty (30) days old. CONTRACTOR shall notify CITY if CONTRACTOR believes an unproductive work day exists upon discovery of such condition. A non-working day determination of such conditions shall be made by CITY, who will immediately notify CONTRACTOR.

4.4.3 Requirements for Schedule Amendment due to Excusable Delays. In order to obtain an extension of time due to an Excusable Delay, CONTRACTOR shall comply with the following requirements:

4.4.3.1 CONTRACTOR shall notify CITY of the Excusable Delay as soon as practicable, but in no event more than four (4) Business Days after CONTRACTOR becomes aware of the occurrence of the Excusable Delay. Such notice shall describe the Excusable Delay and shall state the approximate number of Days CONTRACTOR expects to be delayed. After the cessation of the Excusable Delay, CONTRACTOR shall notify CITY of the number of Days CONTRACTOR believes that its activities were in fact delayed by the Excusable Delay. In the event that the delay arises as a result of a Change Order request by CITY, the request for an extension of time contained in the resulting Change Order proposal shall be deemed sufficient for purposes of this subsection.

4.4.3.2 CONTRACTOR shall demonstrate to the satisfaction of CITY that the Excusable Delay in fact delayed the critical path for performance of the Work (by use of CPM analysis). Any delay that impacts the CPM will be presented to the Project Manager at the monthly meeting, and prior to completion of each activity.

4.4.4 Decision by CITY. Within thirty (30) Days after cessation of an event giving rise to either an Excusable Delay or Inexcusable Delay, the parties will use good faith efforts to agree on the extent to which the Work has been delayed and whether the delay is an Excusable Delay or an Inexcusable Delay. In the absence of agreement between the parties as to the then current status of Excusable Delays and Inexcusable Delays, CITY will provide CONTRACTOR with written notice of CITY's determination of the respective number of Days of Excusable Delay and/or Unexcusable Delay within ten (10) Days after receipt by CITY of CONTRACTOR's written request for such determination. The issuance by CITY of such a determination shall not, however, be deemed a concurrence by CONTRACTOR of the matters set forth therein, and CONTRACTOR may invoke the dispute resolution procedures with respect to such determination. Pending completion of dispute resolution procedures, CONTRACTOR may take such acceleration or other measures required on account of CITY's determination of

Inexcusable Delay, and if completion of the dispute resolution procedures results in CITY's determination being changed to Excusable Delay, the costs associated with such measures shall be paid by CITY as an increase to the GMP in accordance with the Change Order provisions of this Agreement.

4.5 Adjustment in GMP on Account of Extensions of Time.

4.5.1 Certain Excusable Delays. Section 4.5 governs the extent to which CONTRACTOR is entitled to an extension of time due to Excusable Delays. Provisions governing the payment of additional compensation on account of such Excusable Delays, (if any) are set forth in Article 6.

4.5.2 Concurrent Delays. To the extent CONTRACTOR is entitled to an extension of time due to an Excusable Delay, but the performance of the Work would have been suspended, delayed or interrupted by the fault or neglect of CONTRACTOR, any subcontractor and/or by an Inexcusable Delay, CONTRACTOR shall not be entitled to any additional costs for the period of such concurrency.

4.6 Liquidated Damages.

4.6.1 General. CONTRACTOR and CITY acknowledge that in the event that CONTRACTOR fails to achieve Final Completion of the Project by the date established, CITY will incur substantial damages that shall be incapable of accurate measurement. Nonetheless, the parties acknowledge that on the date of this Agreement, the amount of liquidated damages set forth below represents a good faith estimate as to the actual potential damages that CITY would incur as a result of late Completion of the Project. Such liquidated damages shall be in-lieu of actual damages resulting from late completion. The amount of the liquidated damages calculated hereunder does not include any penalty.

4.6.2 Amount of Liquidated Damages. If CONTRACTOR fails to achieve Final Completion of the Work on or before the Notice of Completion date, as adjusted for Excusable Delays, CONTRACTOR shall pay to CITY liquidated damages in the amount of \$500.00 (five hundred dollars) per Day for each calendar day the date of Final Completion is unexcusably delayed. Payment of liquidated damages shall be made contemporaneously with CITY's required payment to CONTRACTOR, and such payments may be offset against each other.

ARTICLE 5 PAYMENT AND COMPLETION

5.1 Guaranteed Maximum Price ("GMP") and GMP Shared Savings. CITY shall pay for CONTRACTOR's performance under this Agreement the Cost of the Work and Fee (as described in Exhibit A hereto); provided, however, that the sum of the Cost of the Work and the Fee shall not exceed the GMP, as adjusted by Change Order/Directive in accordance with the Contract Documents. CONTRACTOR bears the risk of its increased costs due to market price increases (including escalating costs for materials).

5.1.1 Shared Savings. CONTRACTOR shall be compensated for actual work completed based on the Cost of Work and Fee up to the amount of the GMP. If CONTRACTOR's actual total Cost of the Work and Fee is less than the GMP, upon Final Completion, the CONTRACTOR shall be entitled to receive forty percent (40%) of the GMP Savings. "GMP" Savings shall mean the positive difference, if any, when the actual Total Cost of the Work and Fee is subtracted from the GMP; provided, however, that unused contingency monies, if any, shall not be subject to shared savings.

5.2 Schedule of Values. Before the first Application for Payment, CONTRACTOR shall submit to CITY, and CITY shall approve, a schedule of values, setting forth the various portions of the Work, and the portions of the GMP allocated to each portion. This schedule of values shall be used as a basis for payment.

5.3 Applications for Payment. CONTRACTOR shall deliver to CITY not more than once each month an Application for Payment covering the Cost of Work and Fee applicable to the Work performed during the immediately preceding month. With each Application for Payment CONTRACTOR shall submit such evidence as may be necessary to demonstrate costs incurred on account of Cost of the Work during such month and the percentage of completion of each category of Work. CITY may reject requests for payment, or portions thereof, for Work, or portions thereof, not performed or completed.

5.4 Amount of Progress Payments. CITY shall pay CONTRACTOR the actual Cost of the Work and Fee, if any, through the period covered by the Application for Payment, less Retention as set forth in Section 5.5 below, provided that the aggregate payment amount before retention will not exceed the percentage of completion of the Work multiplied by the GMP (excluding items of the GMP not subject to retention). CITY may additionally withhold from progress payments such amounts pursuant to stop payment notice claims as required by law and CITY administrative regulation 4.01.

5.5 Retention; Escrow Agreement; Final Payment. Five percent (5%) Retention shall be withheld from each progress payment until the expiration of thirty-five (35) days following the recordation of the notice of completion; provided however, City shall continue to retain such amount as required by law and/or CITY administrative regulation 4.01. CONTRACTOR may elect to establish an escrow account for securities in-lieu of the five percent (5%) Retention in a form of escrow agreement compliant with law and subject to approval by the City Attorney (form of escrow agreement is attached as Exhibit D). Release of Retention monies shall constitute the Final Payment.

5.6 Early Release of Subcontractor Retention. [reserved]

5.7 Payment for On-Site and Off-Site Stored Materials. [reserved]

5.8 Title to Construction Work. CONTRACTOR warrants that title to all Construction Work covered by an Application for Payment shall pass to CITY no later than the time of payment. CONTRACTOR further warrants that upon submittal of an Application for Payment,

all Construction Work for which Applications for Payment have been previously issued and payments received from CITY shall, to the best of CONTRACTOR's knowledge, information and belief, be free and clear of liens, claims, security interests or encumbrances in favor of CONTRACTOR, Subcontractors, material suppliers, or other persons or entities making a claim by reason of having provided labor, materials or equipment relating to the Construction Work.

5.9 Withholding of Payment. CITY may withhold payment on account of an Application for Payment if required or authorized by any Applicable Law, or to the extent necessary to protect CITY from loss because of:

5.9.1 defective Work not remedied;

5.9.2 third party claims filed or reasonable evidence indicating probable filing of such claims;

5.9.3 failure of CONTRACTOR to make payments of undisputed amounts to Subcontractors for labor, materials or equipment;

5.9.4 damage to CITY or a Separate Contractor caused by the fault or neglect of CONTRACTOR to the extent not reimbursed by insurance; or

5.9.5 reasonable evidence that the Work will not be Substantially Completed within the Contract Time due to Inexcusable Delay, and that the unpaid balance of the GMP would not be adequate to cover liquidated damages for the anticipated Inexcusable Delay.

5.10 Failure of Payment; Interest. In accordance with Public Contract Code §20104.50, CITY shall pay CONTRACTOR interest on any progress payment, which is made by CITY more than thirty (30) days after CITY receives an undisputed and properly submitted written payment request. Said interest shall be equal to the rate set forth in Code of Civil Procedure §685.010(a), and shall begin to accrue upon the expiration of said thirty (30) day period. Any written request for a progress payment which CITY determines to be disputed, improper or not suitable for payment for any reason shall be returned to CONTRACTOR within seven (7) days after receipt by CITY, along with a written statement of the reason or reasons why such request is disputed, improper or not suitable for payment.

5.11 Occupancy by CITY Prior to Acceptance. CITY reserves the right to Beneficial Occupancy and without charge by CONTRACTOR. In those areas of the Work which are completed, CITY may store materials, equipment, and supplies, and may perform partial operation.

5.12 Substantial Completion. When CONTRACTOR considers the entire Work complete and ready for its intended use, CONTRACTOR shall certify in writing to CITY that the entire Work is substantially complete by providing CITY with a Certificate of Substantial Completion. Within a reasonable time thereafter, CITY and CONTRACTOR shall make an inspection of the Work to determine the status of completion. If CITY does not consider the Work substantially complete, CITY will notify CONTRACTOR in writing giving reasons therefor. If CITY

considers the Work substantially complete, CITY will accept a corresponding partial Certificate of Substantial Completion. There shall be attached to the Certificate a Punch List of items to be completed or corrected before Final Acceptance and Final Payment.

5.13 Final Completion. When the Work is fully completed, CONTRACTOR shall provide CITY with a Certificate of Final Completion and shall request final inspection in writing. Additionally, CONTRACTOR shall provide legally effective releases or waivers satisfactory to CITY of all lien rights arising out of or liens filed in connection with the Work. Within ten (10) calendar days of receipt of such completed request form, CITY shall make final inspection. If following final inspection CITY determines that the Work (including all Punch List items) has been fully completed, CITY will process a Notice of Completion. If CITY determines that the Work is not complete after receipt of certification from CONTRACTOR, CONTRACTOR shall be notified in writing of deficiencies. After the deficiencies have been corrected, the procedure for final inspection as set forth above shall again be initiated by CONTRACTOR. In the event CITY determines the Work is fully completed, CITY shall initiate process of attaining a notice of completion.

5.13.1 Waiver of Claims at Final Payment. Acceptance of final payment by CONTRACTOR shall constitute a waiver of all claims by CONTRACTOR, except those previously made in writing and identified as unsettled at the time of final payment.

5.14 Construction Allowance Items. [reserved]

5.15 Superintendent. CONTRACTOR shall employ a competent superintendent and necessary assistants who shall be in attendance at the Project site during performance of the Construction Work. The superintendent shall represent CONTRACTOR, and communications given to the superintendent shall be as binding as if given to CONTRACTOR.

5.16 Documents and Samples at the Site. CONTRACTOR shall maintain at the site for CITY one record copy of the drawings, specifications, addenda, Change Order and other Modifications, in good order and marked currently to record changes and selections made during construction, and in addition approved Shop Drawings, Product Data, Samples and similar required submittals. CONTRACTOR shall also prepare one reproducible set of as-built drawings. These shall be provided to CITY upon completion of the Work.

5.17 Contingency. [reserved]

ARTICLE 6 CHANGES IN THE WORK; CLAIMS

6.1 Changes. Changes in the Work shall be performed under applicable provisions of the Contract Documents. If unit prices are stated in the Contract Documents or subsequently agreed upon, and if quantities originally contemplated are so changed in a proposed Change Order or Change Directive that application of such unit prices to quantities of Work proposed will cause substantial inequity to CITY or CONTRACTOR, the applicable unit prices for such change

order/directive shall be equitably adjusted. No GMP adjustment on account of a Change Order shall include CONTRACTOR's or Subcontractor's profit, Fee, home office overhead or a formula allocation of indirect costs unless otherwise specifically allowed hereunder.

6.2 Change Directives. The following procedures shall apply with respect to Change Directives:

6.2.1 Upon receipt of a Change Directive signed by CITY, CONTRACTOR shall promptly proceed with the change in the Work involved and advise CITY of CONTRACTOR's agreement or disagreement with the method, if any, provided in the Change Directive for determining the proposed adjustment in the GMP or the Schedule. If CONTRACTOR receives a written communication signed by CITY which CONTRACTOR believes is a Change Directive but is not so identified, it shall not proceed with the change in the Work until it receives from CITY a written confirmation that such communication is in fact a Change Directive.

6.2.2 A Change Directive signed by CONTRACTOR indicates the agreement of CONTRACTOR with the contents thereof, and shall convert the Change Directive to a Change Order.

6.2.3 If CONTRACTOR does not respond promptly or disagrees with the method for adjustment in the GMP or Schedule, the method and adjustment shall be determined as provided in Sections 6.5 or 6.10 below, as applicable. In such case, CONTRACTOR shall keep and present, in such form as CITY may request, an itemized accounting, together with appropriate supporting data.

6.2.4 Pending final determination of cost to CITY, amounts not in dispute shall be included in Applications for Payment. The amount of credit to be allowed by CONTRACTOR to CITY for a deletion or change which results in a net decrease in the GMP shall be actual net cost. When both additions and credits covering related Work or substitutions are involved in a change, the allowance for Fee shall be figured on the basis of net increase, if any, with respect to that change.

6.2.5 If CITY and CONTRACTOR do not agree with the adjustment in the Schedule or the GMP, such disagreement shall be submitted for dispute resolution in accordance with the provisions of this Contract.

6.3 Change Proposals. If CITY requests CONTRACTOR to submit a Change Proposal which would entitle CONTRACTOR to an increase in the GMP for costs of preparation of such Change Proposal pursuant to the provisions of this Section 6.3, CONTRACTOR shall first estimate the costs of preparing such Change Proposal and inform CITY in writing of such costs. CITY shall then direct CONTRACTOR either to proceed with the Change Proposal or cancel the Change Proposal. If CITY directs CONTRACTOR to proceed with the Change Proposal and then elects not to proceed with the Change Order contemplated therein, a Change Order shall be issued to reimburse CONTRACTOR for costs reasonably incurred by CONTRACTOR on account of such Change Proposal, but only to the extent the Change Order contemplated by such Change Proposal involves a material change to the scope of the Work requiring modification to

one or more systems which have been designed and approved in accordance with the standards set forth in the technical specifications. To the extent the preparation of such Change Proposal impacts the Schedule (e.g., other Work is suspended pending a decision on such Change Proposal or the Design Work is delayed due to the preparation of the Change Proposal), an equitable adjustment in the Schedule shall be made.

6.4 Claims. CONTRACTOR shall submit any claims for additional compensation to CITY in writing. The claim shall set forth the reason(s) that CONTRACTOR believes additional compensation will or may be due, the nature of the costs involved, and insofar as possible, the amount of the potential claim. The notice must be given to the Project Manager prior to the time that CONTRACTOR shall have performed the work giving rise to the potential work for additional compensation, if based on an act or failure to act by CITY, or in all other cases within fifteen (15) calendar days after happening of the event, thing or occurrence giving rise to the potential claim. Any and all Claims not presented as required herein shall be waived.

6.5 Change Orders Increasing or Decreasing Scope.

6.5.1 Increased Scope. With respect to Change Orders which increase the Scope of Work described on Exhibit F, are not due to the errors or omissions of CONTRACTOR and are not attributable to Excusable Delays or the contingencies set forth in Section 6.6 below, the GMP shall be increased by the following "Scope Change Costs":

6.5.1.1 Construction Work and Mark Ups.

6.5.1.1.1 The estimated increase in the Cost of the Work attributable to the Change Order and which would not have been incurred but for the Change Order and/or Work Directive. In addition, CONTRACTOR may add a markup of up to ten percent (10%), subject to the discretion of the Project Manager, to the increase in the Cost of the Work due to the Change Order. This markup shall constitute full compensation for all delay costs, overhead costs and profit. The GMP shall be revised accordingly.

6.5.1.1.2 When Change Order work is performed by a Subcontractor(s), each Subcontractor may add a markup of up to ten percent (10%), subject to the discretion of the Project Manager, to their direct costs for labor, materials and equipment used in performing the Change Order work. The GMP shall be revised accordingly.

6.5.2 Decreased Scope. With respect to Change Orders, which decrease the Scope of Work described on Exhibit F, the GMP shall be decreased by the Cost of Work attributable to such Change Order and/or Work Directive. Furthermore, if the Change Order deletes a part of the Scope of Work, CONTRACTOR shall be entitled to retain a value of five percent (5%) of the full value of the reduction in Cost of Work attributable only to the portion of the Scope of Work deleted from the Scope of Work. The GMP shall be revised accordingly.

6.6 Change Orders on Account of Contingencies. With respect to Change Orders which are attributable to the following contingencies, the GMP shall be adjusted (increased or decreased) by the following "Contingency Costs," consisting of the following:

6.6.1 With respect to new or increased taxes arising after the date of this Agreement (other than taxes assessed based on the income of CONTRACTOR), the Change Order shall consist of the incremental amount of such new or increased taxes only. With respect to reductions in taxes arising after the date of this Agreement (other than taxes assessed based on the income of CONTRACTOR), the Change Order shall consist of the incremental amount of such reduced taxes only.

6.6.2 With respect to increases or decreases in fees for permits or other governmental certificates or instruments arising after the date of this Agreement, the Change Order shall consist of the incremental amount of such increases or decreases. To the extent this Agreement states that a permit or certificate is not required and CONTRACTOR is later required to procure such permit or certificate, all out-of-pocket costs reasonably associated therewith shall be included in the Change Order.

6.7 Change Orders on Account of Excusable Delay. With respect to Change Orders, which are attributable to Excusable Delays, and subject to the exceptions set forth in Section 6.7.3 below, the GMP shall be increased by the following "Delay Costs":

6.7.1 Construction Work.

6.7.1.1 Increased allowable labor costs resulting from wage increases paid due to the delay;

6.7.1.2 Premiums for overtime and extra shifts incurred in accelerating the Work, but only if acceleration is required in advance by CITY:

6.7.1.3 Proven increased material costs;

6.7.1.4 Additional general conditions costs which would not have been incurred but for the delay (itemized, and not based on a formula allocation);

6.7.1.5 Demobilization and remobilization costs; and

6.7.1.6 Additional items of Cost of the Work attributable to the Excusable Delay and which would not have been incurred but for the Excusable Delay.

6.7.2 Intentionally left blank.

6.7.3 Exceptions. The following exceptions to the provisions of Section 6.7.1 above shall apply:

6.7.3.1 With respect to the Excusable Delay described in Section 4.4.2.1, the cost described in Section 6.7.1 shall not be compensable delay costs if such Excusable Delay occurs prior to the commencement of the Construction Work.

6.7.3.2 With respect to the Excusable Delay described in Section 4.4.2.2, the cost described in Section 6.7.1 shall not be compensable delay costs if such Excusable Delay occurs prior to the commencement of the Construction Work.

6.7.3.3 With respect to the Excusable Delay described in Section 4.4.2.4, costs incurred in connection with such delay are chargeable against the Cost of the Work but shall not increase the GMP.

6.7.3.4 With respect to the Excusable Delay described in Section 4.4.2.5, in addition to the compensation provided in Section 6.7.1, CONTRACTOR shall be entitled to the additional costs set forth in Section 6.10.

6.7.3.5 With respect to the Excusable Delay described in Section 4.4.2.7, additional compensation shall only be paid if the change in Applicable Law is not a change in law of general application (e.g., CAL/OSHA), but is a change in law specifically affecting the Project.

6.8 Force Majeure. There shall be no additional compensation to CONTRACTOR on account of Force Majeure.

6.9 Intentionally left blank.

6.10 Change Orders on Account of Differing Site Conditions. If CONTRACTOR encounters conditions described in Section 4.4 which constitute Excusable Delay, in addition to the increase in the GMP on account of delay costs incurred by CONTRACTOR (as described in Section 6.7.1), the GMP shall also be increased by the additional Cost of the Work attributable to such conditions which would not have been incurred but for such conditions.

6.11 Time Extensions on Account of Change Orders. CONTRACTOR shall be entitled to a time extension in connection with any Change Order to the extent its time of performance is extended due to such Change Order. CONTRACTOR shall present to CITY a CPM analysis showing how the Change Order affects the critical path of the Work.

ARTICLE 7 CORRECTION OF WORK

7.1 Correction of Work Prior to Completion. Prior to the date of Final Completion, CONTRACTOR shall correct Work which (a) CITY reasonably rejects as being defective or nonconforming to the requirements of the Contract Documents in a written notice delivered to CONTRACTOR or (b) CONTRACTOR recognizes is defective or nonconforming to the Contract Documents. If other portions of the Work are adversely affected by or are damaged by such defective Work, CONTRACTOR shall also correct, repair or replace such affected or damaged Work, as well as any other property of CITY or others damaged by such defective or nonconforming Work. Prior to the date of Final Completion, the cost of correcting any damaged or defective work shall be paid as a Cost of the Work.

7.2 Correction of Work After Completion. For defects identified by CITY and for which CITY has notified CONTRACTOR within a period of twelve (12) months after the date of Final Completion, or within such longer period as may be provided by special warranties contained in the Contract Documents, CONTRACTOR shall re-execute, correct, repair or replace all Work found to be defective or nonconforming to the Contract Documents (whether arising from a design or construction defect, error, omission or deficiency). If other portions of the Work are adversely affected by or damaged by such defective Work, CONTRACTOR shall also correct, repair or replace such affected or damaged Work, as well as any other property of CITY or others damaged by such defective or nonconforming Work.

7.3 Acceptance of Nonconforming Work. If CITY prefers to accept Work, which is not in accordance with the requirements of the Contract Documents, CITY may do so instead of requiring its removal and correction, in which case the GMP will be reduced as appropriate and equitable. Such adjustment shall be effected whether or not final payment has been made.

7.4 No Effect on Limitations. Nothing contained in this Article shall be construed to establish a period of limitation with respect to other obligations, which CONTRACTOR may have under the Contract Documents.

ARTICLE 8 SUBCONTRACTORS

8.1 Subcontracts

8.1.1 Incorporation of Contract Documents. CONTRACTOR may enter into Subcontracts with various Subcontractors for portions of the Work. The Subcontracts shall require each Subcontractor, to the extent of the Work to be performed by such Subcontractor, to assume towards CONTRACTOR all the obligations and responsibilities which CONTRACTOR assumes towards CITY. All Subcontracts shall incorporate the terms of this Agreement and the Contract Documents to the extent applicable to the Work to be performed by the Subcontractor.

8.1.2 Approval of Subcontractors. Those portions of the Construction Work that the CONTRACTOR does not intend to perform with CONTRACTOR's own personnel shall be performed under Subcontracts. A proposed list of Subcontractors shall be submitted to CITY for approval. Proposed Subcontractors will be deemed accepted unless CITY objects in writing within five (5) days after submission by CONTRACTOR.

ARTICLE 9 INSURANCE AND BONDS; INDEMNIFICATION

9.1 Insurance to be provided by CONTRACTOR:

A. **Evidence of Coverage.** CONTRACTOR shall, at all times, maintain in full force and effect at a minimum the insurance required by this section; and CONTRACTOR shall not allow any subcontractor to commence Work until similar insurance required of the subcontractor has been obtained and filed. An original Certificate of Insurance, and copies of all required endorsements, all in a form approved by the Risk Manager, evidencing all required coverage or policies shall be filed after the award of the bid and prior to approval of the Contract by the City Council. CONTRACTOR shall provide ten (10) Days prior written notice to CITY of any reduction of coverage limits or cancellation of the coverage or policies shall be given to the City of Roseville as Certificate holder.

B. **Qualifying Insurers.** With the exception of the State Compensation Insurance Fund, all required insurance policies shall be issued by companies licensed to do business in the State of California and who hold a current policy holders alphabetic and financial size category rating of not less than AVII according to the most recent issue of Best's Insurance Reports.

C. **Insurance Required.** Commercial General Liability, automobile liability, and worker's compensation insurance shall be maintained as follows:

- | | | |
|----|------------------------------------|-----------------------------|
| 1. | Commercial General Liability | \$2,000,000 each occurrence |
| | Minor Construction Project | \$4,000,000 aggregate |
| | (Projects under \$1,000,000) | |
| | | Personal Injury: |
| | | \$2,000,000 each occurrence |
| | | \$4,000,000 aggregate |
| | Commercial General Liability for | \$5,000,000 each occurrence |
| | Major Construction Projects | \$10,000,000 aggregate |
| | (Projects over \$1,000,000) | Personal Injury: |
| | | \$5,000,000 each occurrence |
| | | \$10,000,000 aggregate |
| 2. | Professional Liability (errors and | \$2,000,000 per claim |
| | omissions) | \$4,000,000 aggregate |

The Commercial General Liability policy shall include coverage or endorsements for:

- a. Completed operations.
- b. Losses related to independent contractors, products and equipment.
- c. Explosion, collapse and underground hazards.

The Commercial General Liability Insurance shall include the following, copies of which shall be provided:

- a. Inclusion of the City of Roseville, and its officers, agents, employees and volunteer, as additional insured (except for workers' compensation as respects services or operations under the Contract. The additional insured endorsement for

the general liability policy shall be at least as broad as the Insurance Services Office ("ISO") CG 20 38 04 13 or an equivalent, blanket endorsement or section of the policy. Endorsements must include coverage for on-going and completed operations. Endorsements shall cover the City of Roseville, its officers, agents, employees, and volunteers.

- b. Cross liability and severability of interest clauses providing that the insurance applies separately to each insured except with respect to the limits of liability.
- c. Stipulation that the insurance is primary and noncontributory, as evidenced by a separate endorsement (CG 20 01 04 13 or an equivalent) or section of the policy, and that neither CITY nor its insurers will be called upon to contribute to a loss.
- d. Such insurance shall specifically cover the contractual liability of the CONTRACTOR.
- e. 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.
- f. Waiver of subrogation endorsement.
- g. CONTRACTOR shall furnish a certificate for the period covered.

SPECIAL NOTICE - CLAIMS MADE COVERAGE:

Liability insurance coverage may not be written on a "claims made" basis. The Certificate of Insurance must clearly provide that the coverage is on an "occurrence" basis.

2. Comprehensive Automobile Liability for bodily injury (including death) and property damage which provides total limits of not less than One Million Dollars (\$1,000,000) combined single limits per accident, applicable to all owned, non-owned, and hired vehicles.

3. Statutory Workers' Compensation and Employer's Liability Insurance, including a waiver of subrogation endorsement and a Broad Form "All-States" Endorsement for all employees engaged in services or operations under the Contract. The employer's liability insurance shall provide limits of not less than One Million Dollars (\$1,000,000) per occurrence. Both the worker's compensation and employer's liability policies shall contain the Insurer's waiver of subrogation in favor of CITY, its officers, agents, employees, and volunteers.

4. Builder's Risk/Course of Construction Insurance: CONTRACTOR shall be responsible for all loss, damage or destruction whatsoever to the Work called for by this Contract until the approval of a Notice of Completion. CONTRACTOR shall secure "All Risk" type of builder's Risk Insurance of the type covering one hundred percent (100%) of the value of the Work performed under this Contract (the value is presumed to be the Contract amount unless otherwise stated in Supplemental Conditions) and all materials, equipment, or other items to be incorporated therein while the same are located at the construction site, a bonded warehouse, or its place of manufacture. At any time, the policy shall cover the value of the Work completed. The policy shall cover hazards including the losses due to fire, explosion, hail, rain, lightning,

flood (separate insurance as needed), vandalism, malicious mischief, wind, collapse, aircraft, and smoke.

The policies providing such insurance shall name CITY as a loss payee as its respective interests may appear, and certified copies of such policies shall be filed with CITY. The maximum deductible allowable under the Builder's All Risk policy shall be five percent (5%) of the Contract amount.

Builder's Risk Insurance is not required for coverage of losses in excess of five percent (5%) of the Contract amount for damages resulting from earthquake in excess of a magnitude of 3.5 on the Richter scale, or tidal waves. Coverage in the amount of five percent (5%) of the Contract amount for such losses is required.

D. Other Insurance Provisions.

1. The requirements of the Contract Conditions as to types and limits of insurance coverage to be maintained by CONTRACTOR, and any approval of insurance by CITY, are not intended to, and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by CONTRACTOR pursuant to the Contract, including, but not limited to, the provisions concerning indemnification, nor preclude CITY from taking any other action available to it under any other provision of the Contract or law.

2. CITY acknowledges that some insurance requirements contained in the Contract Conditions may be fulfilled by self-insurance on the part of CONTRACTOR. However, this shall not in any way limit liabilities assumed by CONTRACTOR under the Contract. Any self-insurance must be approved in writing by CITY, in its sole discretion and shall not reduce the limits of liability. Any deductibles or self-insured retentions ("SIR") must be declared on the certificate of insurance and approved by CITY in writing. 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.

3. CONTRACTOR agrees to include in its contracts with all subcontractors the same requirements and provisions of this Contract, 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 Contract. 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. Alternatively, CONTRACTOR may insure subcontractor(s) under its own policy.

4. CITY, its officers, agents, employees and volunteers are to be covered as insureds with respect to liability arising out of automobiles owned, leased, hired or borrowed by or on behalf of CONTRACTOR; and with respect to liability arising out of work or operations

performed by or on behalf of CONTRACTOR including materials, parts or equipment furnished in connection with such work or operations. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under California Insurance Code Section 11580.04. In addition, the insurance policy may not contain language which prohibits additional insureds or other insurers from satisfying the self-insured retention or deductible.

5. The limits of insurance required in this Contract 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 the CITY's own insurance shall be called upon to protect it as a named insured.

6. Unless provided by CONTRACTOR, CONTRACTOR shall require its Architect/Engineer to provide professional liability (errors and omissions) insurance (certificate and additional insured endorsement).

7. CITY RESERVES THE RIGHT TO WITHHOLD ANY PROGRESS PAYMENTS TO CONTRACTOR IN THE EVENT OF NONCOMPLIANCE WITH ANY INSURANCE REQUIREMENTS.

9.2 Insurance to be provided by CITY. [not applicable]

9.3 Payment, Performance and Warranty Bonds. CONTRACTOR shall furnish and deliver to CITY Performance, Labor & Materials, and Warranty Bonds issued by a surety prior to, and as a condition precedent to, commencement of the Construction Work on the Site; provided, however, the Warranty Bond shall be waived if such bond is not required pursuant to CITY's request for proposals for the Project. The Payment and Performance Bonds shall be in a penal sum equal to one hundred percent (100%) of the GMP, and the Warranty Bond shall be in the penal sum equal to ten percent (10%) of the GMP. All bonds shall be in the form as set forth in Exhibit E hereto. All premiums for the Performance, Labor & Materials, and Warranty Bonds shall be a Cost of the Work. CITY shall have the right to withhold any payment(s) under this Agreement until CONTRACTOR has fully complied with this sub-section.

9.4 Indemnification. To the fullest extent allowed by law, CONTRACTOR shall defend, indemnify, and hold harmless, CITY, its officers, employees, agents, and volunteers, and each and every one of them, from and against all actions, damages, claims, losses, expenses or other liabilities of every type and description, including reasonable attorney fees, to which they may be subjected or put, by reason of, or resulting from, the performance of the Work, whether upon or off the Work, including the loss of use thereof, that is caused in whole or in part by willful or reckless misconduct and/or any negligent or wrongful act or omission of CONTRACTOR, any Subcontractor, and anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, whether or not it is caused in part by a party indemnified hereunder, except for such claims arising from the sole or active negligence of CITY. 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.

ARTICLE 10 PROTECTION OF PERSONS AND PROPERTY

10.1 Safety Precautions and Programs.

10.1.1 Site Safety. CONTRACTOR shall be responsible for initiating, maintaining and providing supervision of safety precautions and programs in connection with the Work, and shall also comply with any and all insurance carrier-mandated safety requirements and programs.

10.1.2 Safety Notices. In connection with the performance of the Work, CONTRACTOR shall provide notices and comply with all Applicable Laws bearing on the safety of persons and property and their protection from damage, injury or loss.

10.2 Safety of Persons and Property.

It is the intent of the parties that CITY is not an exposing, creating, controlling, or correcting employer under California Labor Code Section 6400. In accordance with generally accepted fabrication and construction practices and all applicable Laws and Standards and Codes, CONTRACTOR shall have the authority and be solely and completely responsible for the safety of all property utilized and all persons performing under this Agreement. Moreover, the CONTRACTOR shall be the controlling employer and has the authority and responsibility to enforce safety for all fabrication, construction work, and Work performed under this Agreement. The services of CITY's contract administrator, if any, in conducting a review of CONTRACTOR's performance under this Agreement is not intended to include a review of the adequacy of CONTRACTOR's work methods, equipment or safety measures. If CITY and/or its contract administrator observes a safety violation related to the CONTRACTOR's performance under this Agreement, then CITY and/or its contract administrator will report the violation to the CONTRACTOR who is then responsible for assuring the violation is abated.

CONTRACTOR is hereby informed that work on this Project could be hazardous. CONTRACTOR shall carefully instruct all personnel performing under this Agreement in potentially hazardous work areas as to potential dangers and shall provide such necessary safety equipment and instructions as are necessary to prevent injury to personnel and damage to property.

All Equipment, Work and materials provided under this Agreement shall be in strict accordance with all applicable Laws and Standards and Codes, and attention is drawn to the requirements of CAL/OSHA.

CONTRACTOR shall perform under this Agreement so as not to expose personnel to, or to discharge into the atmosphere from any materials brought to the Site by CONTRACTOR,

smoke, dust, asbestos, toxic chemicals or other air contaminants in violation of applicable Laws and Standards and Codes.

10.2.1 Reasonable Precautions. CONTRACTOR shall take all precautions and implement all safety measures and requirements imposed by any Applicable Law. Without limiting the generality of the foregoing, CONTRACTOR shall take necessary precautions for the safety of, and shall provide necessary protection to prevent damage, injury or loss to:

10.2.1.1 Employees on the Work and other persons who may be affected thereby;

10.2.1.2 The Work and materials and equipment to be incorporated therein, whether in storage on or off the Site under care, custody or control of CONTRACTOR; and

10.2.1.3 Other property at the Site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of the Construction Work.

10.2.2 Safeguards. CONTRACTOR shall erect and maintain, as required by existing conditions and performance of the Work, reasonable safeguards for safety and protection, including posting danger signs and other warnings against hazards, promulgating safety regulations and notifying CITY and users of adjacent sites and utilities, and shall comply fully with the requirements of CAL/OSHA.

10.2.3 Use of Explosives. Use of explosives is prohibited, unless approved in advance in writing by CITY. CITY may impose reasonable conditions on the use of explosives.

10.2.4 Remedy of Damage. CONTRACTOR shall promptly remedy damage and loss to property referred to in Sections 10.2.1.2 and 10.2.1.3 caused in whole or in part by CONTRACTOR, or anyone employed by or in control of CONTRACTOR, or any Subcontractor. All costs incurred by CONTRACTOR in connection with its obligations under this Section shall be cost of the Work, but shall not increase the GMP.

10.2.5 Designation of Safety Coordinator. [reserved]

10.2.6 Loads. CONTRACTOR shall not load or permit any part of the Construction Work or the Site to be loaded so as to endanger its safety.

10.3 Security. CONTRACTOR shall take any and all precautions that may be reasonably necessary to render all portions of the Work, the Site and any adjacent areas affected by the Work secure in all material respects, to decrease the likelihood of accidents, and to avoid vandalism and other contingencies which are liable to delay the Work or give rise to claims or liabilities. CONTRACTOR shall furnish and install all necessary facilities to provide safe means of access to all points where Work is being performed. CONTRACTOR shall take all precautions and measures as may be reasonably necessary to secure the Project at all hours,

including evenings, holidays and non-work hours. Such precautions may include provision of security guards.

10.4 Damage to Property at the Site. CONTRACTOR shall be responsible for any and all damage or loss to property at the Site, except to the extent caused by the acts or omissions of CITY or its representatives, agents or employees. If such damage or loss is caused by CONTRACTOR, payment of such costs as Cost of the Work shall be limited by the provisions of Section 2.20.5 hereof.

10.5 Damage to Property of Others. CONTRACTOR shall avoid damage, as a result of CONTRACTOR's operations, to existing sidewalks, curbs, streets, alleys, pavements, utilities, adjacent property, the work of Separate Contractors and the property of CITY. CONTRACTOR shall repair any such damage caused by the operations of CONTRACTOR.

10.6 Failure of CONTRACTOR to Repair Damage. If CONTRACTOR fails to commence the repair of damage to property as set forth in this Article, and/or diligently pursue such repair, then CITY, after ten (10) Days prior written notice to CONTRACTOR (provided CONTRACTOR has not commenced such repair during such ten (10) Day period), may elect to repair such damages with its own forces and to deduct from payments due or to become due to CONTRACTOR amounts paid or incurred by CITY in correcting such damage.

10.7 Emergencies. In an emergency affecting the safety of persons or property, CONTRACTOR shall act, at CONTRACTOR's discretion, to prevent threatened damage, injury or loss. Additional costs or extensions of time caused by CONTRACTOR on account of an emergency not caused by the fault or neglect of CONTRACTOR shall be determined as provided in Section 6.2 hereof.

ARTICLE 11 DISPUTES

11.1 Disputes between CITY and CONTRACTOR. In the event of any dispute arising between CITY and CONTRACTOR regarding any part of the Contract or the Contract Documents, or the Parties' obligations or performance thereunder, and subject to any claims presentation requirements set forth in the Contract Documents, either Party may institute the dispute resolution procedures set forth herein. The Parties shall continue performance of their respective obligation hereunder notwithstanding the existence of a dispute.

11.2 Dispute Resolution Procedures. 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 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 and will be handled in accordance with the procedures set forth in Section 9204 of the Public Contract Code.

ARTICLE 12
EVENTS OF DEFAULT AND REMEDIES; TERMINATION

12.1 CONTRACTOR Events of Default. The following shall be considered "CONTRACTOR Events of Default":

12.1.1 If CONTRACTOR fails or neglects to carry out the Work in accordance with the provisions of the Contract Documents, and fails, after seven (7) Days notice from CITY, to commence a cure to correct such failure or neglect and thereafter diligently pursue such cure to completion;

12.1.2 If CONTRACTOR materially breaches this Agreement and fails, after seven (7) Days notice from CITY, to commence a cure to correct such breach and thereafter diligently pursue such cure to completion (such breach to include, but not be limited to, failure to make payment to Subcontractors for materials or labor in accordance with the respective agreements between CONTRACTOR and the Subcontractors or violation of Applicable Laws);

12.1.3 If a custodian, trustee or receiver is appointed for CONTRACTOR, or if CONTRACTOR becomes insolvent or bankrupt, is generally not paying its debts as they become due or makes an assignment for the benefit of creditors, or CONTRACTOR causes or suffers an order for relief to be entered with respect to it under applicable bankruptcy law or applies for or consents to the appointment of a custodian, trustee or receiver for CONTRACTOR, or bankruptcy, reorganization, arrangement or insolvency proceedings, or other proceedings for relief under any bankruptcy or similar law or laws for the relief of debtors, are instituted by or against CONTRACTOR, and in any of the foregoing cases such action is not discharged or terminated within sixty (60) Days of its institution.

12.2 Remedies of CITY upon a CONTRACTOR Event of Default.

12.2.1 Termination of Contract. Upon the occurrence of a CONTRACTOR Event of Default, CITY shall have the right to terminate this Contract upon an additional seven (7) Days written notice to CONTRACTOR, provided that CONTRACTOR has not commenced a cure within such seven (7) Day period. Without prejudice to any other rights or remedies of CITY, CITY may:

12.2.1.1 Take possession of the Site and of all materials, equipment, tools and construction equipment thereon owned by CONTRACTOR;

12.2.1.2 Accept assignment of Subcontracts; and

12.2.1.3 Finish the Work by whatever reasonable method CITY may deem expedient.

12.2.1.4 When CITY terminates the Contract as aforesaid, CONTRACTOR shall not be entitled to receive further payment until the Work is finished. If the unpaid balance of the GMP exceeds costs incurred in finishing the Work, such excess shall be paid to

CONTRACTOR, up to the amount due CONTRACTOR for work performed prior to termination. If such costs exceed the unpaid balance of the GMP, CONTRACTOR shall pay the difference to CITY.

12.2.2 Recourse to Payment and Performance Bonds. Upon the occurrence of a CONTRACTOR Event of Default and termination of this Contract by CITY, CITY may call upon the Surety to perform its/their obligations under the Payment and Performance Bonds, if applicable.

12.3 Remedies not Exclusive. Except as otherwise provided in this Agreement, no remedy hereunder is intended to be exclusive of any other remedy, but each and every such remedy shall be cumulative and shall be in addition to any other available legal or equitable remedy, existing now or hereafter. No delay or omission to exercise any right or power accruing shall impair any such right or power nor shall it be construed to be a waiver of any Event of Default or acquiescence therein, and every such right and power may be exercised from time to time as often as may be deemed expedient.

12.4 Termination or Suspension for Convenience.

12.4.1 Termination for Convenience. CITY may, without cause, terminate this Contract, or any portion of Work to be performed hereunder at any time by a notice in writing from CITY to CONTRACTOR for CITY's convenience. In such case, CITY shall pay to CONTRACTOR all funds due CONTRACTOR for work performed up to the date of termination, plus all demobilization and close-out costs, including, but not limited to, any amounts payable to Subcontractors for early termination, plus reasonable overhead and profit on Work performed. All funds due hereunder, including unpaid Retention, shall be released within thirty (30) Days of termination of the Contract for convenience, subject to any withholding required or authorized by any Applicable Law. In no event shall such amounts owed to CONTRACTOR exceed the GMP.

12.4.2 Suspension for Convenience. CITY may, without cause, order CONTRACTOR in writing to suspend, delay or interrupt the Work in whole or in part for such period of time as CITY may determine. An adjustment shall be made for increases in the cost of performance of the Work, including Fee on the increased cost of performance, caused by the suspension, delay or interruption, in accordance with the Change Order provisions of this Contract. No adjustment shall be made to the extent (1) the performance is, was or would have been so suspended, delayed or interrupted by another cause for which CONTRACTOR is responsible or (2) that an equitable adjustment to the GMP and/or Schedule is made or denied under another provision of this Contract. Adjustments made in the cost of performance may have a mutually agreed fixed or percentage Fee.

ARTICLE 13 MISCELLANEOUS PROVISIONS

13.1 Governing Law. This Contract shall be construed with and governed by the laws of the State of California.

13.2 Successors and Assigns. CITY and CONTRACTOR respectively bind themselves, their partners, shareholders, successors, assigns and legal representatives to the other Party hereto and to shareholders, successors, assigns and legal representatives of such other Party in respect to covenants, agreements and obligations contained in the Contract Documents. Neither Party shall assign the Contract without the prior written consent of the other.

13.3 Notice. Any notices to Parties required by this Agreement shall be delivered or mailed, U.S. first class, postage prepaid, addressed as follows:

If to CITY:

Richard D. Plecker
Environmental Utilities Director
2005 Hilltop Circle
Roseville, CA 95747

If to CONTRACTOR:

Art Babcock
President
28472 Constellation Road
Valencia, CA 91355

Address for Notice may be changed by Notice to the other Party.

13.4 Prevailing Wages. For purposes of this Agreement, CONTRACTOR 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, CONTRACTOR shall forfeit as a penalty to 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 CONTRACTOR 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 CONTRACTOR or the applicable Subcontractor.

Pursuant to the provisions of California Labor Code Section 1773, the Department of Industrial Relations has identified the source, stated below, of the General Prevailing Rate of Wages applicable to the work 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>, which is a part of this Agreement.

Pursuant to Labor Code Section 1773.2, the General Prevailing Wage Rates set forth above by the Department of Industrial Relations, which form a part of this Agreement, shall be posted by CONTRACTOR at a prominent place at the Site.

13.5 Modifications. No Modifications or Change Orders shall be valid unless in writing and signed by CITY and CONTRACTOR.

13.6 Interpretation. Any and all headings of this Agreement are for convenience of reference only and do not modify, define or limit the provisions thereof. Words of any gender shall be deemed and construed to include correlative words of the other gender. Words importing the singular number shall include the plural number and vice versa, unless the context shall otherwise be deemed to include all supplements and/or amendments to any such exhibits or documents entered into in accordance with the terms hereof and thereof. All references to any person or entity shall be deemed to include any person or entity succeeding to the rights, duties and obligations of such person or entity in accordance with the terms of this Agreement. Where reference is made in this Agreement to another Contract Document, the reference refers to that provision as amended or supplemented by the other provisions of the Contract Documents. In the event of any conflict between or among the Contract Documents, the provisions of this Agreement shall govern.

13.7 Severability. If any provision of this Agreement is held to be inoperative or unenforceable as applied in any particular case because it conflicts with any other provision hereof or any constitution, statute, ordinance, rule of law or public policy, or for any other reason, such holding shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case, or of rendering any other provision herein contained inoperative or unenforceable to any extent whatever. The invalidity of any one or more phrases, sentences, clauses or sections contained in this Agreement shall not affect the remaining portions of this Agreement or any part hereof, and they shall otherwise remain in full force and effect.

13.8 Whole Agreement. This Agreement, the Exhibits hereto and the Contract Documents, specifications and Drawings shall constitute the entire agreement between the Parties, and no inducements, considerations, promises or other references shall be implied in this Agreement that are not expressly addressed herein

13.9 Accounting Records. CONTRACTOR shall keep full and detailed accounts and exercise such controls as may be necessary for proper financial management under this Agreement; the accounting and control systems shall be reasonably satisfactory to CITY. CITY and CITY's accountants shall be afforded access to CONTRACTOR's records, books, correspondence, instructions, drawings, receipts, Subcontracts, vouchers, memoranda and other data relating to this Agreement, and CONTRACTOR shall preserve these for a period of three (3) years after final payment, or for such longer period as may be required by law.

13.10 Intentionally left blank.

13.11 No Waiver. Neither the inspection by CITY or its agents, nor any order or certificate for payment of money, nor payment for, nor acceptance of the whole or any part of the work by CITY, nor any extensions of time, nor any position taken by CITY or its agents shall operate as a waiver of any provision of this Agreement or of any power herein reserved to CITY or any right to damages herein provided, nor shall any waiver of any breach of this Agreement be held to be a waiver of any other or subsequent breach.

13.12 CONTRACTOR Shall Assume Risks. Until the Final Completion or acceptance by CITY of all Work under this Contract, the Work shall be under CONTRACTOR's responsible care and charge. CONTRACTOR shall rebuild, repair, restore and make good all injuries, damages, corrections, and repairs occasioned or rendered necessary by accidental causes of any nature, to all or any portions of the Work, except as otherwise stipulated.

13.13 General Liability of CONTRACTOR. Except as otherwise herein expressly stipulated, CONTRACTOR shall perform all the work and furnish all the labor, materials, tools power and light, and appliances, necessary or proper for performing and completing the Work herein required in the manner within the time herein specified. The mention of any specific duty or liability of CONTRACTOR shall not be construed as a limitation or restriction of any general liability or duty of CONTRACTOR and, any reference to any specific duty or liability shall be construed to be the purpose of explanation.

13.14 Attorney's Fees and Venue. If either Party commences any legal action against the other Party arising out of this Agreement or the performance thereof, the prevailing Party 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. To the extent permitted by applicable law, each Party waives any defense that it may have based on lack of *in personam* jurisdiction or *forum nonconveniens*.

13.15 Third Party Beneficiaries. There are no third party beneficiaries to this Agreement.

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 CONTRACTOR has caused this Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation:

EFS WEST, a California corporation:

BY: _____
DOMINICK CASEY
City Manager

BY: AL Bullock
its: PRESIDENT

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

ATTEST:

and

BY: _____
SONIA OROZCO
City Clerk

BY:  _____
its: _____

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

By:  _____
RICHARD D. PLECKER
Environmental Utilities Director

EXHIBIT A

GUARANTEED MAXIMUM PRICE, FEE, AND COST OF WORK

A. GUARANTEED MAXIMUM PRICE: The **Guaranteed Maximum Price** as of the date of execution of this Agreement is two hundred ninety-six thousand, eight hundred four dollars (\$296,804.00), U.S. Currency.

B. FEE AND CONTINGENCY: The Fee and Contingency amounts, if any, are as stated in the Proposal.

C. COST OF THE WORK:

1. "Cost of the Work." The term "Cost of the Work" shall mean costs incurred by CONTRACTOR in the performance of the Work, that do not exceed the GMP. The following are categories of cost and expense to be paid by CITY to CONTRACTOR as Cost of the Work:

2. Construction Costs.

2.1 Labor Costs.

2.1.1 Wages of construction workers directly employed by CONTRACTOR to perform the construction of the Work at the Site or, with CITY's agreement, at off-site workshops.

2.1.2 Wages or salaries of CONTRACTOR's supervisory and administrative personnel when stationed at the Site and wages, salaries and other costs of project management, pre-construction services, form design, foundation engineering, manpower planning, purchasing, estimating and data processing, whether performed at the Site or in CONTRACTOR's offices, including, but not limited to services rendered during the Design Phase of the Project.

2.1.3 Wages and salaries of CONTRACTOR's supervisory or administrative personnel engaged at factories, workshops or on the road, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work.

2.1.4 Costs paid or incurred by CONTRACTOR for taxes, insurance, contributions, assessments and benefits required by law or collective bargaining agreements and, for personnel not covered by such agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided such costs are based on wages and salaries included in subsections 2.1.1 through 2.1.3 above.

2.2 Subcontract Costs. Amounts due Subcontractors for work, excluding Change Order work, in accordance with the requirements of the Subcontracts.

2.3 Costs of Materials and Equipment Incorporated in the Completed Construction. Costs, including transportation, of materials and equipment incorporated or to be incorporated in the completed construction.

2.4 Costs of other Materials and Equipment, Temporary Facilities, and Related Items.

2.4.1 Costs, including transportation, installation, maintenance, dismantling and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by the construction workers, which are provided by CONTRACTOR at the Site and fully consumed in the performance of the Work; and cost, less salvage value, on such items if not fully consumed, whether sold to others or retained by CONTRACTOR. Costs for items previously used by CONTRACTOR shall mean fair market value.

2.4.2 Rental charges for temporary facilities, machinery, equipment and hand tools not customarily owned by the construction workers, which are provided by CONTRACTOR at the Site, whether rented from CONTRACTOR or others, and costs of transportation, installation, minor repairs and replacements, dismantling and removal thereof. Rental charges for equipment owned by CONTRACTOR shall be at then prevailing rates.

2.4.3 Costs of removal of debris from the Site.

2.4.4 Costs of facsimiles, telegrams and long distance telephone calls, postage and delivery charges (whether originating at the Site or at the offices of CONTRACTOR or CONTRACTOR), telephone service at the Site and reasonable petty cash expenses of the Site office.

2.5 Premiums; Taxes; Fees; Royalties.

2.5.1 That portion directly attributable to this Agreement of premiums for insurance and the Payment and Performance Bonds.

2.5.2 Sales, use, gross receipts or similar taxes imposed by a governmental authority, which are related to the Work and for which CONTRACTOR is liable.

2.5.3 Fees and assessments for any permits, licenses and inspections required by the Contract Documents.

2.5.4 Fees of testing laboratories for tests required by the Contract Documents or government authorities.

2.5.5 Royalties and license fees paid for the use of a particular design, process or product required by the Contract Documents. The costs of defending suits or claims for infringement of patent rights arising from such requirement by the Contract Documents; payments made in accordance with legal judgments against CONTRACTOR or CONTRACTOR resulting from such suits or claims and payments of settlements in connection therewith.

2.5.6 Deposits lost for cause other than CONTRACTOR's negligence.

2.6 Emergencies. Costs incurred in taking action to prevent threatened damage, injury or loss in case of emergency affecting the safety of persons and property, as provided in Section 10.7 of this Agreement.

2.7 Other Costs. Other costs incurred in the performance of the Work, if and to the extent approved in writing by CITY, which approval shall not be unreasonably withheld.

3. Items not Included in Cost of the Work.

3.1 Salaries and other compensation of CONTRACTOR's personnel stationed at CONTRACTOR's principal office or offices other than the Site, except as specifically provided in subsections 2.1.2 and 2.1.3 above.

3.2 Expenses of CONTRACTOR's principal office and offices, other than the Site office.

3.3 Overhead and general expenses, except as may be included in Sections 1 and 2 above.

3.4 The capital expenses of CONTRACTOR, including interest on capital employed for the Work.

3.5 Costs that would cause the GMP to be exceeded.

EXHIBIT B
CONSTRUCTION ALLOWANCE ITEMS

(reserved)

EXHIBIT C

HAZARDOUS MATERIALS

1. Certain Definitions.

1.1 "Hazardous Materials" means any substance:

1.1.1 the presence of which requires investigation or remediation under federal, state or local law, statute, regulation, ordinance, order, action, policy or common law;

1.1.2 which is or becomes defined as a "hazardous waste," "hazardous substance," pollutant or contaminant under any federal, state or local law, statute, regulation, rule or ordinance or amendments thereto, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act, 42 USC §§9601 et seq. ("CERCLA"), as amended, or the Resource, Conservation and Recovery Act, as amended, 42 USC §§6901 et seq. ("RCRA");

1.1.3 which is petroleum, including crude oil or any fraction thereof not otherwise designated as a "hazardous substance" under CERCLA, including without limitation gasoline, diesel fuel or other petroleum hydrocarbons;

1.1.4 which is toxic, explosive, corrosive, flammable, infectious, radioactive, carcinogenic, mutagenic, or otherwise hazardous and is or becomes regulated by any governmental authority or instrumentality;

1.1.5 the presence of which on the Site causes or threatens to cause a nuisance upon the Site or to the adjacent properties or poses or threatens to pose a hazard to the health or safety of persons on or about the Site; or

1.1.6 the presence of which on adjacent properties could constitute a trespass by CONTRACTOR or CITY.

1.2 "Underground Storage Tank" shall have the definition assigned to that term by RCRA §9001, 42 USC §6991, and also shall include:

1.2.1 any tank of 1,100 gallons or less capacity used for storing motor fuel;

1.2.2 any tank used for storing heating oil for consumption on the premises where stored;

1.2.3 any septic tank; and

1.2.4 any pipes connected to items 1.2.1-1.2.3.

1.3 "Environmental Requirements" means all Applicable Laws, statutes, regulations, rules, ordinances, codes, licenses, permits, orders and similar items of all federal, state or local governmental agencies or other instrumentalities and all applicable judicial, administrative and regulatory decrees, judgments and orders relating to the protection of human health or the environment, including, without limitation:

1.3.1 all requirements, including but not limited to, those pertaining to reporting, licensing, permitting, investigation and remediation of emissions, discharges, releases or threatened releases of Hazardous Materials into the air, surface water, ground water or land, or relating to the manufacture, processing, distribution, use, treatment, storage, disposal, transport or handling of Hazardous Materials; and

1.3.2 all requirements pertaining to the protection of the health and safety of employees or the public.

1.4 "Environmental Damages" means all claims, judgments, damages, losses, penalties, fines, liabilities, encumbrances, liens, costs and expenses of investigation and defense of any claim, including, without limitation, attorney's fees, which are incurred at any time as a result of the existence of Hazardous Materials upon, about or beneath the Site or migrating or threatening to migrate to or from the Site, and including, without limitation:

1.4.1 damages for personal injury, or injury to property or to natural resources occurring upon or off the Site;

1.4.2 fees incurred for the services of attorneys, consultants, CONTRACTOR, experts, laboratories and all other costs incurred in connection with the investigation or remediation of such Hazardous Materials or violation of Environmental Requirements; and

1.4.3 liability to any third party or governmental agency or political subdivision to indemnify such party, agency or political subdivision for costs expended in connection with the items listed in subparagraph 1.4.2.

1.5 "Environmental Conditions" means collectively, Hazardous Materials and Underground Storage Tanks existing on the Site and not brought there by CONTRACTOR or any Subcontractor.

2. Investigation of Site.

2.1 Upon written notice from CITY, CONTRACTOR shall prepare for approval and execution by CITY, one or more contracts ("Environmental Contracts") with suitably qualified consultants and/or engineers ("Environmental Engineers"), for purposes of performing an investigation and analysis of the Site prior to demolition and excavation activities, to determine the presence of any Environmental Conditions on, in or under the Site. The Environmental Contracts shall provide for a commercially reasonable scope of investigation approved by CITY, and may provide for conducting the investigation and testing in phases acceptable to CITY. The Environmental Contracts shall also provide that the Environmental Engineers shall begin their

tests and inspections at the Site as soon as CITY is able to arrange access to the Site, or any portions thereof, for such purposes. The Environmental Contracts shall provide that CONTRACTOR, acting as agent of CITY, shall coordinate the activities of the Environmental Engineers.

2.2 The Environmental Contracts shall provide that the Environmental Engineers shall prepare such reports, feasibility studies and remedial plans ("Environmental Assessments") as may be reasonably necessary in order to identify and explain the quantity, scope and nature of the Environmental Conditions found to exist at the Site. The Environmental Assessments shall contain a detailed analysis of the Environmental Conditions discovered, and the actions ("Remedial Actions") required for the response, removal, cleanup or remediation of such Environmental Conditions (i) which are required by Environmental Requirements, or (ii) which are reasonably necessary to mitigate Environmental Damages.

2.3 The Environmental Contracts shall provide that the Environmental Engineers shall promptly provide CITY and CONTRACTOR with a copy of each Environmental Assessment, together with any other reports and test results generated pursuant to the Environmental Contracts. CONTRACTOR shall, promptly after receipt of the foregoing matters from the Environmental Engineers, prepare and submit to CITY a written report setting forth CONTRACTOR's understanding of whether and to what extent any recommended Remedial Actions may result in an amendment to the Schedule and the progress of the Work.

2.4 The Environmental Contracts shall provide that it shall be the responsibility of the Environmental Engineers to give any necessary notice to the appropriate regulatory agency or agencies of the presence of any Environmental Conditions; to pursue all necessary negotiations with such agencies concerning preparation and approval of a plan for clean-up to the extent required; and to obtain all necessary permits to perform any Remedial Actions.

3. Remedial Actions.

3.1 If so instructed by CITY, based upon the results of the Environmental Assessments, CONTRACTOR shall, as agent for CITY, obtain bids from remediation contractors ("Remediation Contractors") suitably qualified and approved by CITY, to perform the Remedial Actions selected by CITY and shall submit such bids to CITY, together with CONTRACTOR's recommendation of the Remediation Contractor(s) to be retained. If CITY elects to go forward with all or any portion of the Remedial Actions covered by the bids submitted, CITY will so advise CONTRACTOR in a written notice on or before the date which is sixty (60) Days after receipt of the foregoing matters from CONTRACTOR. Promptly after receipt of such notice, CONTRACTOR shall prepare for CITY's execution remediation contracts ("Remediation Contracts") with the Remediation Contractors identified in such notice.

3.2 CONTRACTOR, as agent for CITY, shall be responsible for coordinating the work and services performed by the Remediation Contractors, and coordinating such remediation work with the Work.

3.3 If in the course of performance of the Work, CONTRACTOR encounters on the Site any Hazardous Materials not previously disclosed and remediated by the Environmental Engineers or the Remediation Contractors, CONTRACTOR shall immediately suspend the Work in the area affected and promptly thereafter report the condition to CITY.

4. Payments: Liability of CONTRACTOR.

4.1 All payments due under the Environmental Contracts and the Remediation Contracts shall be made by CITY directly to the Environmental Engineers and the Remediation Contractors. Such payments will be based on requisitions, which requisitions shall be approved by CONTRACTOR prior to submission to CITY.

4.2 All payments due under the Environmental Contracts, the Remediation Contracts and for Environmental Damages, shall not be a part of the GMP, and shall be the sole responsibility of CITY, except as expressly provided otherwise in Section 5 hereof.

4.3 It is understood and agreed that with respect to any Environmental Conditions existing on the Site, CONTRACTOR is not, and shall not be deemed to be, a generator, arranger, operator, treater, storer, transporter or disposer of, or otherwise responsible for, any such Environmental Conditions. It is understood and agreed that CONTRACTOR shall have no right to direct the means or methods of performance of any Environmental Engineer or Remediation Contractor.

4.4 CITY shall indemnify, defend and hold harmless CONTRACTOR, from and against any Environmental Damages asserted against or sustained by CONTRACTOR as a result of CONTRACTOR being deemed or determined to be a generator, arranger, operator, treater, storer, transporter or disposer of, or otherwise responsible for, any such Environmental Conditions.

5. Environmental Responsibilities of CONTRACTOR.

5.1 CITY acknowledges and agrees that CONTRACTOR shall not commence or continue any demolition or construction activities on any portion of the Site on or in which Remedial Actions are to be performed until such Remedial Actions are to the point where construction activities will not interfere with such Remedial Actions, as evidenced by appropriate certification by the applicable Environmental Engineer and/or Remediation CONTRACTOR and any required approval of any applicable government agency. CONTRACTOR agrees to use good faith diligent efforts to adjust and reschedule its activities at the Site so as to minimize, to the extent reasonably practical, the adverse effect on the progress of the Work resulting from any Remedial Actions.

5.2 CONTRACTOR shall not bring Hazardous Materials to the Site, and shall not include Hazardous Materials in any construction materials, unless permitted by Environmental Requirements. CONTRACTOR shall comply, and shall cause all Subcontractors to comply, with all Environmental Requirements regarding the generation, handling, storage, treatment and disposal of Hazardous Materials.

5.3 CONTRACTOR shall indemnify, defend and hold harmless the Indemnified Parties from and against any Environmental Damages asserted against or sustained by such parties as a result of any Environmental Conditions caused or created by CONTRACTOR or any Subcontractor, or of any violation by CONTRACTOR or the Subcontractors, of any Environmental Requirement arising out of the performance of the Work.

EXHIBIT D

IN LIEU OF SECURITIES ESCROW AGREEMENT

**(form of agreement follows this page)
(use is optional by Contractor)**

EXHIBIT F
CONTRACTOR'S PROPOSAL



PLANNING • DESIGN • CONSTRUCTION

28472 Constellation Road, Valencia, CA 91355 CSLE No.826003

February 12, 2019

City of Roseville
Attn: City Clerk Department
311 Vernon Street
Roseville, CA 95678

Subject: Proposal for Shop Retrofit for Compressed Natural Gas Vehicles

Procurement Director:

EFS West is pleased to submit this proposal for the maintenance shop retrofit for CNG vehicles, per the referenced RFP. EFS West is one of the most experienced CNG contractors in California and we have completed many similar maintenance shop retrofit projects, as discussed in detail in our proposal.

We have thoroughly reviewed the RFP including addendum #1 inspected the site, and our technical proposal describes in detail our approach to meeting the objectives of the RFP. Our approach adheres to the requirements of the RFP without exception and we are prepared to provide all of the services needed including design, permitting, equipment supply, and construction to provide a code compliant retrofit for the City's maintenance facility.

We look forward to working with the City of Roseville on this project, should we be the selected bidder. If you have any questions on our proposal, or require additional information, please do not hesitate to contact me at (661) 705-8236, by cell at (818) 235-6293, or via email at art.babcock@efswest.com.

Sincerely,
EFS West Inc.

Art Babcock
President

1	Firm Qualification
2	Experience & References
3	Qualification of the Team
4	Project Understanding
5	Project Plan
6	Required Statements
7	Exceptions
8	Competency of Proposer
9	Financial Statement
10	Equipment Cut Sheets

TAB A: FIRM QUALIFICATIONS

EFS West is a design/build General Contractor holding California licenses A (general engineering), B (general building), and C-10 (electrical). We have more than 15 years of experience designing and constructing CNG fuel sites and maintenance facility upgrades for servicing of CNG vehicles. We have completed numerous maintenance facility upgrade projects for public municipalities, including recent design/build projects for the Cities of Torrance, Los Angeles and San Diego. Our customers include municipalities, transit agencies, retail petroleum companies, waste haulers, and numerous other government and commercial clients. EFS West's design/build experience with maintenance facility upgrades includes installation of gas detection, ventilation, and heating equipment necessary for code compliance.

We combine our engineering expertise with our field construction capabilities to provide comprehensive, turnkey services for design/build projects. We employ the superintendents, electricians, pipefitters, operators, and construction personnel necessary to construct and maintain the systems that we design.

EFS West is headquartered in Santa Clarita, California and our current staffing includes approximately 40 project management, construction, and administrative personnel. Our staffing has been stable at this level for the past 5 years, with only minor fluctuation based on contract workload.

For this City of Roseville project, EFS West has assembled an experienced team to provide the design, equipment supply, and construction services necessary to complete the project. The following Organization Chart shows the team members and their respective roles. These include:

EFS West – overall project management, design/permitting coordination, field construction supervision and in-house construction services including all architectural, electrical, and gas detection equipment installation

Breen Engineering – development of PE-stamped construction drawings, engineering calculations, permitting assistance, and PE support for construction activities

AMS America – HVAC subcontractor supplying ventilation and heating equipment and its field installation

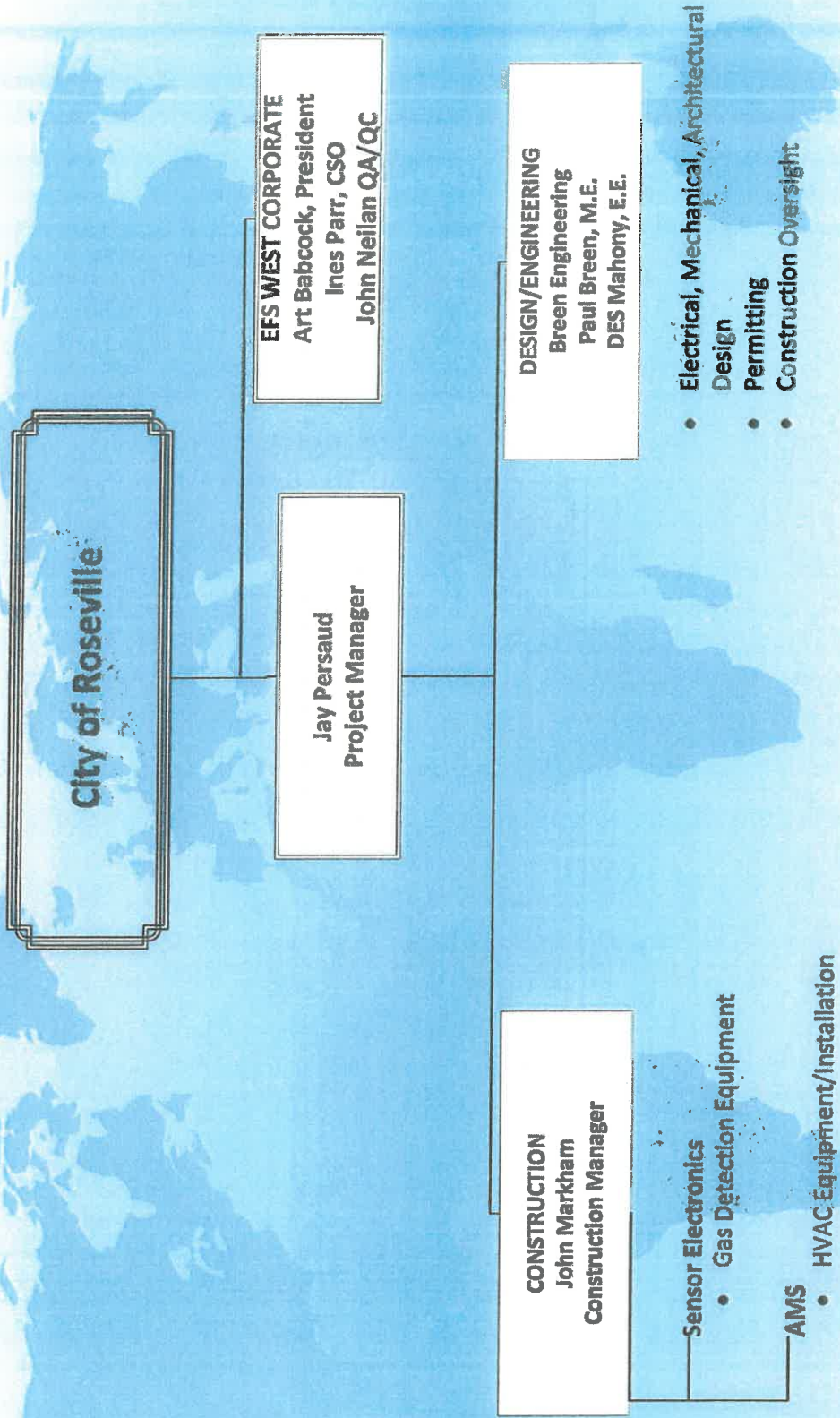
Sensor Electronics Corporation – Supplier of gas detection equipment, Infrared detectors with UL 2017 and UL2075 listings.

Professional engineering services for development of PE-stamped construction drawings will be provided by Team member, Breen Engineering. EFS West has teamed with Breen Engineering on several recent CNG design/build projects, including the City of Torrance, Los Angeles, and San Diego projects mentioned above. Breen is a Torrance-based engineering firm that provides in-house PE services for architectural, civil, structural, mechanical, and electrical designs. Engineering and design work performed by Breen Engineering will be performed in their Torrance, California office.

AMS America will supply and install the ventilation and heating equipment. AMS has worked in this role with EFS West for the past 12 years, including the Torrance, Los Angeles, and San Diego projects. We have a well-established working relationship and our field construction personnel work seamlessly together.

The gas detection equipment will be supplied by Sensor Electronics Corporation. EFS West has been installing Sensor Electronics equipment for more than 15 years and we are factory certified for its installation, calibration, and servicing. EFS West has installed Sensor Electronics equipment at numerous municipal facilities and we currently hold maintenance and service contracts Sensor Electronics systems for the City of San Diego, City of Torrance and Orange County Transit.

City of Roseville Maintenance Garage Retrofit



TAB B EXPERIENCE AND REFERENCES

EFS West's technical competence, quality of work, and ability to perform are demonstrated by our recent history of performance on similar projects. We have completed sixteen (16) recent projects for CNG vehicle maintenance facility upgrade, and we are currently under contract with the City of San Mateo for similar work at their corporation yard facility. A contract award is pending for the City of Santa Monica.

The following three recent municipal projects are similar in nature to this City of Roseville procurement. Our identical team of engineers and subcontractors that are proposed for this Roseville project worked together to complete these projects. This Roseville project will be staffed by the same project team and will be using similar equipment and technical approach.

City of Torrance Anaheim Maintenance Garages CNG Upgrades

EFS West was contracted by the City of Anaheim in 2018 to design, permit, and construct upgrades to two maintenance shops used for servicing of CNG-fueled transit buses and City fleet vehicles. The project included new gas detection, ventilation, and heating to bring the buildings into compliance with codes for CNG vehicle maintenance. Contract value for was \$468K and the work was completed in July 2018.

Customer Contact

David Sanchez Construction Services Division, 200 S. Anaheim Blvd. #276
Anaheim, CA 92805 | 714.765.5100 ext. 5484

City of Torrance Fleet and Transit Maintenance Garages CNG Upgrades

EFS West was contracted by the City of Torrance in 2016 to design, permit, and construct upgrades to two maintenance shops used for servicing of CNG-fueled transit buses and City fleet vehicles. The project included new gas detection, ventilation, and heating to bring the buildings into compliance with codes for CNG vehicle maintenance. Contract value for the two facilities was \$1.68m and the work was completed in April 2017.

Customer Contact

Charles Wilson, Facility Services Manager, City of Torrance; 20500 Madrona Ave. 90503; (310) 781-7162

City of San Diego Environmental Services Maintenance Garage CNG Upgrades

The City of San Diego contracted EFS West in 2016 to design/build a CNG fueling station and upgrade their refuse truck maintenance shop at the Environmental Services Yard. The maintenance shop upgrade project included design, permitting, and construction of new gas detection and ventilation equipment. Contract value was \$475,000.

Customer Contact

Matt Cleary, Program Manager, (858) 526-2302, MCleary@sandiego.gov

Craig Ferguson, PE, Senior Engineer, (858) 627-3311, CFerguson@sandiego.gov

City of Los Angeles West LA Refuse Yard CNG Maintenance Facility Upgrades

EFS West has completed multiple maintenance facility upgrade projects for the City of LA over the past 15 years. The most recent project was completed in April 2017 at the West LA Yard on Stoner Ave and included gas detection, ventilation, heating, and major TI improvements to the refuse truck and Street Services maintenance garages. Contract value was \$5.2m.

Customer Contact

Mark Butler, Project Manager, (213) 798-3793, mark.butler@lacity.org

EFS WEST

MAINTENANCE GARAGE GAS DETECTION LNG/CNG UPGRADES EXPERIENCE

Project Description	Dates	Contract Value	Owner	Contact	Email
North County Transit District Gas-Methane Detection System and Fire Alarm Upgrades for West Division Maintenance Facility, 303 Via Del Norte, Oceanside	July 2017 - Ongoing	\$985k	North County Transit District 810 Mission Avenue Oceanside, CA 92054	Leonard Brinkers, AIA Project Manager (760) 966-6792	lbrinkers@nctd.org
City of San Diego Design/Build Maint Garage CNG Upgrades for Refuse Fleet Yard at 8353 Miramar Place	Feb - Sept 2016	\$475k	City of San Diego Environmental Services Dept 9601 Ridgehaven Ct., Ste 310 San Diego, CA 92123	Craig Fergusson, P.E. Project Manager (858) 627-3311	cfergusson@sandiego.gov
City of Torrance Maintenance Garage CNG Upgrades for Fleet and Transit Facilities	July 2016 - Apr 2017	\$1.8m	City of Torrance 20500 Madrona Ave. Torrance, CA 90503	Charlie Wilson Facility Services Mgr 310-781-7162	cwilson@torranceCA.gov
City Of Long Beach Temple Yard Gas Detection Upgrades.	Nov 2015- Dec 2015	\$150K	City of Long Beach 2600 Temple Ave. Long Beach, CA	Robert Salido 562-570-5450	Robert.Salido@longbeach.gov
City of Los Angeles West LA CNG Building Modifications	Oct 2015 - Apr 2017	\$4.8m	City of Los Angeles 111 E. 1st Street Los Angeles, CA 90012	Mark Butler 213-978-3793	Mark.Butler@lacity.org
City of Los Angeles No. Hollywood Heavy Duty Shop CNG Building Modifications	Jan 2014 - Nov 2015	\$5.3m	City of Los Angeles 111 E. 1st Street Los Angeles, CA 90012	Mark Butler 213-978-3793	Mark.Butler@lacity.org
Ryder Truck Rentals Maintenance Garage CNG Upgrades, West Sacramento, CA	April 2013 - Aug 2013	\$400k	Ryder Truck Rental Inc. 11690 NW 105 Street Miami, FL 33178	Brian Dacosta Construction Mgr 401-781-5500	Brian_Dacosta@ryder.com
EF Transit Maintenance Garage Upgrades for CNG Delivery Truck Fleet	Feb 2013 - Mar 2013	\$520K	EF Transit 9347 E. Pendleton Pike Indianapolis, IN 46236	Rob Hedges Facility Mgr 317-612-3149	rhedges@Monarch-Beverage.com
Montebello Bus Lines Maintenance Garage CNG Upgrades	May 2012 - Nov 2012	\$620k	City of Montebello 400 S Taylor Ave. Montebello, CA 90640	Tom Barrio, PM 323-887-4601	TBarrio@cityofmontebello.com
Ryder Truck Maintenance Garage CNG Upgrades, Rancho Dominguez, CA	Mar 2011 - May 2011	\$385k	Ryder Truck Rental Inc. 11690 NW 105 Street Miami, FL 33178	Maureen Donnelly Senior Mgr 305-500-4076	donnelly@ryder.com
LA County Metropolitan Transportation Authority - CNG Building Modifications at MSSC Bldg 5	April 2009 - Dec 2009	\$2.1m	METRO One Gateway Plaza Los Angeles, CA 90012	Ajith Peiris 213-922-4771	Peiris@metro.net
City of Los Angeles 7th Street Sweeper Shop Upgrades for CNG vehicle maintenance	Feb 2007 - July 2008	\$3.3M	City of LA 111 E. 1st Street Los Angeles CA 90012	Ernie Emusian 213-978-3785	ernie.emusian@lacity.org
City of San Bernardino Heavy Equipment Maintenance Shop CNG Upgrades	Sept 2008 - Jan 2010	\$833K	City of San Bernardino 182 S. Sierra Way San Bernardino CA 92418	Don Johnson 909-384-5220	djohnson@sbrda.org
City of Newport Beach Maintenance Garage CNG Upgrades	Nov 2010 - Jan 2011	\$132k	City of Newport Beach Consultant - Fuel Solutions	Reb Guthrie 310-207-8548	reb@fuelsolutionsinc.com
West Valley L/CNG Fueling Station and CNG maintenance building modifications.	July 2003 - Nov 2004	\$7.2m	City of Los Angeles 111 E. 1st Street Los Angeles, CA 90012	Mark Butler 213-978-3793	Mark.Butler@lacity.org

TAB C QUALIFICATIONS OF THE TEAM

The EFS West Team for this City of Roseville project is comprised of engineers, equipment suppliers and subcontractors that have worked extensively with EFS West in the past and with whom we are currently working on several similar projects. All of our Team members have extensive experience in the CNG industry and have completed many similar projects in their respective histories. Specifically, our design engineering subcontractor, Breen Engineering, has worked with EFS West on two recent design/build projects for maintenance garage CNG upgrades for the cities of San Diego and Torrance. Our mechanical subcontractor has extensive experience with installation of ventilation and electrical equipment in hazardous locations and has completed similar assignments on these same EFS West projects.

Our Team includes the following key members:

- EFS West – Prime Design/Build Contractor; 28472 Constellation Road, Valencia, CA 91355
- Breen Engineering, 1983 West 190th Street, Suite 200, Torrance, CA, CA 90504 Contact: Paul Breen, M.E., (310) 464-8404 – Design Engineering for Maintenance Facility Modifications
- AMS America, 2100 E. Walnut Ave., Fullerton CA 92831 Contact: Mitch Haynam (714) 888-6800 – HVAC/Mechanical Subcontractor
- Sensor Electronics Corporation, 12730 Creek View Avenue, Savage, Minnesota 55378 Contact Al Peterson (952) 938-9486 Gas Detection Equipment

The EFS West Team organization and division of responsibilities among team members is shown on the organization chart included under Tab A.

As the Prime Contractor, EFS West will have overall responsibility for project execution. EFS West will provide full-time on-site supervision during all construction activities. In addition, EFS West will perform all electrical and architectural construction using our in-house electricians and construction staff.

Our approach to design/build projects is to fully integrate our team members, subcontractors, and suppliers into the planning, design, and construction processes. This philosophy is evidenced by the entire Team's involvement in the preparation of the conceptual plan and technical approach that serves as the basis for this proposal.

The design of the facility will be led by professional engineers from Breen Engineering Inc, based in Torrance, Ca. Breen Engineering will provide specific engineering disciplines including architectural, mechanical, structural, and electrical PEs to develop the necessary stamped design drawings. Mr. Paul Breen, M.E., and Mr. Des Mahony, E.E., will oversee the

design team in coordination with EFS West's Project Manager, Mr. Jay Persaud. Resumes for these engineering professionals are attached.

Jay Persaud, EFS West Sr. Project Manager – Mr. Persaud is proposed as the EFS West PM and principal point-of-contact for the City of Roseville on this project. Mr. Persaud has managed the design and construction of numerous maintenance facility upgrades while at EFS West, including for customers such as the City of San Diego, City of Los Angeles, City of Torrance, and City of Montebello. He will oversee the entire project and will be present at the jobsite on a regular basis to provide customer interface and supervise the EFS West personnel and subcontractors. He will also participate in the design effort for the facility modifications to provide continuity with the construction operations and to ensure constructability issues are addressed.

John Markham, EFS West Field Superintendent – Mr. Markham has been with EFS West for 10 years and has supervised seven (7) maintenance facility upgrade projects, including projects for EF Transit, City of LA, City of San Bernardino, City of Newport Beach, and Ryder Truck Rentals. He will be on the job site full time to supervise daily activities for the maintenance facility modifications and to serve as a point-of-contact for the Roseville facility personnel. Mr. Markham has worked under Mr. Persaud on many similar projects and they are an experienced team.



PLANNING • DESIGN • CONSTRUCTION

28472 Constellation Ave. Valencia, CA 91355 CSLB No. 826003

JAY PERSAUD Senior Project Manager

Mr. Persaud has over 32 years of experience as a journeyman electrician. He has over 15 years of experience with electrical construction for LNG/CNG fueling facilities and maintenance building modifications. Mr. Persaud's hands-on electrical experience and his knowledge of building and electrical code requirements for alternative fuel facilities makes him invaluable on CNG fuel system projects and maintenance facility upgrades. Mr. Persaud is a LAFD Reg 4 certified fire/life safety professional for gas detection and fire alarm equipment. He also has considerable experience with and knowledge of the control systems necessary to make the equipment perform successfully and meet local regulatory and fire department operational requirements. His experience includes all aspects of facility upgrade construction from equipment selection and installation to control systems, PLC programming, startup and commissioning. Mr. Persaud also has an instrumentation background and has worked on various types of projects from power plants for DWP, semi-conductor fabrication and fuel refineries.

REPRESENTATIVE PROJECTS

Richmond, VA International Airport CNG Station – Mr. Persaud was the PM for the construction of a CNG fuel station for Richmond Airport shuttle buses. The system consists of 16 time-fill posts, 2 dual-hose fast-fill dispensers, 2 50 hp ANGI compressors, 6 storage vessels, backup emergency generator, and new gas and electrical services.

City of Montebello CNG Maintenance Facility Upgrades – Mr. Persaud was the PM for this design/build project to upgrade the Montebello Bus Lines maintenance facility to service CNG-fueled buses. Mr. Persaud oversaw the completion of the design and construction drawings, interfaced with the AHJs to obtain permits, and managed the construction process. New gas detection, ventilation, heaters, and fall protection were installed as part of the project.

LA METRO MSSC Bldg. 5 CNG Modifications - Electrical superintendent for this project involving installation of gas detection, HVAC equipment, and new switchgear/MCC at a METRO bus painting facility in downtown L.A. The building was over 50,000 ft² and included interior office space, mezzanines, and various painting areas. Mr. Persaud assisted in the design of the approved systems and supervised the electrical work. Project value was in excess of \$2.1 million.

City of Santa Monica LNG/CNG Fuel and Maintenance Facility construction – Mr. Persaud was the superintendent for Taft Electric on this \$12 million project for LNG/CNG fueling and wash building with a new 60,000 ft² maintenance facility consisting of 14 maintenance and welding bays, interior office space, bathrooms, and a tire/body/parts storage area. The project included installation of MAUs, exhaust fans, a BMS system, a gas detection/fire system, emergency lighting system, and heating systems. The fuel and wash building included LNG/CNG, diesel and unleaded dispensers all piping, storage, vessels, card readers and dispensers with an emergency CNG generator.

Port of Long Beach LNG/CNG fuel site – Mr. Persaud was the electrical superintendent on this \$7 million fuel site for Clean Energy and POLB to facilitate the fueling of new LNG vehicles entering the port. The project was completed in 2008 and included installation of new LNG storage vessels, dispensers, canopy, card, readers, gas detection/fire systems, warning/shutdown, evacuation system, site lights and main

electrical switchgear. Mr. Persaud was responsible for overall project execution and managed the day-to-day fieldwork of 20 employees.

REGISTRATIONS

Licensed general and electrical contractor in Washington and California.
PLC and motor controls
Certified tester for Gas detection systems for L.A.F.D.
ISA Level I Instrumentation Tech.

WORK HISTORY

RMS Life Safety, Calabasas, CA
Project Manager
1/08 to 5/12
Gas Detection/Public Works/
Alternative Fuels

Taft Electric Inc., Ventura, CA
Superintendent /Project Manager
12/01 to 12/07
Industrial/Gas Detection/Public
Works/Alternative Fuel/Waste water

California Electric, Downey, CA
Project Superintendent
2/99 to 11/07
Public Works/Schools/

EDUCATION

L.A. Pierce College
IBEW Electrical Training Institute



PLANNING • DESIGN • CONSTRUCTION

228472 Constellation Road, Valencia, CA 91355 CSLB No 826003

JOHN MARKHAM Project Superintendent

Mr. Markham is a senior project superintendent with over 30 years of experience in general construction including commercial and residential ground-up building construction. With EFS West since 2008, Mr. Markham has supervised numerous projects including construction of five CNG fueling stations, maintenance garage CNG modifications at four separate facilities, and construction of a 5,000 ft² pre-engineered metal office building for City of Los Angeles equipment maintenance staff. Mr. Markham's background in general construction and his experience as an electrician with knowledge of gas detection and monitoring equipment makes him ideally suited for constructing modifications to maintenance facilities servicing CNG and LNG-fueled vehicles. Mr. Markham has directly supervised the installation of ventilation equipment, life-safety equipment, and general facility upgrades required by code at these facilities and understands the specifics of properly installing and operating these systems.

REPRESENTATIVE PROJECTS

City of LA West LA CNG Fueling Station – Mr. Markham served as the construction superintendent for this project involving the construction of a fast-fill and time-fill CNG station for the West LA Sanitation Yard. Mr. Markham supervised the civil, mechanical, and electrical construction crews and subcontractors during day-to-day construction activities for this \$5.4m project.

City of LA CNG Fueling Stations at Venice, Van Nuys, No. Hollywood, Hollywood, and Belair Street Sweeper Yards – Mr. Markham was the superintendent on five separate projects for construction of CNG fueling stations at City of Los Angeles Sweeper Maintenance Yards. Each project was approximately \$1.5 million and included installation of compression, storage, and dispensing equipment. Mr. Markham supervised all aspects of the work including directing in-house staff and subcontractors performing electrical, civil, and mechanical work.

Ryder Truck Rentals Rancho Dominguez Maintenance Facility CNG Upgrades – Mr. Markham was the Construction Superintendent for this \$375,000 project to upgrade this 8-bay maintenance garage to meet code requirements for servicing of CNG and LNG heavy-duty tractors. The work was completed in May 2011 and consisted of installation of a gas detection system, new MAUs and exhaust fans interlinked with the gas detection and other facility modifications to meet code requirements. Mr. Markham managed all field activities, coordinated with permitting and oversight agencies, and directed EFS West staff and subcontractors.

City of Newport Beach Maintenance Facility CNG Upgrades – Mr. Markham was the project superintendent on this \$200,000 upgrade project for the City of Newport Beach equipment maintenance facility. The project will be completed in January 2011 and includes installation of new ventilation equipment; a gas detection system; and construction of interior improvements including partition walls, doors, hose reels, etc. Mr. Markham is responsible for managing the day-to-day fieldwork and subcontractors.

City of San Bernardino Heavy Equipment Shop CNG Modifications – Mr. Markham was EFS West's Superintendent on this \$850,000 facility upgrade project to bring the existing 10-bay refuse truck and heavy equipment maintenance shop up to code for servicing CNG and LNG fleet vehicles. The

work included installation of gas detection, new ventilation equipment, heater replacements, and a new propane-fueled emergency backup generator.

LA METRO MSSC Bldg 5 CNG Modifications – Mr. Markham served as Superintendent for this project involving installation of gas detection, HVAC equipment, and new switchgear/MCC at a METRO bus painting facility in downtown L.A. The building was over 50,000 ft² and included interior office space, mezzanines, and various painting and prepping areas. Project value was in excess of \$2.1 million.

WORK HISTORY

EFS West Inc., Santa Clarita, CA
Project Superintendent
2/08 to Present

Dewell Construction, Orange, CA
Superintendent
5/04 to 2/08
Commercial/Residential/Industrial
remodels and upgrades

Sunwest Electric, Anaheim, CA
Electrician/Foreman
9/95 to 5/04
Commercial/Industrial Electrical
Construction

MegaLectric, Anaheim, CA
Electrician/Foreman
1985 to 1995
Industrial/Commercial/Retail/Public
Works



Paul A. Breen, P.E., LEED AP, QCxP

President & CEO

Paul is a licensed Mechanical Engineer with over 30 years of professional experience, beginning as assistant to his father in the family plumbing business in Wellington, New Zealand. Paul also worked as a plumbing contractor in London, England where he completed a course of study in Building Services Design and Construction Management. He subsequently held several professional mechanical engineering positions in London before relocating to the United States for career opportunities in 1992, rising to Owner/Partner of an established engineering consultancy in 1996. He founded P.A. Breen Associates in 1997, which became BREEN Engineering Incorporated in 2004.

Professional Registration

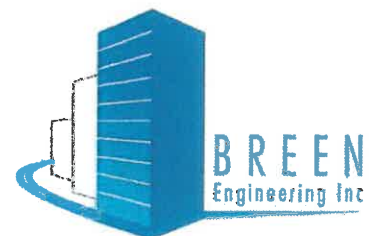
- Mechanical Engineer, State of California, #M30533
- Qualified Commissioning Process Provider
- LEED AP

Experience

- BREEN Engineering Incorporated, Torrance, California
CEO/President: 1997 to Present
- Brown & Holland LLC, Los Angeles, California
Owner/Partner and Chief Operating Officer: 1996 to 1997
- Russell A. Holland & Co, Los Angeles, California
Vice President: 1995 to 1996
- Frederick, Russell, Brown & Associates, Encino, California
Senior Design Engineer: 1992 to 1995
- Rosser & Russell Building Services, London, England
Design Engineer: 1989 to 1991
- GTD Services, London, England
Design Engineer, Public Health: 1987 to 1988

Education

- Diploma, Building Services (Mechanical)
Southwark University, London, UK





Des Mahony, P.E., LEED AP

Vice President

Des joined BREEN Engineering in 2008 with 25 years of experience in electrical engineering spanning a wide variety of complex project types including healthcare, commercial offices, financial buildings, retail malls, hospitality projects, and high-rise structures. Des has extensive international experience, including projects in the UK, New Zealand and Dubai. His experience in the Middle East comprises many high-profile projects such as 5-star hotels for Emirates Towers, Raffles Hotel and Ritz Carlton, along with numerous high rise offices and residential towers. More recent experience includes several new apartment buildings, hotel projects, K-12 education projects, federal government work, office tenant improvement and retail projects in the Southern California region.

Professional Registration

- Electrical Engineer, State of California, #E20642

Experience

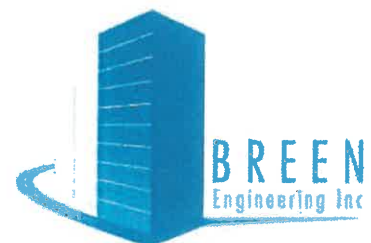
- **BREEN Engineering Incorporated, Torrance, California**
Vice President, 2017 to Present
Director of Building Systems, 2010 to Present
Director of Electrical Engineering: 2008 - 2010
- **Mahony Consulting Ltd., Wellington, New Zealand**
Owner/ Director, 2006-2008
- **Hyper Consulting Middle East, Dubai**
Senior Project Engineer: 2004 - 2006
- **Beca, Wellington, New Zealand**
Senior Design Engineer, 2001-2004

Representative MEP Engineering Projects

- Aloft Hotel – San Jose, CA
- Embassy Suites remodel – Anaheim North, CA
- Hilton Inn Express expansion – Newport Beach, CA
- The Hotel remodel – San Bernardino, CA

Education

- BEng., (Honors), Energy Engineering
South Bank University, London, 1996.
- BSc., Building Services Engineering, Electrical
South Bank University, London, 1994.



TAB D: PROJECT UNDERSTANDING

The City of Roseville is soliciting design/build proposals to retrofit the fabrication and body bays in the City's fleet maintenance facility to allow maintenance work on CNG-powered City vehicles. The selected contractor will be responsible for designing, permitting, and constructing the necessary upgrades. The RFP requires the following upgrades:

- Supply and install gas detection equipment in the fabrication and body bays
- Supply and install roof-mounted ventilation equipment interlocked with the gas detection system to be activated in the event of a gas release
- Install new heating equipment to meet code requirements for CNG vehicle maintenance facilities
- Isolate the fabrication and body bays from the remaining shop area through construction of a separation wall with self-closing doorway(s)
- Relocate electrical conduits and devices located within 18" of the ceiling to be outside of this classified area
- Upgrade fluorescent lighting in these bays with new LED lighting fixtures which qualify for energy rebates

Code Requirements. Code sections governing repair garages are found primarily in the California Fire Code (CCR Title 24, Part 9), NFPA 30A (Code for Motor Fuel Dispensing Facilities and Repair Garages), and NFPA 70 (National Electric Code). In addition, NFPA 52 (Vehicular Fuel Systems Code) and NFPA 30 (Flammable and Combustible Liquids Code) contain additional information and requirements for maintenance garages servicing vehicles fueled by either LNG or CNG.

California Fire Code and NFPA 30A require that repair garages for CNG-fueled vehicles must be fitted with a mechanical ventilation system. The ventilation system must operate continuously unless it is interlocked with a gas detection system. If the system is interlocked, it must be activated in the event that combustible gas concentrations are detected at 25% or greater of the LEL. The ventilation rate must be at least 1 cubic foot per minute per 12 cubic feet of room volume (equal to 5 air changes per hour (ACPH)). In addition, gas detection at 25% of the LEL must result in shutdown of heating systems and initiation of distinct audible and visual alarms.

These codes also stipulate that open-flame heaters or heaters with surface temperatures greater than 750°F are not allowed in garages subject to ignitable concentrations of gas. Therefore, open-flame, gas-fired unit heaters or conventional radiant tube heaters must be removed and replaced with models that have sealed combustion chambers and heated surfaces less than 750°F.

NFPA 70, National Electric Code, and NFPA 30A stipulate that in repair garages where LNG or CNG-fueled vehicles are repaired or stored, the area within 18 inches of the ceiling shall be designated a Class I, Div 2 hazardous (classified) location. However, an exception to this designation is allowed if continuous ventilation of not less than four (4) ACPH is provided. In

addition, the area within 18" of the floor is also designated Class I, Div 2 if vehicles containing Class I liquids (ie, gasoline) undergo major servicing in the facility. In this case, the area within 18" of the floor must be exhausted to prevent the accumulation of potentially explosive vapors near the floor.

Approach to Achieving Code Compliance. EFS West has performed an inspection of the facility to determine what upgrades and/or repairs are necessary to meet code requirements. Based on this inspection and the requirements of the RFP, with regards to the occupancy rating, motor vehicle repair garages are typically classified as type S-1 occupancy. There is a maximum allowable quantity(ies) of hazardous materials that you can store within the S-1 occupancy. You can refer to CBC table 307.1(1) for the maximum allowable quantities. Once you exceed the allowable limit, it then changes to a type H occupancy. H occupancy by itself has different groupings and they vary by the degree of hazards. Looking at the floorplan provided to us with the room names indicated, this facility is essentially an S-1 occupancy. There is no required separation between S-1 and B occupancy per CBC Table 508.4, thus no rated occupancy separation. What cannot know the amount of hazardous materials that are being stored within the building, if they are below the limits. Our assumption that this will remain an S-1 occupancy and any hazardous materials stored with that exceeds this rating will be removed by the owner.

EFS West proposes the following principal tasks:

- Installation of a new gas detection system consisting of ceiling-mounted methane sensors in each work bay, system controller, and audible/visual warning devices both inside and outside the building;
- Installation of a new Fire Alarm Control Panel (FACP) that will provide supervision of the gas detection equipment and act as a dialer to alert a 3rd party monitoring service in the event of an alarm; Or connect to the existing fire alarm panel at the discretion of the AHJ or owners request.
- Interconnection of the new gas detection system with the new roof-mounted, explosion-proof exhaust fans and new code compliant heating system to activate the fans in the event of a gas release and to deactivate the heating equipment.
- Installation of CNG compliant heating system
- Air balancing of the new ventilation equipment and preparation of an Air Balancing Report documenting that the system meets the code requirements for a minimum of five (5) air changes per hour;
- Installation of occupancy separation upgrades, Installation of a new Glass and Aluminum Sectional Door with Electric Motor Operator with man door adjacent to it. Please note this

type of overhead door is not recommended as rated separation, as it's not completely vapor tight as called out for in task 4.5.

- Installation of LED shop lights
- Installation of shunt trip breakers in existing electrical panels to be interconnected with the gas detection system to de-energize non-emergency circuits if a gas release is detected;
- Addition of relays and controls on the existing electric roll-up door motors to allow the gas detection system controller to open roll-up doors to provide make-up air in the event of a gas release. Install door holders on new wall partition. Refurbishment or replacement of the existing roll-up door motors, if necessary, is the responsibility of the City and is not included in the proposed scope of work or pricing.

Sequence of Operation. In the event of a gas release, the following actions will occur as part of the equipment sequence of operation:

Normal Operation (no alarms):

- Exhaust fans off
- Green light illuminated on warning devices indicating normal operation
- Heating equipment in normal operation
- Roll-up doors in normal operation
- Gas detection system controller showing normal operation with no faults

At 25% LEL:

- The roof-mounted exhaust fans will be activated to exhaust the building at 6 ACPH;
- Roll-up doors will be opened to allow for make-up air;
- Audible and visual warning devices will be activated indicating a low-level alarm;
- Gas supply valves to the heaters will be closed;
- Third-party alarm monitoring service will be called via the system controller and notified of the low-level alarm condition;
- Third-party monitoring service will notify appropriate maintenance personnel of alarm condition;
- System will reset automatically if gas concentration declines below 25% LEL (roll-up doors will require manual closure).

At 50% LEL:

- Operation of roof-mounted exhaust fans will continue;
- Roll-up doors will remain open;
- Heating equipment gas supply valves will remain closed;
- Audible and visual alarms will indicate high level alarm condition;

- Electrical power circuits to non-emergency electrical equipment and distribution panels will be de-energized via shunt trip breakers;
- Third-party alarm monitoring service will be called via system controller and notified of high level alarm condition;
- Third-party monitoring service will notify the local Fire Department and appropriate maintenance personnel of alarm condition;
- System will not reset automatically if gas concentration reaches 50% LEL. Manual system reset will be required.

Gas Detection System Trouble/Fault Condition:

- The roof-mounted exhaust fans will be activated to exhaust the building at 6 ACPH;
- Roll-up doors will be opened to allow for make-up air;
- Audible and visual warning devices will be activated indicating system trouble;
- Gas supply valves to the radiant tube heaters will be closed;
- Third-party alarm monitoring service will be called via the system controller and notified of system trouble condition;
- Third-party monitoring service will notify appropriate maintenance personnel of system trouble condition;
- System will reset automatically when trouble condition is cleared.

TAB E PROJECT PLAN

Proposed Equipment. The specific equipment proposed to meet the objectives stated above includes the following:

- ***Gas Detection System*** – Sensor Electronics Controller with Millennium Infra-red gas detectors. Includes power supply and battery backup unit.
- ***FACP*** – Fire-Lite alarm panel for communications to Central Station monitoring service
- ***Warning Devices*** – Edwards Signal horns/strobes
- ***Heating*** – Space Ray radiant tube heaters
- ***Roll-Up Door Motors*** – Replacement of the roll-up door motors is not proposed. These motors are outside the classified area and their replacement is not required by code. In addition, these motors will be de-energized if gas concentrations exceed 50% LEL, thereby eliminating any ignition source in the motors before gas concentrations reach an explosive concentration. Relays will be added to interconnect
- ***Separation sectional roll up door-provided with infill of existing opening and 3' man door..***

Equipment cut sheets and brochures are included in the attachments. Ventilation calculations and conceptual drawings showing the layout of gas detectors and heaters are also attached.

Design Development. The design work will be managed by EFS West's project management staff, who will work closely with Breen Engineering to produce the permitted construction drawings. The preliminary (60%) construction drawings will be developed based on the information obtained during an initial scoping meeting. The preliminary drawings will be submitted to the City of Roseville for review and comment prior to proceeding with the subsequent design steps. Based on the City's input and input from permitting agencies, a 100% design package will be developed that incorporates these comments and provides additional architectural, mechanical, and electrical details for review.

Our design will be based on the RFP requirements and the criteria developed during the scoping process. Because this is a design-build project, our permit and construction drawings will be prepared to a level of detail sufficient to obtain permits from the approving authorities and to allow our experienced field construction crews to construct the improvements. The Fire and Building Departments have a critical role in the design approval and many features in the drawings are prepared to satisfy this review. Drawings will be prepared in AutoCAD and provided in both paper and electronic format. All drawings will be prepared under the direction of Breen Engineering California-registered PEs and will be stamped by the appropriate engineering disciplines.

The final design package will be prepared based on input from the City on the preliminary design drawings and will be presented for approval prior to submittal for plan check review. This final construction drawing package will be used to secure construction permits.

When permitting is complete and construction activities commence, EFS West's design team will continue to participate by providing oversight and input as the installation work is performed. The design engineers will inspect the installation work, as needed, to ensure its conformity with the design drawings. They will participate in regular project review meetings with the City's project team, and they will approve and document any changes made during construction that modify the permitted plans.

As noted on our project schedule, EFS West has allowed approximately two and a half months for the design development process, the creation of construction drawings, completion of plan check, and the issuance of permits.

Concurrent with the development of permitted construction drawings, EFS West and its suppliers will prepare submittal documents and equipment shop drawings for submittal to the City and AHJs. Typically, permitting agencies and the Fire Department will require copies of equipment cutsheets and technical information to be submitted with the construction drawings. Once submittals have been approved by the City, equipment orders will be placed. All equipment required on this project will be available in the 4-6-week timeframe.

Field Construction. Our construction schedule allows approximately two (2) months for construction to be completed, including system acceptance testing and final inspections. Therefore, approximately 4½ months will be required to complete the facility upgrades including the design, permitting, and construction processes. This schedule is shown on the Gantt chart schedule which follows.

Construction work in the facility will be sequenced to ensure that ongoing facility operations are minimally impacted. For instance, work will be performed in only one bay at a time, so maintenance operations can continue in adjacent bays. Virtually all facilities where we have performed similar work have been operational and our field personnel are familiar with the need to accommodate the facility's ongoing maintenance work. If necessary, power shutdowns and cut-overs will be performed in off hours so as not to disrupt operations.

Training. EFS West has developed a comprehensive, Power Point-based training program for both facility personnel and first responders. The program can be tailored to the needs and interests of each specific customer and first responder organization. The following is the basic program outline:

TRAINING OUTLINE

1. Gas Detection System

- Overview of Gas Detection System
- Components of the Gas Detection System
- Sequence of operation
- Alarm levels and trouble signals overview
- Warning Lights and audible signal overview
- Ventilation System integration
- Shunt trip integration
- System reset procedure
- Gas Detection Sensor locations and remote calibration access
- Gas Detection Controller location & operations
- Battery Back Up System overview
- FACP review
- Exterior Graphic Interface location

2. Exhaust Fans & Ventilation

- Ventilation System equipment overview
- Combination starters
- Integration to CO system
- Ventilation override from Fire Detection system

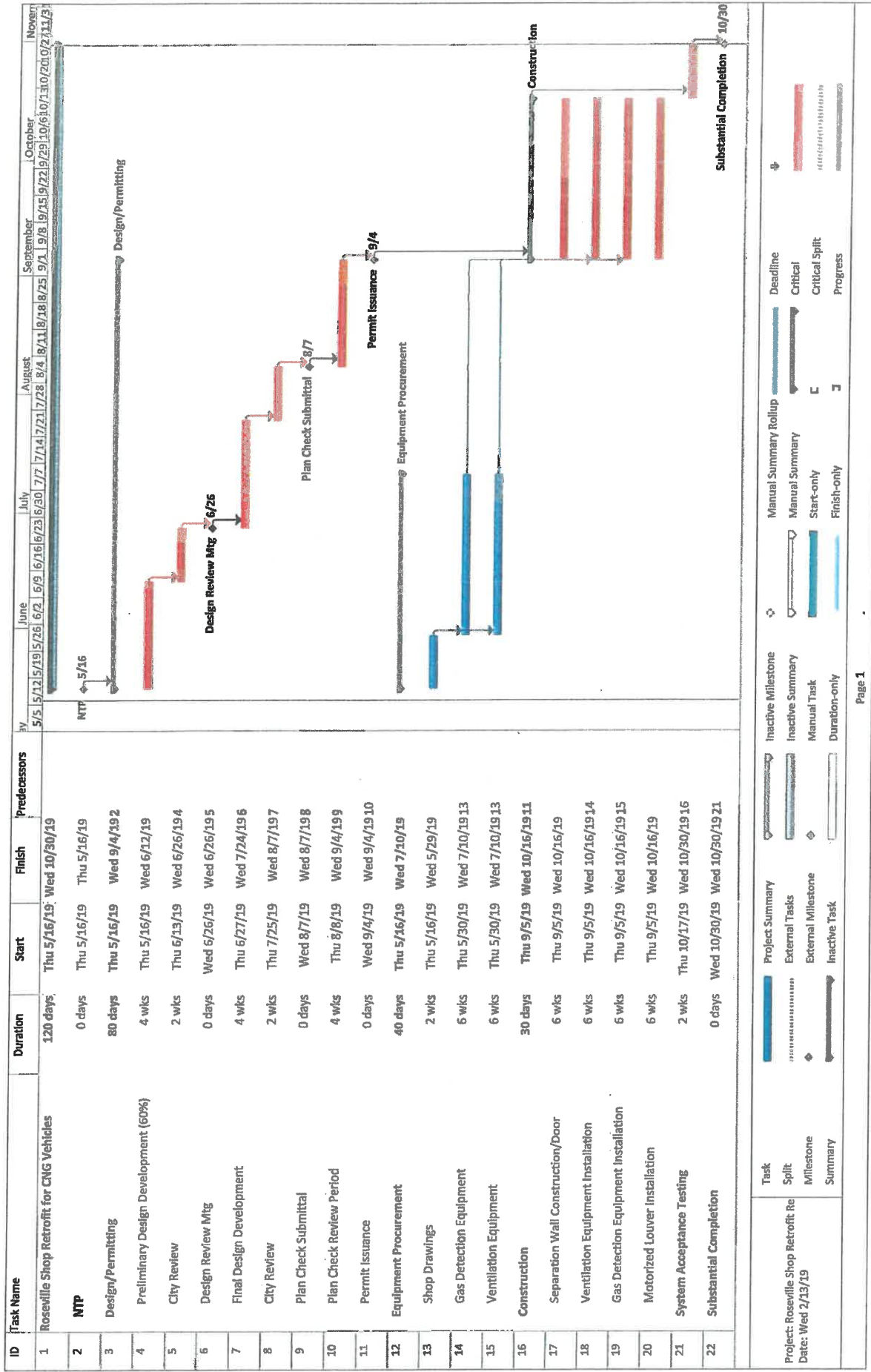
3. Emergency Lighting

- Emergency light locations & operations

4. Training wrap-up

- Question & Answer
- Conclusion

Training participants will retain copies of the syllabus and training materials for future reference. They will also be provided with contact information for EFS West and major equipment suppliers to answer any future questions on the system installation or equipment operation.



TAB F: REQUIRED STATEMENTS/DOCUMENTS

EFS West agrees that no substitution of designated members of the team will occur without prior approval by City staff.

EFS West warrants that no official or employee of the City has an interest, has been employed or retained to solicit or aid in the procuring of this contract nor that any such person will be employed in the performance of such contract without immediate divulgence of such fact to the City. EFS West has no conflicts of interest that affect award or execution of this contract.

EFS West confirms that it can fulfill the indemnification and insurance requirements contained in the sample contract.

Nothing contained in EFS West's proposal is proprietary.

Attachment A

PROPOSER'S CERTIFICATION

I hereby propose to furnish the goods or services specified in the Request for Proposals ("RFP"). I agree that my proposal will remain firm for a period of up to ninety (90) days in order to allow the City of Roseville ("City") adequate time to evaluate the qualifications submitted.

I have carefully examined the Request for Proposals and any other documents accompanying or made a part of this RFP. The information contained in this proposal is true and correct to the best of my knowledge and is signed under penalty of perjury under the laws of the State of California. I further certify that I am duly authorized to submit this proposal on behalf of the firm as its authorized agent and that the firm is ready, willing and able to perform if awarded the contract.

I further certify that this proposal is made without prior understanding, agreement, connection, discussion, or conspiracy with any other person, firm or corporation submitting a proposal for the same product or service; that this proposal is fair and made without outside control, collusion, fraud or illegal action; that no officer, employee or agent of the City or any other proposer is financially interested in said proposal; that no undue influence or pressure was used against or in concert with any officer, employee or agent of the City in connection with the award or terms of the contract that will be executed as a result of this RFP; and that the undersigned executed this Proposer's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

EFS West Inc.
NAME OF BUSINESS


SIGNATURE

Art Babcock, President
NAME & TITLE, TYPED OR PRINTED

28472 Constellation Road, Valencia CA 91355
MAILING ADDRESS

661-705-8200
TELEPHONE NUMBER

info@efswest.com
EMAIL

Type of Organization:

☐ Sole Proprietorship

☒ Corporation

☐ State of Incorporation

☐ Partnership

☐ Limited Liability Company

Attachment B

CONTRACTOR LICENSES

List the licenses held by your company and/or employees. The following representations are made under penalty of perjury:

CA State Lic No.	Name on License	Class/Type	Expiration Date
<u>826003</u>	<u>EFS West Inc.</u>	<u>A. B. C-10, Haz.</u>	<u>10/31/2019</u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>
<u> </u>	<u> </u>	<u> </u>	<u> </u>

Do you have a City of Roseville Business License? Yes No ✓

License #

***For Public Works Projects (SB854):** Contractors must register with the Department of Industrial Relations (DIR) pursuant to Labor Code section 1725.5. The Contractor shall provide proof of current registration with the Department of Industrial Relations for both itself and all listed subcontractors with their proposal. Contractors may register at: <http://www.dir.ca.gov/public-works/publicworks.html>

DIR contractor registration number and expiration date:

* 1000011646; 06/30/2019

Attachment C

SUBCONTRACTOR LIST

If subcontractors will not be used, proposer must write "NONE". For construction contracts, in accordance with the Public Contract Code, Part 1, Chapter 4, Subletting and Subcontracting, Contractors must list the name and business address of each subcontractor who will perform work or labor or render service to the prime contractor in or about the construction of the work or improvement, or who will specially fabricate and install a portion of the work or improvement according to detailed drawings contained in the plans and specifications, in an amount in excess of one-half of one percent (0.5%) of the prime contractor's total bid, or in the case of bids or offers for the construction of streets and highways, including bridges, in excess of one-half of one percent (0.5%) of the prime contractor's total bid or ten thousand dollars (\$10,000) whichever is greater.

Company Name	Anderson Air Conditioning
Principal	
Address	1872 N. Chase Street
City	Orange CA 92865-4233
Phone	714-998-6850
Job capacity	HVAC, Mechanical
Percentage of total work	15%
Licenses and numbers	B, C-10, C-20, C38, 894408
DIR Contractor Registration Number & Expiration Date	1000008344, 06/30/2019

Company Name	Breen Engineering
Principal	
Address	1983 W. 190th St. #200
City	Toorance CA 90504
Phone	310-464-8404
Job capacity	Engineering/Architect
Percentage of total work	11%
Licenses and numbers	M30533; E20642
DIR Contractor Registration Number & Expiration Date	N/A

Company Name _____
Principal _____
Address _____
City _____
Phone _____
Job capacity _____
Percentage of total work _____
Licenses and numbers _____
DIR Contractor Registration Number & Expiration Date _____

Company Name _____
Principal _____
Address _____
City _____
Phone _____
Job capacity _____
Percentage of total work _____
Licenses and numbers _____
DIR Contractor Registration Number & Expiration Date _____

Company Name _____
Principal _____
Address _____
City _____
Phone _____
Job capacity _____
Percentage of total work _____
Licenses and numbers _____
DIR Contractor Registration Number & Expiration Date _____

Attachment E

NONCOLLUSION DECLARATION TO BE EXECUTED BY BIDDER AND SUBMITTED WITH BID

The undersigned declares:

I am the President of EFS West, the party making the foregoing bid.

The bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The bid is genuine and not collusive or sham. The bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid. The bidder has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or to refrain from bidding. The bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder. All statements contained in the bid are true. The bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof, to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that this declaration is executed on February 14, 2019 [date], at Valencia [city], California [state].



(Signature of Declarant)

TAB G: EXCEPTIONS

EFS West takes no exceptions to the Scope of Services or other requirements of the RFP, including the Sample Contract provided in the RFP as Attachment D.

TAB H: COMPETENCY OF PROPOSER

EFS West has no pending bankruptcies, liens, stop payment notices, judgments, lawsuits, arbitrations, mediations, foreclosures, or any similar actions filed or resolved in the past seven (7) years.

No client has ever terminated a contract with EFS West for breach.

EFS West's most recent financial statement is attached, documenting our financial resources necessary to ensure performance on this project.



Accountancy Corporation

Member: American Institute of Certified Public Accountants
California Society of Certified Public Accountants

Phone 818 783-3400
Fax 818 783-9052

Office

18226 Ventura Blvd., Suite 103
Tarzana, CA 91356

Mailing

19528 Ventura Blvd., #362
Tarzana, CA 91356

INDEPENDENT ACCOUNTANTS' REVIEW REPORT

To the Stockholders
EFS West

We have reviewed the accompanying financial statements of EFS West (an S-corporation), which comprise the balance sheets as of December 31, 2017 and 2016, and the related statements of income, stockholders' equity and cash flows for the years then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement whether due to fraud or error.

Accountants' Responsibility

Our responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require us to perform procedures to obtain limited assurance as a basis for reporting whether we are aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. We believe that the results of our procedures provide a reasonable basis for our conclusion.

Accountants' Conclusion

Based on our reviews, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

Supplementary Information

The supplementary information included in accompanying pages 14 through 16 is presented for purposes of additional analysis and are not a required part of the basic financial statements. The information is the representation of management. We have reviewed the information and, based on our reviews, we are not aware of any material modifications that should be made to the information for it to be in accordance with accounting principles generally accepted in the United States of America. We have not audited the information and, accordingly, do not express an opinion on such information.

Tarzana, California
April 11, 2018

EF5 WEST

BALANCE SHEETS

DECEMBER 31, 2017 AND 2016

ASSETS		2017	2016
CURRENT ASSETS			
Cash	\$	833,220	\$ 1,954,627
Contract receivables, net of allowance for doubtful accounts of \$5,000 and \$5,000, respectively		1,007,143	2,902,376
Costs and estimated earnings in excess of billings on uncompleted contracts		334,127	-
Prepaid expenses and other current assets		88,556	76,366
Total current assets		<u>2,263,046</u>	<u>4,933,369</u>
PROPERTY AND EQUIPMENT, net		17,473	31,088
OTHER ASSETS:			
Due from affiliate		21,249	83,024
Due from stockholders'		-	3,369
Deposits and other assets		<u>249,934</u>	<u>195,665</u>
Total other assets		<u>271,183</u>	<u>282,058</u>
TOTAL ASSETS	\$	<u>2,551,702</u>	<u>\$ 5,246,515</u>
LIABILITIES AND STOCKHOLDERS' EQUITY			
CURRENT LIABILITIES:			
Accounts payable	\$	454,408	\$ 2,417,089
Accrued liabilities		91,727	144,201
Billings in excess of costs and estimated earnings on uncompleted contracts		-	797,583
Total current liabilities		<u>546,135</u>	<u>3,358,873</u>
COMMITMENTS (Note 7)		-	-
STOCKHOLDERS' EQUITY:			
Common stock – no par value: 10,000 shares authorized, 600 shares issued and outstanding		601,500	601,500
Retained earnings		<u>1,404,067</u>	<u>1,286,142</u>
Total stockholders' equity		<u>2,005,567</u>	<u>1,887,642</u>
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	\$	<u>2,551,702</u>	<u>\$ 5,246,515</u>

See independent accountants' review report and
notes to financial statements

EFS WEST
STATEMENTS OF INCOME
FOR THE YEARS ENDED DECEMBER 31, 2017 AND 2016

	<u>2017</u>		<u>2016</u>	
	<u>Amount</u>	<u>% of Revenues</u>	<u>Amount</u>	<u>% of Revenues</u>
CONTRACT REVENUES EARNED	\$ 12,344,274	100.0%	\$ 17,343,064	100.0%
COST OF REVENUES EARNED	<u>10,571,726</u>	<u>85.6</u>	<u>15,460,163</u>	<u>89.2</u>
GROSS PROFIT	1,772,548	14.4	1,882,901	10.8
OPERATING EXPENSES	<u>1,553,423</u>	<u>12.6</u>	<u>1,357,591</u>	<u>7.8</u>
INCOME FROM OPERATIONS	<u>219,125</u>	<u>1.8</u>	<u>525,310</u>	<u>3.0</u>
OTHER INCOME-INTEREST	<u> </u>	<u>-</u>	<u>3,369</u>	<u>-</u>
INCOME BEFORE PROVISION FOR INCOME TAXES	219,125	1.8	528,679	3.0
PROVISION FOR INCOME TAXES	<u>3,700</u>	<u>-</u>	<u>6,000</u>	<u>-</u>
NET INCOME	<u>\$ 215,425</u>	<u>1.8%</u>	<u>\$ 522,679</u>	<u>3.0%</u>

See independent accountants' review report and
notes to financial statements



SEC 3500 HMI Operator Interface

Features

- *Intuitive graphical interface*
- *7.7" 256-color 640x480 DSTN Display*
- *RS485 Modbus® RTU Communication to SEC 3100*
- *10-Base-T/100-Base-TX Ethernet Port*
- *Configuration and Firmware are Stored in 8MB of Non-volatile FLASH Memory*
- *CompactFlash® Socket to increase memory capacity*
- *Dedicated MENU Key and 6 Soft-Keys*
- *Power unit from 24VDC $\pm$ 20% supply*
- *Resistive Analog Touchscreen*
- *Powerful 32-bit Processor*
- *Audible alarm*
- *Remote Web Access and Control Facility*
- *NEMA 4X / IP66 Front Panel*
- *16 Programmable Relays (Expandable to 40)*
- *Interfaces with up to 254 Network Devices*
- *"Stat Cast" RS232 System Status Broadcast*

Operation

The SEC 3500 HMI is an operator interface dedicated to communicating to the SEC 3100 gas detectors, SEC 4855 Relay Controllers, SEC 3100 AIM, SEC 3100 LIM units. The SEC 3500 has output capabilities to the plant control system. The SEC 3500 uses an industry standard RS485 communication protocol to interrogate up to 254 Network Devices.

Standard display screens are set up for intuitive interaction for the operator and network devices. The primary screens are Main Zone Summary, Alarm Summary, Bus Summary. Individual device screens can be viewed and programmed from the SEC 3500 HMI. Password protected security ensures only authorized access to critical screens.

SEC 3500 HMI Operator Interface



SPECIFICATIONS

Operating Voltage
19 to 29 VDC ---

Power Consumption
40 Watt Max (Not including relay)
Contact current or 24VDC supplied to external relays

Temperature Rating
Operating: 0° to + 50°C
Storage: -25° to + 60°C

Operation and Storage Humidity
0-80% maximum RH (Non-condensing)
From 0° to + 50°C

Altitude
Up to 2000 meters

Interface
RS485 Port: Interactive "Modbus" (expandable to two)
RS232 Port: "Statcast" System parameter broadcast
Ethernet Port: Remote Screen Access
10 BASE-T / 100 BASE TX
RJ45 jack wired as a NIC (Network Interface Card)
16 Programmable Relays (expandable to 40)

Relay Contacts:
1 NO, 1 NC per Relay
Contact Rating: 8A @ 30VDC, 8A @ 250VAC

Audible Alarm
1 - Alarm and Fault

Display
Type DSTN
Colors 256 VGA
Pixels 640 X 480
Brightness 120cd/m2
Backlight 40,000 hours typical

Weight
45 lbs (20.7 kg)

Battery
Lithium coin cell

Memory
8 Mbyte non-volatile flash

Memory Card
CompactFlash Type II slot for Type I &
Type II CompactFlash cards

Enclosure Construction
Powder Coated Steel

Housing Dimensions
16 (W) x 16 (L) x 10 (D) inches
406 (W) x 406 (L) x 254 (D) mm

System Components
SEC3500 Operator Interface (Master)
SEC3100 Universal Gas Transmitter
Remote Relay Module
3100 AIM Interface Module
3100 ISO Repeater
3100 LIM Interface Module

Approvals
CSA: C22.2 No 0, No 0.4-04,
No14-05, No 142
UL 508
UL 2017

Relay Contacts:
Cat. 1, Pollution Degree 2

Other Products Available

Gas Detectors - Explosion proof
Gas Detectors - Non Explosion proof
Process Gas Analyzers
Dual Gas Analyzers
Portable Fire Suppression Systems:
Dry Chemical
Halotron
Twin Agent
Stationary Fire Suppression Systems



Sensor Electronics Corporation

12730 Creek View Avenue, Savage, MN 55378 U.S.A. • (800) 285-3651 • (952) 938-9486 • FAX: (952) 938-9617
www.sensorelectronic.com • sales@sensorelectronics.com

Sensor Electronics Corporation reserves the right to alter specifications without prior notice.



CSA Performance Approved

SE
SENSOR
ELECTRONICS

SEC Millenium **Infrared Hydrocarbon** **Gas Detector**

Document #1460001 Revision E

Features

- *Reliable infrared sensing technology*
- *Virtually maintenance free*
- *Low cost of ownership, greater than 15 year life expectancy*
- *Immune to poisoning and etching*
- *Designed for harsh environments*
- *Explosion proof*
- *Rugged stainless steel construction*
- *Fast response time*
- *Smart calibration*
- *Patented self-compensating optics*
- *No moving parts*
- *Heated optical chamber*
- *Low power consumption*
- *Operates in constant hydrocarbon background*
- *Operates in anaerobic atmospheres*
- *Fault indications for all failure states*
- *Frequent calibrations are not required. Zero calibrate every 12 months.*
- *4 to 20 mA output*
- *0 to 100% LFL detection range*
- *Can be coupled with SEC 3100 and 3120 transmitter for network applications*
- *RS-485 communication link available*
- *Digital display option available*

Applications

The **SEC Millenium** hydrocarbon detectors are designed to be used as an upgrade in the same applications where catalytic bead sensors have been applied.

- | | |
|---|-----------------------------------|
| - Refineries | - Gas turbines |
| - Drilling and production platforms | - Chemical plants |
| - Fuel loading facilities | - Compressor stations |
| - Oil well logging | - Wastewater treatment facilities |
| - LNG/LPG processing and storage facilities | - Transportation facilities |

Operation / Description

SEC Millenium is a complete self contained optical hydrocarbon gas detector. The sensing and reference elements are self-compensating for optical integrity and other signal inhibitors. The industry standard 4 - 20 mA analog output provides remote alarm, fault and calibration signals.

SEC Millenium

Infrared Gas Detector

Document #1460001 Revision E

Specifications

Model: Sensor Electronics Corporation
SEC MILLENIUM Infrared Hydrocarbon Gas Detector

Available gases:	Propane	Propylene
Methane	n-Butane	Ethane
Gasoline	Ethanol	Isopropyl Alcohol
Ethylene	Methanol	Aeromatic 150
Pentane	Hexane	Cyclopentane
Isobutane	Toluene	Methyl Amyl Ketone
P-Xylene	MEK	Tert-Butyl Acetate

Please note that this list is not all-inclusive. The SEC MILLENIUM can be calibrated for most hydrocarbons, provided a calibration gas is available. For more information please contact Sensor Electronics Corporation.

Part Numbers:

Methane PN: 49000000100L12	(0-100% LEL)
Methane PN: 49000000050L12	(0-50% LEL)
Methane PN: 49000000100V12	(0-100% VOL)
Propane PN: 49000100100L12	(0-100% LEL)
Propane PN: 49000100100V12	(0-100% VOL)
Propane PN: 49000100100U12	(0-100% UEL)
Aeromatic 150 PN: 49000200100L12	(0-100% LEL)
Ethane PN: 49000300100L12	(0-100% LEL)
Ethanol PN: 49000400100L12	(0-100% LEL)
Ethylene PN: 49000500100L12	(0-100% LEL)
Gasoline PN: 49000600100L12	(0-100% LEL)
Hexane PN: 49000700100L12	(0-100% LEL)
Isobutane PN: 49000800100L12	(0-100% LEL)
Isopropyl Alcohol (IPA) PN: 49000900100L12	(1-100% LEL)
Methanol PN: 49001000100L12	(0-100% LEL)
N-Butane PN: 49001100100L12	(0-100% LEL)
Pentane PN: 49001200100L12	(0-100% LEL)
Methyl Amyl Ketone PN: 49001400100L12	(0-100% LEL)
Cyclopentane PN: 49002500100L12	(0-100% LEL)
Propylene PN: 49002900100L12	(0-100% LEL)
Toluene PN: 49003700100-L12	(0-100% LEL)
P-Xylene PN: 4900400100-L12	(0-100% LEL)
Tert-Butyl Acetate PN: 49003400100-L12	(0-100% LEL)
Methyl Siloxane PN: 49005300100-L12	(0-100% LEL)

Detection Method: Diffusion - Optional sample draw
(requires a minimum of 1 liter per minute flow rate.)

Output (analog):

4-20 mA (Source type),
max. 1000 Ohm load at 24 VDC supply voltage

Response Time:

T50 < 5 seconds
T90 < 10 seconds

Construction:

316 stainless steel
Optional nickel plated aluminum

Accuracy:

+/- 3% LFL, 0 to 50% LFL (Lower Flammable Limit)
+/- 5% LFL, 51 to 100% LFL

Operating Temperature Rating:

-40° to +70°C at 0 to 99% RH (non-condensing)

Operating Range:

18 to 32 VDC measured at the detector head

Power Consumption:

5 Watts Max

Max Current Draw: (at 24VDC)

Average: 210 mA Peak: 400 mA

Approvals:

C22.2 No. 152-M1984 (R1997)
Performance Tested
Class 1, Div 1, Groups B, C, D, T5
Conforms to UL2075, Methane 0-100% LEL

Installation Category: Cat. I, Pollution Degree 2

Weight: 5 lbs. (2.3 kg.)

Unit Status Chart

Current Output	Status
4-20 mA	Normal measuring mode
0.0 mA	Unit Fault
0.2 mA	Reference channel fault
0.4 mA	Analytical channel fault
0.8 mA	Unit warm up
1.0 mA	Optics fault
1.2 mA	Zero drift fault
1.6 mA	Calibration fault
2.0 mA	Unit spanning
2.2 mA	Unit Zeroing
4.0 mA	Zero gas level
5.6 mA	10% LEL
8.0 mA	25% LEL
12 mA	50% LEL
16 mA	75% LEL
20 mA	100% LEL
20.1 – 23 mA	Over range (>100%)



Sensor Electronics Corporation

12730 Creek View Avenue, Savage, MN 55378 U.S.A. • (800) 285-3651 • (952) 938-9486 • FAX: (952) 938-9617
Email: sales@sensorelectronics.com • website: www.sensorelectronics.com

Sensor Electronics Corporation reserves the right to alter specifications without prior notice.

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SE
SENSOR
ELECTRONICS

SEC 3120 **Digital Gas Transmitter** **Dual Sensor**

Features

- *Dual Sensor Interface Capability*
- *Explosion Proof*
- *Back lighted LCD Display*
- *Low Cost*
- *Plug-and-Play toxic, oxygen and combustible gas sensors*
- *Self-Check system*
- *4-20 mA output*
- *RS-485 Interface (Isolated)*
- *Alarm and fault relays*
- *Non-intrusive configuration*
- *Non-intrusive calibration*
- *Removable, non-volatile, time stamped data logging memory stick*
- *Optional IS barrier*
- *Digital communication link to SEC 3000, SEC 3300, SEC 5000 and SEC Millennium Gas Detectors*
- *Multi port housing for easy installation*

Applications

- *Petrochemical Refineries*
- *CNG Facilities*
- *Semi-Conductor Industry*
- *Mining*
- *Pulp and Paper Mills*
- *Oil Rig Platforms*
- *Buildings*
- *Automotive Industry*
- *Engine Test Rooms*
- *LNG & LPG Facilities*
- *Sewage Industry*
- *Water Treatment Plants*
- *Parking Garages*
- *Chemical Industry*
- *Nuclear Industry*
- *Compressors*
- *Tunnels*
- *Medical Facilities*

Operation / Description

The SEC 3120 provides dual interface capabilities for any and all SEC gas detectors.

The SEC 3120 features:

- Dual sensor interfacing to enable like-sensor redundancy or control or dissimilar sensor types
- Back lighted LCD for Gas Level/Unit Parameter display
- Four (4) Alarm/Fault Relays configurable for alarm set points, latching and multi-sensor relay logic
- An isolated RS485 Modbus interface provides reliable communication in noisy environments and eliminates "Ground Loop" problems
- Three magnetic switches for local configuration and calibration without compromising explosion proof protections
- Time stamped data logging using a removable non-volatile memory module. Module can be removed from the unit to allow remote data downloading and data archiving.

An optional IS barrier allows "hot" sensor replacement in rated locations. This allows the user to install pre-calibrated/pre-configured sensor boards without removing unit power while maintaining EX rating. Removable circuit board stack and detachable connectors facilitate field-wiring installation.

SEC 3120 Digital Gas Transmitter - Dual Sensor

Specifications

Compatible Sensors

SEC 3000 / SEC 3300 Toxic Detector
SEC Millenium IR Combustible
SEC 5000 IREvolution IR Combustible

Operating Voltage

24 VDC Nom (18-32 VDC Range)

Operating Current (No Sensor)

314mA Max @ 24 VDC - All Options
w/Relays Only: 90mA Max @ 24V
100mA Max @ 18V
No Options: 50mA @ 24V
65mA Max @ 18V

Output (digital)

RS-485 LAN (Isolated)

Output (optional relays)

4-20 mA (source type),
max. 1000 ohm load at 24 VDC supply voltage

Display

Back Lighted LCD
LEDs for relay status

Power Consumption (SEC 3120 only)

Nominal (no options, 24V): 1.2 W
Relays Option: Add 1 W
Heater option: Add 5.9 W

Temperature Rating (°C)

-40° to +70°

Humidity

0-99% RH (Non-condensing)

Housing Construction

Epoxy coated aluminum

Certification

CSA/NRTL Class 1, Div. 1, Groups B,C,D T5
IECEX: Ex d IIC T5 Gb
UL 2075 (Must be used with UL2075 Approved SEC Millenium)

Housing Dimensions

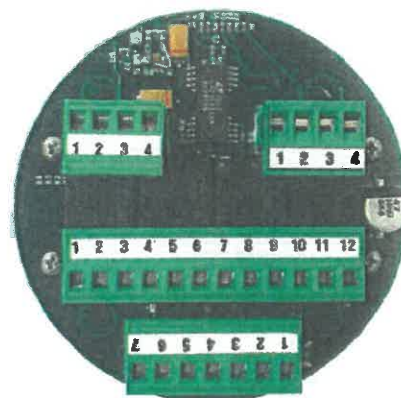
5.25 (w) x 5.30 (L) x 4.95 (H) inches
{131 (W) x 132 (L) x 124 (H) mm}

Weight

Approximately 6 lbs. {2.8 Kg.}

Partial Gas List

Oxygen	(O2)	Carbon Monoxide	(CO)
Hydrogen	(H2)	Germane	(GeH4)
Ammonia	(NH3)	Silane	(SiH4)
Nitric Oxide	(NO)	Phosphine	(PH3)
Bromine	(Br2)	Sulfur Dioxide	(SO2)
Fluorine	(F2)	Nitrogen Dioxide	(NO2)
Arsine	(AsH3)	Chlorine Dioxide	(ClO2)
Ozone	(O3)	Hydrogen Sulfide	(H2S)
Chlorine	(Cl2)	Hydrogen Fluoride	(HF)
Phosgene	(COCl2)	Hydrogen Chloride	(HCl)
Diborane	(B2H6)	Hydrogen Cyanide	(HCN)
Formaldehyde	(HCHO)	Hydrogen Selenide	(H2Se)
Ethylene Oxide	(ETO)	Hydrogen Peroxide	(H2O2)
Combustible	(HC)	Carbon Dioxide	(CO2)

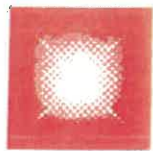


SEC 3120 Termination Board

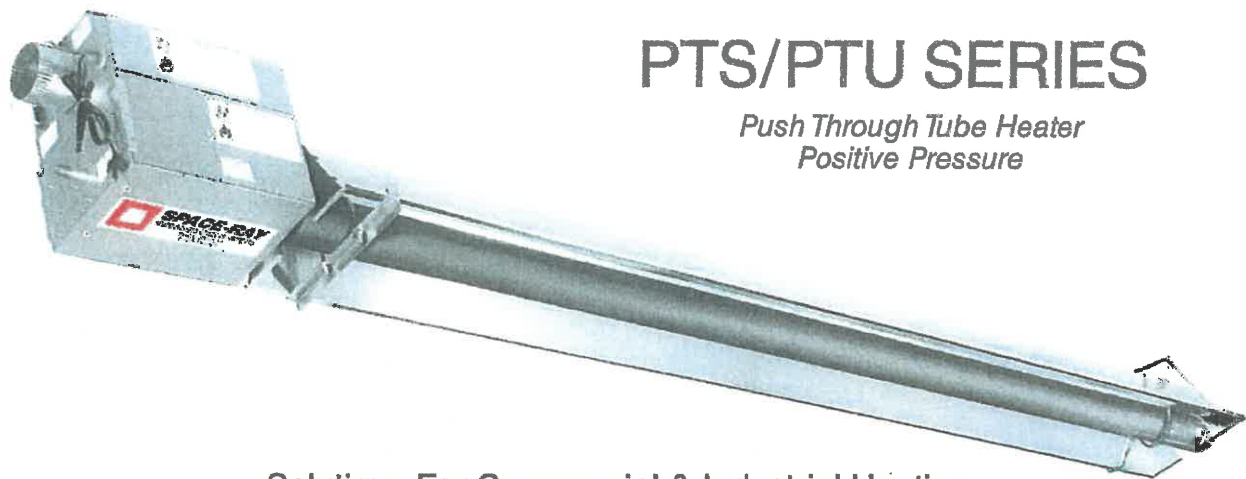


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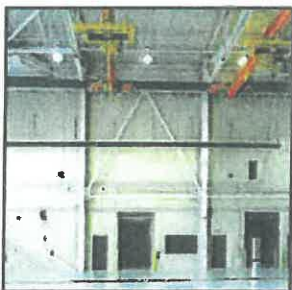
SPACE-RAY®
INFRARED GAS HEATERS



PTS/PTU SERIES

*Push Through Tube Heater
Positive Pressure*

Solutions For Commercial & Industrial Heating

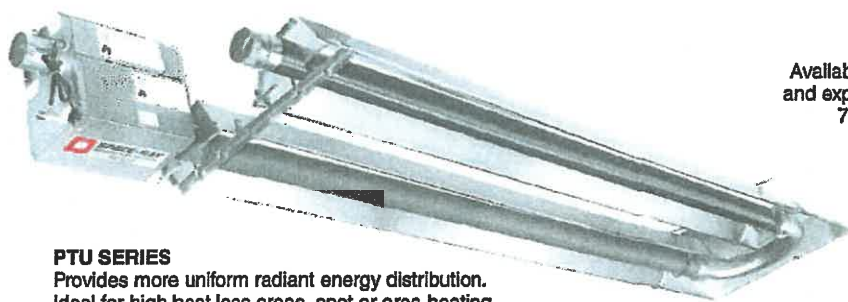




SPACE-RAY®
INFRARED GAS HEATERS

PTS/PTU Series Tube Infrared Heaters

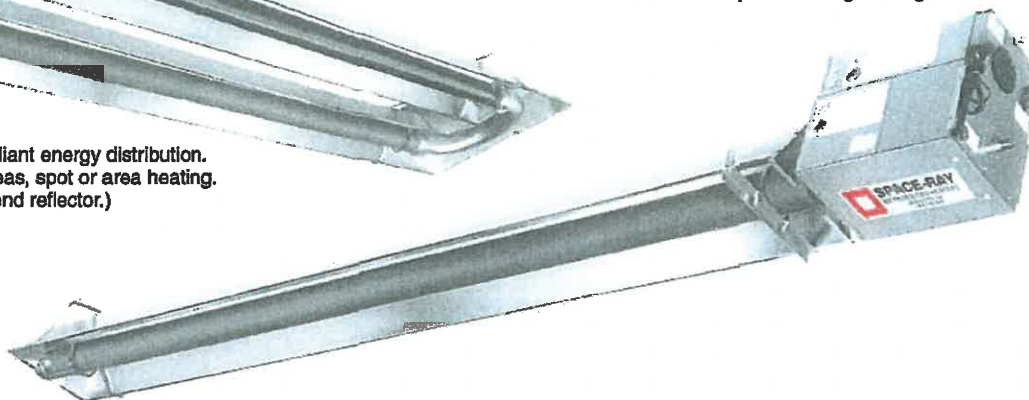
Solutions For Commercial & Industrial Heating Since 1949



PTU SERIES

Provides more uniform radiant energy distribution. Ideal for high heat loss areas, spot or area heating. (Shown with optional U-bend reflector.)

PTS SERIES
Available in multiple configurations (straight, L, Z and expanded U-configuration) with lengths up to 70 feet. Ideal for complete building heating.



Push Through System (Positive Pressure)

- Products of combustion are pushed through the combustion chamber
- Tube Integrity Safety System (TISS™)
- No draft hoods, totally enclosed combustion chamber
- Blower motor totally enclosed in the burner box. Ideal for applications where minimal noise (less than 50dB) is desired
- Heavy duty permanently lubricated, ball bearing blower motor for maintenance-free operation

Burner System

- Heavy-duty cast iron burner
- 10-year limited warranty on burner
- Inside or outside air for combustion
- Up to 40 ft. outside combustion air duct capability
- Standard 4" combustion air collar
- Reliable direct spark ignition system and 100% gas shut-off safety control
- Pre-purge and post-purge function
- State-of-the-art step opening redundant combination gas valve for quiet ignition and added safety
- Diaphragm air switch for proof of venting
- Diagnostic monitoring light system & burner inspection sight glass
- 36" stainless steel, flexible gas connector included with burner
- Line voltage or external 24V thermostat connection

Radiant Emitter Tube System

- 4" O.D. heavy-duty calorized aluminized steel or alumitherm steel combustion chamber (10 feet) and heavy duty hot-rolled steel radiant emitter tubes
- Optional calorized aluminized steel (ALC) radiant emitter tubes
- 5-year limited warranty on the emitter tubes
- Suitable for horizontal or angle mounting up to 45°
- Optional 90° elbows
- Up to 40 feet sidewall vent capability
- Vented or indirect vented operation

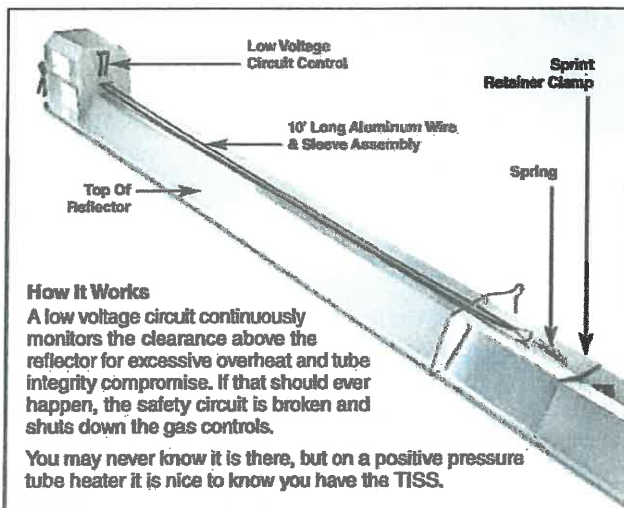
Reflector System

- Highly efficient aluminum reflectors with reflectivity rating of 97.5%
- Standard end reflectors
- Optional corner, side and U-bend reflectors
- Optional decorative grille
- Individual reflectors can be rotated up to 45° to direct heat where needed
- Easy-to-use mounting brackets and wire hangers

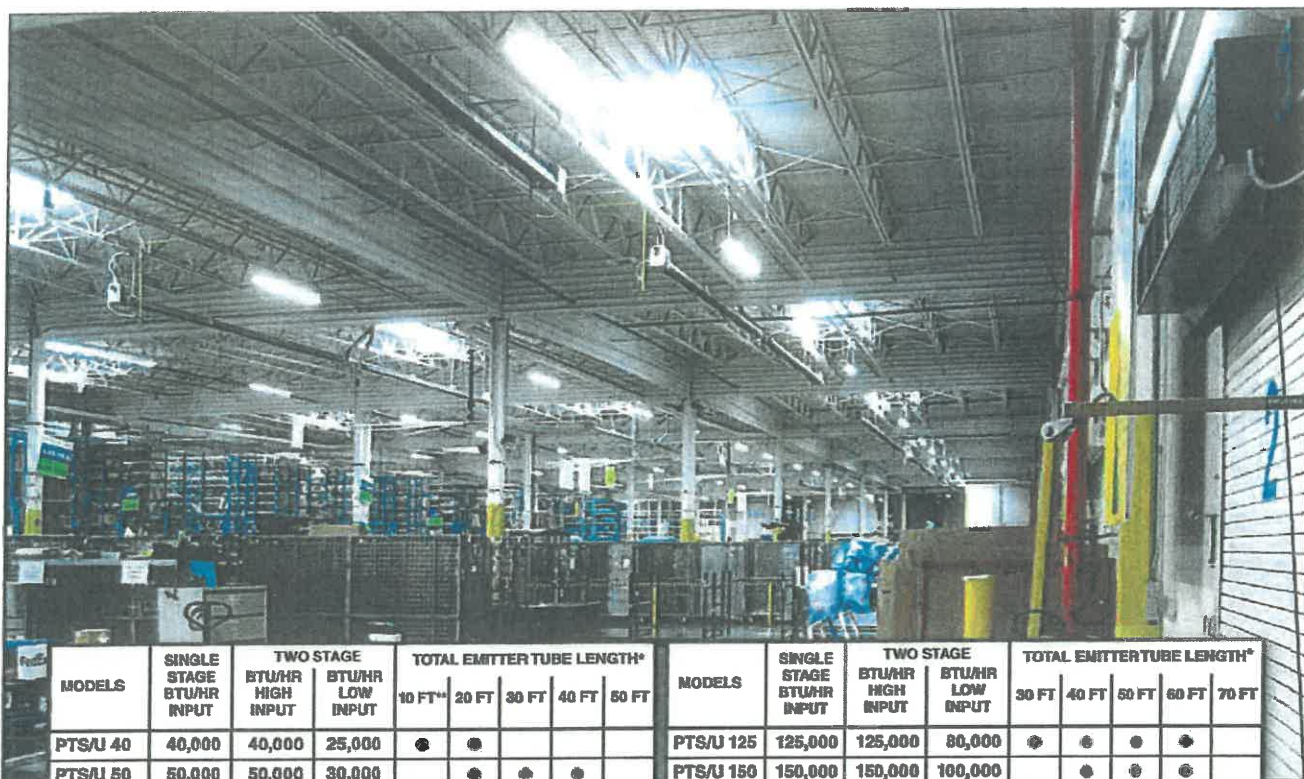
TISS™

Tube Integrity Safety System

In the unlikely event of a tube failure, TISS™ has been designed to automatically shut-off the heater, providing greater safety and peace of mind.



U.S. Patent# 8000075



MODELS	SINGLE STAGE BTU/HR INPUT	TWO STAGE		TOTAL EMITTER TUBE LENGTH*					MODELS	SINGLE STAGE BTU/HR INPUT	TWO STAGE		TOTAL EMITTER TUBE LENGTH*				
		BTU/HR HIGH INPUT	BTU/HR LOW INPUT	10 FT**	20 FT	30 FT	40 FT	50 FT			BTU/HR HIGH INPUT	BTU/HR LOW INPUT	30 FT	40 FT	50 FT	60 FT	70 FT
PTS/U 40	40,000	40,000	25,000	●	●				PTS/U 125	125,000	125,000	80,000	●	●	●	●	
PTS/U 50	50,000	50,000	30,000		●	●	●		PTS/U 150	150,000	150,000	100,000		●	●	●	
PTS/U 75	75,000	75,000	50,000		●	●	●		PTS/U 175	175,000	175,000	110,000			●	●	●
PTS/U 100	100,000	100,000	65,000			●	●	●	PTS/U 200	200,000	200,000	125,000			●	●	●

*Indicate model number based on Btu/hr input (e.g., 100,000 Btu/hr), total emitter length, (e.g., 40 feet) and gas type (e.g., natural gas single stage input). The unit selection for a straight tube would be PTS100-40-N5 and for a U-tube would be PTU100-40-N5. **Available only on PTS models.



CONTROL SUFFIX	TYPE OF GAS	DESCRIPTION
N5 / L5	NATURAL / PROPANE	SINGLE STAGE GAS VALVE - SINGLE STAGE INPUT
N7 / L7	NATURAL / PROPANE	TWO STAGE GAS VALVE - MODULATING INPUT - HIGH/LOW FIRE



ALC Option: All calorized aluminized steel (ALC) radiant emitter tubes for ALC option the model number would be PTS100-40-ALC-N5. Note: for carwashes, dairy barns, greenhouses, swimming pools, waste water treatment plants, and other high humidity/corrosive environments, the ALC option with all calorized aluminized tubes is recommended.

GAS TYPE	BURNER PRESSURE	SUPPLY PRESSURE		VOLTAGE	AMPS	IGNITION TYPE	FLUE CONNECTION	OUTSIDE COMBUSTION AIR CONNECTION
		MIN	MAX					
NATURAL	3.5" W.C.	5" W.C.*	14" W.C.	120 VAC 60 HZ	1.8	DIRECT SPARK	4" ROUND	4" ROUND
PROPANE	10" W.C.	11" W.C.	14" W.C.					

Note: For installations higher than 2000 ft above sea level, please consult the factory regarding recommended derating of heaters. *7" W.C. for PTS/U 150-200



Checkout area of national grocery chain



Car wash application with ALC Option

PTS/PTU Mounting Height, Clearances & Dimensions

Minimum Recommended Mounting Heights

MODEL	HEIGHT AT HORIZONTAL	HEIGHT AT 45° ANGLE	MODEL	HEIGHT AT HORIZONTAL	HEIGHT AT 45° ANGLE
PTS/U 40	10 FEET	9 FEET	PTS/U 125	14 FEET	13 FEET
PTS/U 50	11 FEET	10 FEET	PTS/U 150	15 FEET	14 FEET
PTS/U 75	13 FEET	12 FEET	PTS/U 175	16 FEET	15 FEET
PTS/U 100	14 FEET	13 FEET	PTS/U 200	18 FEET	17 FEET

This chart is intended as a guide only, as heaters may be mounted at various heights and angles. Since straight tube heaters are always hotter at the burner end than at the exhaust end, always observe the minimum recommended mounting heights shown above and mount heaters as high as possible. Use PTU series for spot heating. Please consult your local Space-Ray Representative for a detailed analysis of your particular Infrared heating requirements.

Minimum Clearances To Combustibles

MINIMUM CLEARANCES TO COMBUSTIBLES	MODEL NO.	SIDE	CEILING*	BELOW**	END	45° FRONT	45° REAR
	PTS/U 40	22"	6"	52"	15"	40"	12"
	PTS/U 50	22"	6"	56"	15"	48"	12"
	PTS/U 75	22"	6"	60"	15"	52"	12"
	PTS/U 100	28"	6"	70"	15"	58"	12"
	PTS/U 125	28"	6"	76"	20"	66"	12"
	PTS/U 150	34"	6"	81"	20"	70"	12"
	PTS/U 175	38"	6"	86"	20"	75"	12"
	PTS/U 200	42"	6"	93"	20"	80"	12"

*When used indirect vented, clearances to ceiling must be: 12" for PTS/U (50-75), and 18" on PTS/U (100-200). If optional corner or U-bend reflectors are not used, the clearance must be 18". **Maximum clearance below reduces by 50% once you are 25 ft.' downstream from the burner box.
Note: Consult factory if reduced clearances are required.

Dimensions

PTS - BOTTOM VIEW		END VIEW
MODEL	TOTAL TUBE LENGTH (FT)	OVERALL DIMENSION "L" (FT)
PTS 40	10'	11' 2"
PTS (40, 50, 75)	20'	21' 2"
PTS (50, 75, 100, 125)	30'	31' 2"
PTS (50, 75, 100, 125, 150)	40'	41' 2"
PTS (100, 125, 150, 175, 200)	50'	51' 2"
PTS (125, 150, 175, 200)	60'	61' 2"
PTS (175, 200)	70'	71' 2"

PTU - BOTTOM VIEW		END VIEW
MODEL	TOTAL TUBE LENGTH (FT)	OVERALL DIMENSION "L" (FT)
PTU (40, 50, 75)	20'	12' 5"
PTU (50, 75, 100, 125)	30'	17' 5"
PTU (50, 75, 100, 125, 150)	40'	22' 5"
PTU (100, 125, 150, 175, 200)	50'	27' 5"
PTU (125, 150, 175, 200)	60'	32' 5"
PTU (175, 200)	70'	37' 5"

Combustion Air And Ventilation

Combustion air and venting requirements for all gas-fired heating equipment must be provided per the National Fuel Gas Code NFPA54 or the authority having jurisdiction over the installation. In contaminated atmospheres or high humidity areas, optional outside air for combustion can be supplied. Heaters can be common vented, vented, or indirect vented. Refer to the Installation and Operation Instructions for further information. A vented installation must be vented to the outside of the building with a flue pipe. An indirect vented installation requires a minimum ventilation flow of 4 CFM per 1000 Btu/hr of total installed heater capacity on natural gas by either gravity or power ventilation (4.18 CFM per 1000 Btu/hr for propane). For indirect vented applications, building exhaust openings must be located above the level of the heaters and inlet air openings must be located below the level of the heaters.

For Your Safety

OPERATE SPACE-RAY GAS INFRARED HEATERS WITH PROPER CARE AND OBSERVE ALL SAFETY PRECAUTIONS. Installation and service must be performed by a licensed contractor. The installation must conform to Manufacturer's Installation and Operating Instructions or local codes. In the absence of local codes, the installation must conform to the National Fuel Gas Code ANSI Z223.1 (latest edition, also known as NFPA54) or CAN / CSA-B149 Installation codes (latest edition).



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www.spaceray.com • email: Info@spaceray.com



COMPUHEAT ENERGY SAVINGS ANALYSIS

Date: 10-23-2017 Time: 16:30:04 Prepared by: Ryan

Job Name: Roseville CA CNG

ENERGY SAVINGS ANALYSIS

Total Building Heat Loss = 234817 BTU/hr

Design Temperatures 65 °F Indoor 30 °F Outdoor 35 °F Temperature Difference

Space - Ray System Fuel Natural Gas Cost Of Fuel \$ 0.8 per Therm

Alternate System Fuel Natural Gas Cost Of Fuel \$ 0.8 per Therm

Annual Fuel Cost Increase 6.00 %

System Savings

Year	Cost of Fuel	Cost of Operating		Savings Using	
		High Efficiency Unit Heater	Space-Ray	Space-Ray	Space-Ray w/Setback
1	0.80	3,124	2,375	0,749	1,792
2	0.85	3,311	2,517	0,794	1,899
3	0.90	3,510	2,668	0,842	2,013
4	0.95	3,721	2,828	0,893	2,134
5	1.01	3,944	2,998	0,946	2,262
6	1.07	4,181	3,178	1,003	2,398
7	1.13	4,432	3,368	1,064	2,542
8	1.20	4,698	3,570	1,128	2,695
9	1.28	4,980	3,785	1,195	2,857
10	1.35	5,279	4,012	1,267	3,028

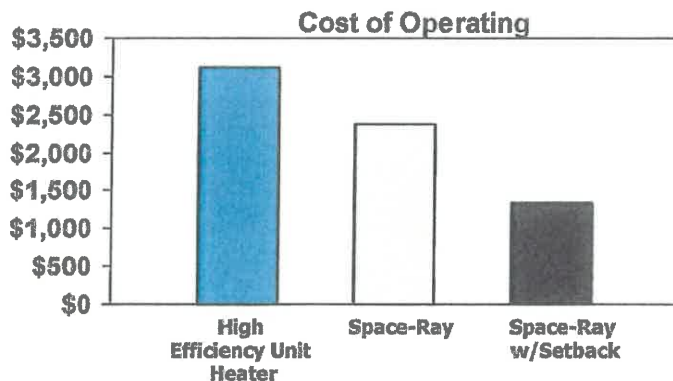
\$41,180

\$31,299

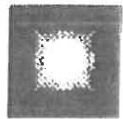
Total savings using Space-Ray heaters

\$9,881

\$23,620



The above energy savings analysis is based on certain data and assumptions provided to the Space-Ray division of Gas-Fired Products Inc. However, deleted or inaccurate information and other factors not included within the data and assumptions could have a bearing on the results shown herein. Actual fuel costs may vary with the usage of the building. The energy savings projection is intended only as an illustration and is provided only as a service to Gas-Fired Products' customers, and Gas-Fired products, Inc. makes no warranties, express or implied, with respect thereto, and disclaims any liability for consequential or other damages.



SPACE-RAY
INFRARED GAS HEATERS

COMPUHEAT BUILDING HEAT LOSS & DESIGN ANALYSIS

Date: 10-23-2017 Time: 16:29:14 Prepared by: Ryan

Job Name: Roseville CA CNG

2 Wall(s)	30 ' high	40 ' wide	30 ' peak	2400 sq ft	U = 0.02
1 Wall(s)	30 ' high	40 ' wide	30 ' peak	1200 sq ft	U = 0.60
1 Wall(s)	30 ' high	16 ' wide	30 ' peak	480 sq ft	U = 0.60
1 Wall(s)	30 ' high	24 ' wide	30 ' peak	720 sq ft	U = 0.56
2 Door(s)	14 ' high	12 ' wide		336 sq ft	U = 1.20
1 Floor section	40 ' long	40 ' wide		1600 sq ft	
1 Roof section	40 ' long	40 ' wide	30.0' high	1600 sq ft	U = 0.30
2 Slab edge	40 ' long	total slab edge length =		80 ft	U = 0.81

Total Net Area Of Each Basic Surface

Walls	Skylights	Windows	Doors
4464 sq ft	0 sq ft	0 sq ft	336 sq ft
Floor Area	Perimeter	Roof Area	
1600 sq ft	80 ft	1600 sq ft	

Basic Building Heat Loss

+ Conduction Loss	=	80677 BTU/hr	Power Vent Flow	=	0 CFM
- Internal Heat Source	=	0 BTU/hr	Total Vent Flow	=	0 CFM
+ Infil Air Heat Loss	=	154140 BTU/hr	Infiltration Air Flow	=	1200 CFM
Total Building Heat Loss	=	234817 BTU/hr			
Height Inlet to Outlet	=	28 Feet	Building Volume	=	48000 cu ft

Design Temperatures 65°F Indoor 30°F Outdoor 35°F Temperature Difference
Recommended Heater Mounting Height 17 ft



COMPUHEAT ESTIMATED ANNUAL FUEL COST

Date: 10-23-2017 Time: 16:29:14 Prepared by: Ryan

Job Name: Roseville CA CNG

Condition 1 Heater requirements with existing building ventilation

Existing Building Vent Flow = 0 CFM
 Total Computed Heat Loss = 234817 BTU/hr
 Infrared Heat Required = 223076 BTU/hr
 Space - Ray Model PT(U,S)75 Input rating 75000 BTU/hr Natural Gas

Total No. of Space-Ray Heaters = 3

Input BTUH/cu. ft. Bldg. Volume = 4.7 Infrared Heater Input = 225000 BTU/hr
 Input BTUH/sq. ft. Bldg. Area = 140.6 Total Computed Air Changes = 5.00 AC/hr
 Maximum Temperature Rise With Recommended Heaters = 35.3 °F

Building Operation Parameters

Normal Operating Conditions

Inside Design Temperature = 65 °F
 Outside Design Temperature = 30 °F
 Operating Hours per Day = 12
 Operating Days per Week = 5

Setback Operating Conditions

Setback Temperature = 50°F
 Hours per Day = 12
 Days per Week = 5
 Weekend Hours per Day = 24
 Weekend Days per Week = 2

Degree Days @ Normal 65 °F Inside Design Temperature = 2772

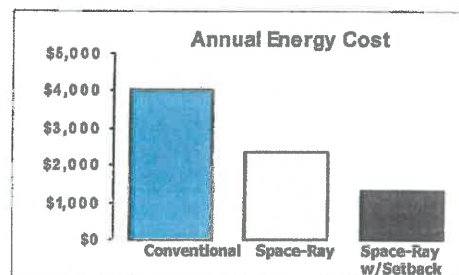
Degree Days @ Setback 50 °F Inside Design Temperature = 469

Fuel Specifications

Type of Fuel = Natural Gas
 Fuel Cost = \$ 0.80 per therm

Estimated Annual Fuel Cost

Conventional Unit Heaters = \$ 4,031
 Space-Ray InfraRed Heaters = \$ 2,375
 Space-Ray InfraRed Heaters w / Night Setback = \$ 1,332



The foregoing COMPUHEAT heat loss analysis is based on certain data and assumptions provided to the Space-Ray division of Gas-Fired Products, Inc. However, deleted or inaccurate information and other factors not included within the data and assumptions could have a bearing on the results shown herein. The heat loss projection provided is intended only as an illustration and is provided only as a service to Gas-Fired Products' customers, and Gas-Fired Products, Inc. makes no warranties, express or implied, with respect thereto, and disclaims any liability for consequential or other damages.



SPAC RAY[®]

INFRARED GAS HEATERS

- (3) PTS75-CNG-30-N5 Mounted @ 17ft aff.
- (3) 4" Vent Cap
- (3) 4" Combustion Air Kit
- (3) 35FT chain Kit
- (2) Setback 5000 Line Voltage Thermostat Digital/Programmable

Roll-up Door
(Typ. 2)

CMU Wall (all around)

New wood-framed wall

40'-0"

40'-0"

30 degree
angle

30 degree
angle

FAB
SHOP

BODY
SHOP

REF SHIT 1/4-2
KREF SHIT 1/4-2



COOK



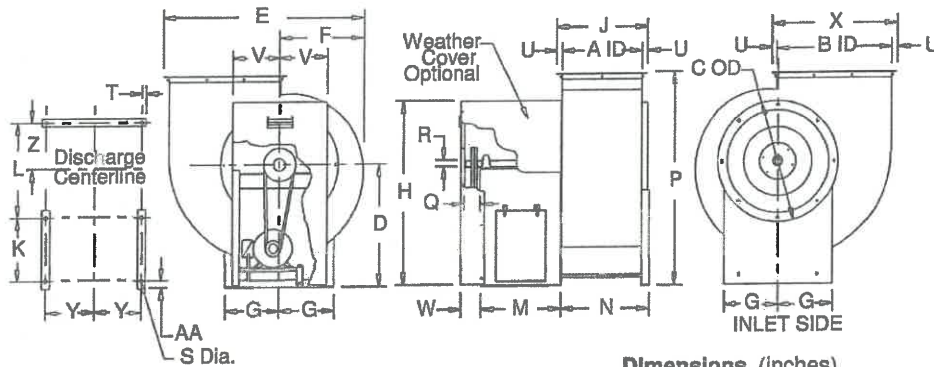
MARK: EF

PROJECT: ROSEVILLE

DATE: 10/25/2017

CPA

Flat Blade Centrifugal Blower
Clockwise Up-Blast
Arrangement 10, Class I



Performance (*Bhp includes 7% drive loss)

Qty	Catalog Number	Flow (CFM)	SP (inwc)	Fan RPM	Power* (HP)	FEG
1	150 CPA	4000	.250	2254	1.89	85

Altitude (ft): 105 Temperature (F): 70

Motor Information

HP	RPM	Volts/Ph/Hz	Enclosure	FLA	Mounted
2	1725	460/3/60	XPROOF-SE	3.4	Yes

FLA based on NEC (2014) Table 430.250

Fan Information

Class	OVel(fpm)	Rotation	Discharge	Access
I	3063	CW	Upblast	3:00

Accessories:

DRIVES (1.5 SF) @ 2254 RPM
OSHA BG/WEATHERCOVER-ALUM

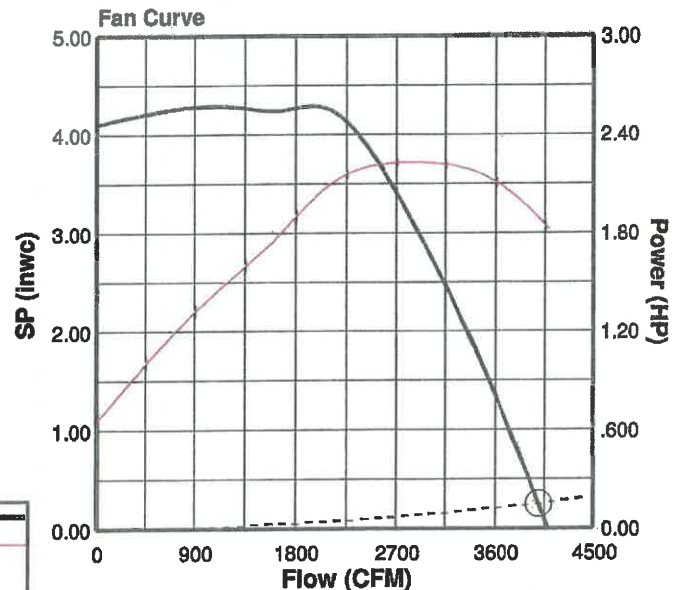
Dimensions (inches)

A	11-7/16	L	14-1/8	W	4
B	16-7/16	M	15-1/8	X	19-5/8
C	19-1/8	N	13-1/4	Y	8-5/8
D	19-1/16	P	34-3/8	Z	6-9/16
E	30-1/8	Q	3	AA	1-1/2
F	12-1/4	R	1		
G	9-3/8	S	9/16		
H	29-1/16	T	3/4		
J	14-5/8	U	1-5/8		
K	12	V	8		

NOTE: Accessories may affect dimensions shown.

Weight(lbs)***	Shipping	304	Unit	195
----------------	----------	-----	------	-----

***Includes fan, motor & accessories.



Fan Curve Legend

CFM vs SP	—
CFM vs HP	- - -
Point of Operation	○
System Curve	---

GARAGE VENTILATION CALCULATIONS

FABRICATION & BODY SHOP

REPAIR BAY AREA = 40 FT. X 40 FT. = 1,600 SQ. FT.

TOTAL VOLUME = 1,600 SQ. FT. x 30 FT.
= 48,000 CU. FT.

VENTILATION:

CFM = 48,000 CU. FT. X 5 A.C./HR. X 1 HR/60 MIN
= 4,000 CFM

USE (1) EXHAUST FAN, 4,000 CFM



Chameleon™

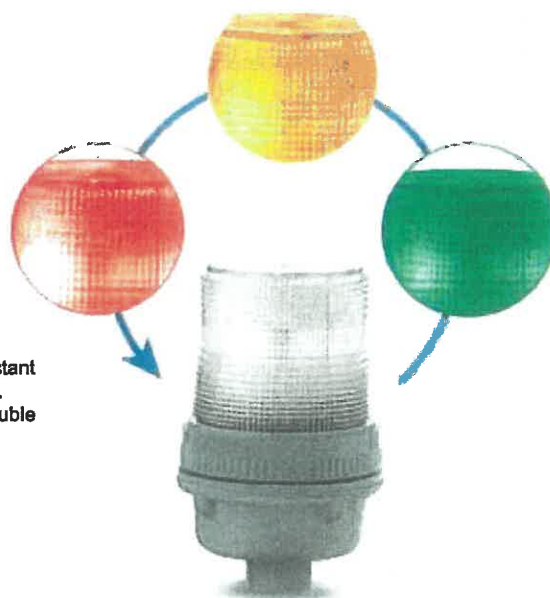
105XBRI Series XTRA-BRITE™

LED Multi-Status Indicator in NEMA 4X Enclosures

The Edwards 105XBRI Series XTRA-BRITE™ LED Multi-Status Indicator is a heavy duty, reliable UL and cUL listed, multi-color visual signalling device. It features a corrosion resistant Type 4X enclosure that is UL listed for Marine use, and can be panel or conduit mounted. The base is manufactured from glass-reinforced thermoplastic polyester resin and the double fresnel lens is made of shatter resistant polycarbonate.

The lights are available in 24V DC and 120V AC 50/60 Hz, in either Red/Blue/Amber or Red/Green/Amber.

Edwards Signaling's NEW 105XBRI Multi-status Indicator is more "chameleon-like" than ever.



New Adaptive Design: One device does it all

With a quick change to the new 105XBRI Chameleon's dip switch settings, these flexible multi-status Indicators instantly adapt for use with or without control from an external PLC, PAC, or control relay. Now, regardless of the application, you will have just the right device for the job with only half the inventory.

XTRA-SAFE™ Enabled

The Chameleon 105XBRI devices ship as standard with Edwards Signaling's XTRA-SAFE™ Technology (patent pending) Enabled. XTRA-SAFE™ multi-status indicating devices employ patented combinations of color AND flash-rate to provide more definite status indication to those who are color-blind. With XTRA-SAFE™, when Chameleon multi-status indicators are turned red, they pulse at a rate of 240 flashes per minute, further emphasizing the urgency that the color red typically connotes. When amber, these devices pulse at a "less urgent" rate of 120 flashes per minute. When Chameleon multi-status indicators are turned blue or green and no other colors are activated, the Chameleon devices remain "steady-on" and do not flash. Even in extreme cases where no color is perceived, flash-rate variation provides a redundant layer of visual indication.

When XTRA-SAFE™ Technology is enabled, and multiple colors are energized, the device will cycle through the energized colors at the following pre-set flash-rates:

- Red: 240 FPM
- Amber: 120 FPM
- Green or Blue: 65 FPM

XTRA-SAFE™ Disabled

While in most cases, the added layer of safety gained by operating a multi-status indicator with XTRA-SAFE™ Technology is desirable, some applications may not require differentiation in flash rates. In other applications, changes do not correspond to escalating levels of urgency. The adaptive design of the new Chameleon 105XBRI allows the product to be adapted to accommodate these requirements by a simple dip switch configuration. With XTRA-SAFE™ Disabled, when red or amber, the unit pulses at a rate of 65 flashes per minute. When Chameleon multi-status indicators are turned green or blue and no other colors activated, the Chameleon devices remain "steady on" and do not flash.

When XTRA-SAFE™ Technology is disabled, and multiple colors are energized, the device will cycle through the energized colors at 65 FPM.

Externally Controlled

The Chameleon multi-status Indicators can also be used in applications where they will be controlled "externally" using a Programmable Logic Controller (PLC) or other such external controller. When externally controlled by a PLC, activation of colors and flash-rate are fully customizable, and can be programmatically determined. In applications, where multiple colors are activated simultaneously, the lights operate on a priority with red highest, amber second and blue or green, the lowest.

The Chameleon has three different configurations for mounting that include the 105BX junction box, the 105BM mounting bracket and the 105PM pipe mount attachment. The unit can be mounted on 1/4" NPT using the 105PM pipe attachment. It can also be surface or wall mounted using the 105BX junction box, or wall mounted using the 105BX junction box with the 105BM mounting bracket.

All three mounting options are non-conductive plastic fixtures and do not provide earth-ground continuity when attached to metallic wiring systems. They are intended for use with the 105XBRI Chameleon visual signals only when earth-grounding is not required. They can only be used with metallic wiring systems when installed at the end of the run.

105XBRI Features

- Available in 24V DC or 120V AC
- Available in Red/Blue/Amber or Red/Green/Amber
- Three mounting bases: 3/4" pipe mount attachment, outlet box attachment, or wall mounting bracket
- PLC Compatible
- XTRA-SAFE™ Technology enables status indication for those who are color blind
- Dip switch settings for use with or without external control
- Immune to shock and vibration
- -31°F to 150°F (-35° to 66°C) operating temperature

105XBRI Series Chameleon

Description	Cat. No.	LED Colors	Projected LED Life (L70)*	Operating Voltage	Current	Replacement Lens
LED Multi-Status Indicator in NEMA 4X Enclosure	105XBIRGA24D	Red, Green, Amber	148,000 hours	24 VDC	0.150 A	105-LC
	105XBIRGA120A	Red, Green, Amber	148,000 hours	120 VAC 50/60 Hz	0.100 A	105-LC
	105XBIRBA24D	Red, Blue, Amber	148,000 hours	24 VDC	0.150 A	105-LC
	105XBIRBA120A	Red, Blue, Amber	148,000 hours	120 VAC 50/60 Hz	0.100 A	105-LC

*LED Manufacturer's Median Projected LED Life for LUXEON Rebel LEDs (L70 at 85°C and T_{junction} 98°C). Actual LED life will vary inversely with ambient temperature, voltage, driver current, junction temperature and duty-cycle at which the signaling device is operated. Please refer to <http://www.philipslumileds.com/pdfs/WP15.pdf>.

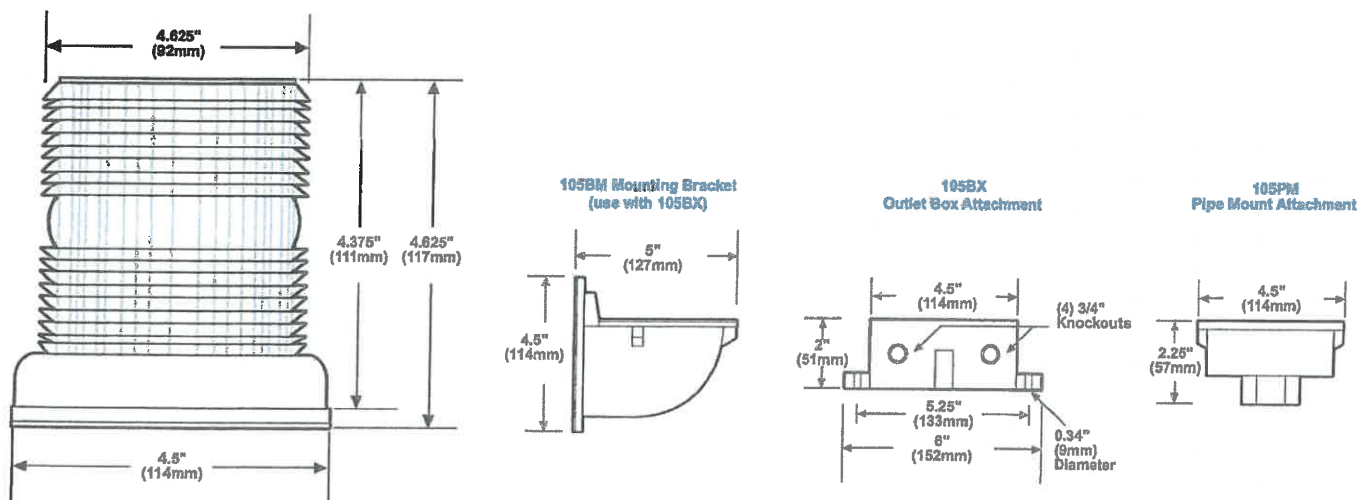
PLC Output to Meet Input[†] Parameter Specifications

Cat. No.	Operating Voltage	Max. Off State Leakage Current (mA)	Continuous On Current (mA)	Surge (inrush/duration) (A/μSeconds)
105XBIRGA24D	24 VDC	5	150	28 A / 65 μSeconds
105XBIRGA120A	120 VAC 50/60 Hz	5	100	28.5 A / 212 μSeconds
105XBIRBA24D	24 VDC	5	150	28 A / 65 μSeconds
105XBIRBA120A	120 VAC 50/60 Hz	5	100	28.5 A / 212 μSeconds

Hazardous Location Ratings

Cat. No.	Class	Division	Group	Operating Temperature
105XBIRGA24D	I	2	A, B, C, D	T5 (100°C, 212°F)
105XBIRGA120A	II	2	F, G	T5 (100°C, 212°F)
	III			T5 (100°C, 212°F)
105XBIRBA24D	I	2	A, B, C, D	T6 (85°C, 185°F)
105XBIRBA120A	II	2	F, G	T6 (85°C, 185°F)
	III			T6 (85°C, 185°F)

Dimensional Drawing



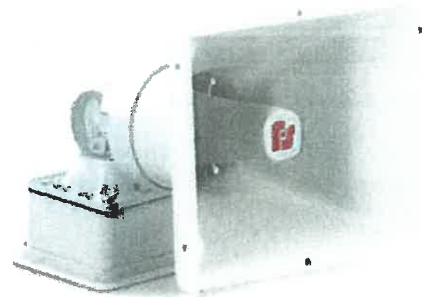
Agency Approvals



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Data Sheet ES001-0113 Issue 1
Not to be used for installation purposes.
Page 2 of 2



► **Model SST-MV**

Electronic Siren

Model SST-MV is an economical electronic siren capable of producing one of four high decibel tone outputs from the same unit by featuring internal amplification and tone circuitry.

The Type 3R housing is molded from impact-resistant ASA (acrylic styrene acrylonitrile) plastic, making it resistant to ultra-violet light and ideal for indoor or outdoor use.

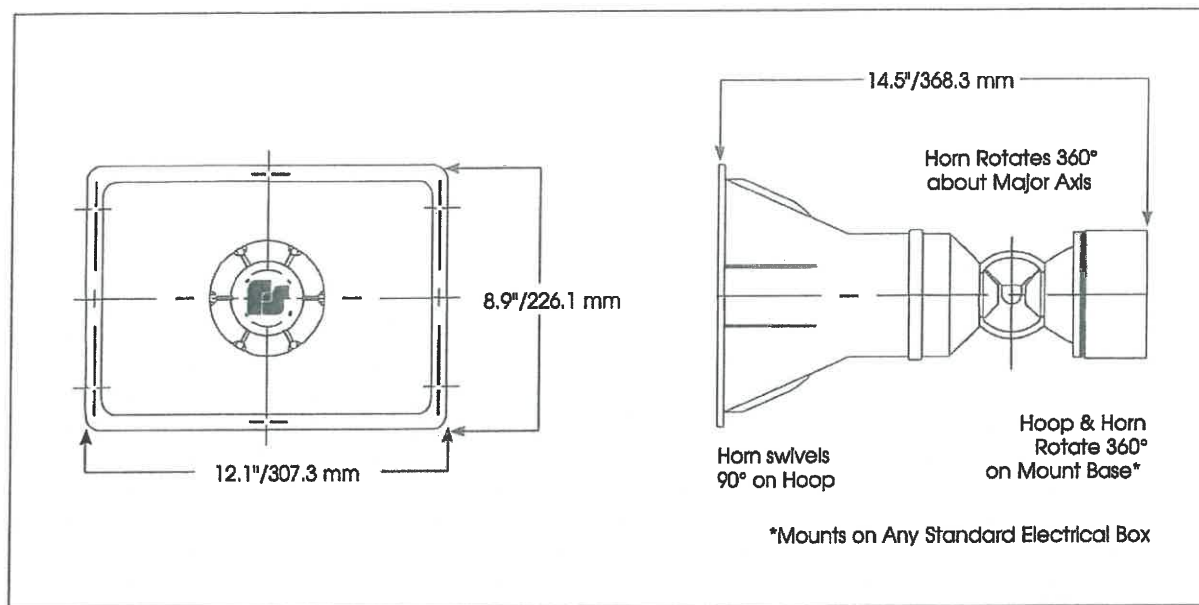
The Model SST-MV can be used as a stand-alone, high output, audible warning device in any application where voice paging is not required. Typical applications include emergency warning, start and dismissal, fire alarm, general alarm and evacuation.

FEATURES

- Multi-voltage design accepts 24VDC and 120/240VAC
- Produces one of four tones – wail, yelp, horn and temporal slow whoop
- Produces 107-111 dBa @ 10' (117-121 dBa @ 1m)
- Omni-directional swivel mount
- Indoor and outdoor use
- Type 3R enclosure (with WB backbox)
- UL and cUL Listed

MODEL	VOLTAGE	OPERATING CURRENT	TONE	DECIBELS	
				10'	1M
SST-MV	24VDC	600 mA	Wail	109.5	119.5
	120VAC	210 mA	Yelp	111.0	121.0
	240VAC	120 mA	Horn	107.0	117.0
			Temporal Slow Whoop	111.0	121.0

Electronic Siren (SST-MV)



SPECIFICATIONS

Operating Temperature:	-31°F to 151°F	-35°C to 66°C
Maximum Contact Resistance		1000 Ohms
Shipping Weight:	5.2 lbs	2.4 kg
Net Weight:	4.4 lbs	2.0 kg
Height:	14.5"	368.3 mm
Width:	12.1"	307.3 mm
Depth:	8.9"	226.1 mm

HOW TO ORDER

Specify Model:

SST-MV – Siren, electronic, multi-voltage

OPTIONAL ACCESSORIES

Description	Part Number
Weatherproof Backbox	WB

REPLACEMENT PARTS

Description	Part Number
Connector, 4-Position	K140340B
Adapter (Gray)	K8476121A-04
PC Board Assembly	K2001177D-01
Gasket	K8476122A
Speaker Assembly	K8504002A

MS-5UD(E)/MS-10UD(E) Series

Five Zone Fire Alarm Control Panel
Ten Zone Fire Alarm Control Panel

 **Fire-Lite Alarms**
by Honeywell

Control/Communicators

General

The MS-5UD-3(E) is a five-zone FACP (Fire Alarm Control Panel) and the MS-10UD-7(E) is a ten-zone FACP. These control panels provide reliable fire signaling protection for small to medium-sized commercial, industrial, and institutional buildings. Both panels include built-in communicators for Central Station Service and remote upload/download.

Each of these FACPs is compatible with System Sensor's microprocessor-based I³ series conventional smoke detectors. These conventional smoke detectors can transmit a maintenance trouble signal to the FACP indicating the need for cleaning and a supervisory "freeze" signal when the ambient temperature falls below the detector rating. Additionally, both the MS-5UD-3 and MS-10UD-7 are compatible with conventional input devices such as two- and four-wire smoke detectors, pull stations, waterflow devices, tamper switches, and other normally-open contact devices. Refer to the *Fire-Lite Device Compatibility Document* for a complete listing of compatible devices.

Outputs include four NACs (Notification Appliance Circuits), three programmable Form-C relays (factory programmed for Alarm, Trouble, and Supervisory) and 24 VDC special application resettable and nonresettable power outputs. The FACP's supervise all wiring, AC voltage, battery level and telephone line integrity.

Activation of a compatible smoke detector or any normally-open fire alarm initiating device will activate audible and visual signaling devices, illuminate an indicating LED, sound the piezo sounder at the FACP, activate the communicator and FACP alarm relay, and operate an optional module used to notify a remote station or initiate an auxiliary control function.

New options include a UL listed printer, PRN-6F and FireLite's IPDACT Internet Monitoring module. The FireWatch Series Internet monitoring modules IPDACT-2 and IPDACT-2UD permit monitoring of alarm signals over the Internet saving the monthly cost of two telephone lines. Although not required, the secondary telephone line may be retained providing backup communication over the public switched telephone line.

NOTE: The MS-5UD-3E and MS-10UD-7E offers the same features as the MS-5UD-3 and MS-10UD-7 but allow connection to 240 VAC. Unless otherwise specified, the information in this data sheet applies to both the 120 VAC and the 240 VAC versions of these panels.

NOTE: For ULC-listed models, see DF-60440.

Features

- Listed to UL Standard 864, 9th edition.
- Built-in DACT (Digital Alarm Communicator/Transmitter).
- Style B (Class B) IDC (Initiating Device Circuit)
 - MS-5UD-3 - five IDCs.
 - MS-10UD-7 - ten IDCs.
- Style Y (Class B) NAC (Notification Appliance Circuit) - special application power
 - MS-5UD-3 - four NACs.
 - MS-10UD-7 - four NACs.
- Notification Appliances may be programmed as
 - Silence Inhibit.
 - Auto-Silence.



- Strobe Synchronization for System Sensor, Wheelock, Gentex, Faraday, or Amseco devices.
- Selective Silence (horn-strobe mute).
- Temporal or Steady Signal.
- Silenceable or Nonsilenceable.
- Optional CAC-5X Style Z (Class A) Converter Module for NACs and IDCs (2 required for MS-10UD-7).
- Form-C Relays for Alarm, Trouble and Supervisory - Contact Ratings 2.0 A @ 30 VDC or 0.5 A @ 30 VAC (resistive).
- 3.0 A total system current for MS-5UD-3.
- 7.0 A total system current for MS-10UD-7.
- Optional Dress Panel DP-51050
- Optional Trim Ring TR-CE for semi-flush mounting.
- 24 volt operation.
- Low AC voltage sense.
- Alarm Verification.
- PAS (Positive Alarm Sequence).
- Automatic battery trickle charger.
- Up to eight ANN-BUS annunciators:
 - Optional 8 zone Relay Module ANN-RLY.
 - Optional LED Annunciator Module ANN-LED.
 - Optional Remote Annunciator ANN-80.
 - Optional Remote Printer Gateway ANN-S/PG.
 - Optional LED Annunciator Driver ANN-I/O.
- Optional 4XTMF module (conventional reverse polarity/city box transmitter).

PROGRAMMING AND SOFTWARE:

- Can be programmed at the panel with no special software or additional equipment.
- Programmable Make/Break Ratio.
- Upload/Download (local or remote) of program and data via integral DACT.

USER INTERFACE:

- Built-in DACT (Digital Alarm Communicator/Transmitter).
- Integral 80-character LCD display with backlighting and keypad.
- Real-time clock/calendar with automatic daylight savings adjustments.
- ANN-BUS for connection to remote annunciators.
- Audible or silent walk test capabilities.
- Piezo sounder for alarm, trouble, and supervisory.

Controls and Indicators

LED INDICATORS

- FIRE ALARM (red)
- SUPERVISORY (yellow)
- TROUBLE (yellow)
- AC POWER (green)
- ALARM SILENCED (yellow)

CONTROL BUTTONS

- ACKNOWLEDGE
- ALARM SILENCE

- SYSTEM RESET (lamp test)
- DRILL

Terminal Blocks

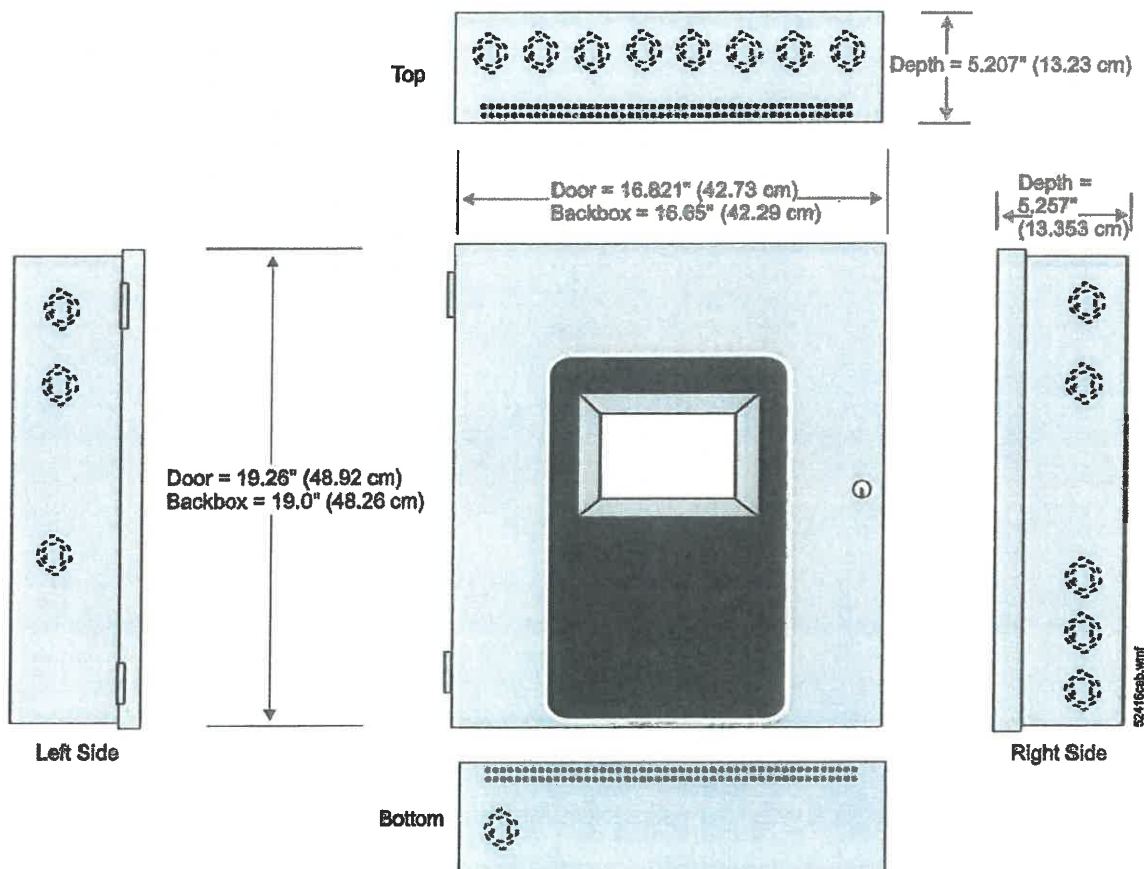
AC Power – TB1:

- MS-5UD-3 (FLPS-3 Power Supply): 120 VAC, 50/60 HZ, 1.00 A.
- MS-5UD-3E (FLPS-3 Power Supply): 240 VAC, 50 HZ, 0.54 A.
- MS-10UD-7 (FLPS-7 Power Supply): 120 VAC, 50/60 HZ, 3.80 A.
- MS-10UD-7E (FLPS-7 Power Supply): 240 VAC, 50/60 HZ, 2.20 A.

Wire size: minimum 14 AWG (2.00 mm²) with 600 V insulation. Supervised, nonpower-limited.

Battery (sealed lead acid only) – J12:

- Maximum Charging Circuit - Normal Flat Charge: 27.6 VDC @ 1.4 A. Supervised, nonpower-limited.
- Maximum Charger Capacity: 18 AH battery for MS-5UD-3(E), and 26 AH battery for MS-10UD-7(E). [Two 18 Ah batteries can be housed in the FACP cabinet. Larger batteries require separate battery box such as the BB-26 or BB-55.]



Cabinet Measurements

- Minimum Battery Size: 7 AH.

Initiating Device Circuits – TB4 (and TB 6 on MS-10UD-7 only):

- Alarm Zones 1 - 5 on TB 4 (MS-5UD-3 and MS-10UD-7).
- Alarm Zones 6 - 10 on TB6 (MS-10UD-7 only).
- Supervised and power-limited circuitry.
- Operation: All zones Style B (Class B).
- Normal Operating Voltage: Nominal 20 VDC.
- Alarm Current: 15 mA minimum.
- Short Circuit Current: 40 mA max.
- Maximum Loop Resistance: 100 ohms.
- End-of-Line Resistor: 4.7K ohm, 1/2 watt (P/N 71252 UL-listed).
- Standby Current: 2 mA.

Refer to the *Fire-Lite Device Compatibility Document* for listed compatible devices.

Notification Appliance Circuits – TB5 (and TB 7 on MS-10UD-7 only):

- Four NACs
- Operation: Style Y (Class B)
- Special Application power
- Supervised and power-limited circuitry
- Normal Operating Voltage: Nominal 24 VDC
- Maximum Signaling Current: 3.0 A for MS-5UD-3, 2.5 A maximum per NAC; 7.0 A for MS-10UD-7(E), 3.0 A maximum per NAC.
- End-of-Line Resistor: 4.7K ohm, 1/2 watt (Part #71252)
- Max. Wiring Voltage Drop: 2 VDC

Refer to the *Fire-Lite Device Compatibility Document* for compatible listed devices.

Form C Relays – TB8:

- Relay 1 (factory default programmed as Alarm Relay)
- Relay 2 (factory default programmed as fail-safe Trouble Relay)
- Relay 3 (factory default programmed as Supervisory Relay)

Special Application Resettable Power – TB9:

- Jumper selectable by JP31 for resettable or nonresettable power.
- Operating voltage: 24 VDC nominal.
- Maximum available current: 500 mA - appropriate for powering four-wire smoke detectors.
- Power-limited circuit.

Refer to the *Fire-Lite Device Compatibility Document* for listed compatible devices.

Remote Sync Output - TB2: Remote power supply synchronization output, only required for the MS-5UD-3. 24 VDC nominal special application power. Maximum current is 40 mA. End-of-Line Resistor: 4.7K ohm. Supervised and power-limited circuit.

Product Line Information

MS-5UD-3: Five-zone, 24-volt Fire Alarm Control Panel (includes backbox, FLPS-3 power supply, technical manual, and a frame & post operating instruction sheet). 120 VAC operation.

MS-5UD-3E: Same as MS-5UD-3 except for 240 VAC operation.

MS-10UD-7: Ten-zone, 24-volt Fire Alarm Control Panel (includes backbox, FLPS-7 power supply, technical manual, and a frame & post operating instruction sheet).

MS-10UD-7E: Same as above with 240 VAC FLPS-7.

IPDACT, IPDACT-2/2UD Internet Monitoring Module: Mounts in bottom of enclosure with optional mounting kit (PN IPBRKT). Connects to primary and secondary DACT telephone output ports for internet communications over customer provided ethernet internet connection. Requires compatible Teldat Visoralarm Central Station Receiver. Can use DHCP or static IP. (See data sheet DF-60407 for more information.)

IPBRKT: Mounting kit for IPDACT in common enclosure.

IPSPLT: Y Adaptor option to allow connection of both panel dialer outputs to one cable input to IPDACT (sold separately).

OPTIONAL MODULES

CAC-5X: Optional (Class A) Converter Module. Converts Style B (Class B) Initiating Device Circuits to Style D (Class A); and Style Y (Class B) Notification Appliance Circuits to Style Z (Class A). Connects to J2 on the MS-5UD-3 and MS-10UD-7(E) main circuit board and to J7 on the MS-10UD-7(E).

NOTE: Two Class A Converter Modules are required for the ten-zone panel.

4XTMF: Transmitter module. Provides a supervised output for local energy municipal box transmitter and alarm and trouble reverse polarity. Includes a disable switch and disable trouble LED. A module jumper option allows the reverse polarity circuit to open with a system trouble condition if no alarm conditions exists. Mounts to the main circuit board connectors J4 and J5.

COMPATIBLE ANNUNCIATORS

ANN-80: Remote LCD Annunciator. Mimics the information displayed on the FACP's LCD. Red. (For white, order: ANN-80-W.)

ANN-LED: LED Annunciator with three LEDs for each zone: Alarm, Trouble, and Supervisory. Mounts in the DP-51050(B) dress panel. Red. (For white, order ANN-LED-W.)

ANN-RLED: LED Annunciator with three alarm (red) indicators for up to 30 input zones or addressable points. (Red. For white, order ANN-LED-W.) (See DF-60241).

ANN-RLY: Relay module. Mounts inside the cabinet. Provides ten Form C relays.

ANN-S/PG: Serial/parallel printer gateway. Provides a connection for a serial or parallel printer.

ANN-I/O: Driver module. Provides connections to a user-supplied graphic annunciator.

ACCESSORIES

DP-51050: Optional dress panel. Restricts access to the system wiring while allowing access to the membrane switch panel.

BB-26: Battery backbox, holds up to two 25 AH batteries and CHG-75.

BB-55: Battery backbox, holds up to two 25 AH batteries.

TR-CE: Optional trim-ring for semi-flush mounted cabinets.

PRN-6F: UL listed printer.

SYSTEM SPECIFICATIONS

System Capacity

- Annunciators8

Electrical Specifications

- **MS-5UD-3 (FLPS-3 Power Supply):** 120 VAC, 60 HZ, 1.0 A
- **MS-10UD-7 (FLPS-7 Power Supply):** 120 VAC, 60 HZ, 3.90 A
- **MS-5UD-3E (FLPS-3 Power Supply):** 240 VAC, 50 HZ, 0.54 A.
- **MS-10UD-7E (FLPS-7 Power Supply):** 240 VAC, 50 HZ, 2.20 A.
- **Wire size:** minimum 14 AWG (2.0 mm²) with 600 V insulation, supervised, nonpower-limited

Cabinet Specifications

Door: 19.26" (48.92 cm.) high x 16.82" (42.73 cm.) wide x 0.72" (1.82 cm.) deep. **Backbox:** 19.00" (48.26 cm.) high x 16.65" (42.29 cm.) wide x 5.25" (13.34 cm.) deep. **Trim Ring (TR-CE):** 22.00" (55.88 cm.) high x 19.65" (49.91 cm.) wide.

Shipping Specifications

Dimensions:

- 20.00" (50.80 cm.) high
- 22.5" (57.15 cm.) wide
- 8.5" (21.59 cm.) deep.

Weight: 27 lb (12.20 kg)

Temperature and Humidity Ranges

This system meets NFPA requirements for operation at 0 – 49°C/32 – 120°F and at a relative humidity 93% ± 2% RH (noncondensing) at 32°C ± 2°C (90°F ± 3°F). However, the useful life of the system's standby batteries and the electronic components may be adversely affected by extreme temperature ranges and humidity. Therefore, it is recommended that this system and its peripherals be installed in an environment with a normal room temperature of 15 – 27°C/60 – 80°F.

Agency Listings and Approvals

The listings and approvals below apply to the basic MS-5UD-3 and MS-10UD-7 control panels. In some cases, certain modules or applications may not be listed by certain approval agencies, or listing may be in process. Consult factory for latest listing status.

- **UL Listed:** File S624
- **FM Approved**
- **CSFM:** 7165-0075:0214
- **MEA:** MEA: 333-07-E

NOTE: For ULC-listed models, see DF-60440.

NFPA Standards

The MS-5UD-3(E) and MS-10UD-7(E) complies with the following NFPA 72 Fire Alarm Systems requirements:

- **LOCAL** (Automatic, Manual, Waterflow and Sprinkler Supervisory).
- **AUXILIARY** (Automatic, Manual and Waterflow) (requires 4XTMF).
- **REMOTE STATION** (Automatic, Manual and Waterflow) (Where a DACT is not accepted, the alarm, trouble and supervisory relays may be connected to UL 864 listed transmitters. For reverse polarity signaling of alarm and trouble, 4XTMF is required.)
- **PROPRIETARY** (Automatic, Manual and Waterflow).
- **CENTRAL STATION** (Automatic, Manual and Waterflow, and Sprinkler Supervised).
- **OT, PSDN** (Other Technologies, Packet-switched Data Network)

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This document is not intended to be used for installation purposes.
We try to keep our product information up-to-date and accurate.
We cannot cover all specific applications or anticipate all requirements.
All specifications are subject to change without notice.

For more information, contact Fire•Lite Alarms. Phone: (800) 627-3473, FAX: (877) 699-4105.
www.firelite.com



Made In the U.S. A.



FEATURES & SPECIFICATIONS

INTENDED USE — LBL LED wraparound provides a digital lighting platform to deliver general ambient lighting for surface-mount applications. The LED system delivers long life and excellent color to ensure a quality, low-maintenance lighting installation. Ideal for closets, storage rooms, hallways, stairwells and offices.

CONSTRUCTION — Metal parts are die formed from code-gauge steel. Prismatic diffuser is 100% acrylic with sonically welded luminous ends. Continuous side flanges on fixture body provide light trap and continuous diffuser support to prevent accidental opening and simplify maintenance.

Finish: Five-stage iron phosphate pretreatment assures superior paint adhesion and rust resistance.

Painted parts finished with high-gloss, high-reflectivity baked white polyester enamel (low VOC).

OPTICS — Curved prismatic diffuser with linear side prisms and highly transmissive overlay minimizes lamp image and provides high-angle brightness control. Luminous end plates soften appearance for improved aesthetics.

ELECTRICAL — Long-life LEDs, coupled with high-efficiency drivers, provide superior quantity and quality of illumination for extended service life. 90% LED lumen maintenance at 50,000 hours (L90/50,000). The LEDs have a CRI of 82.

eldoLED driver options deliver choice of dimming range and choices for control, while assuring flicker-free, low-current inrush, 89% efficiency and low EMI.

Step-level dimming option allows system to be switched to 50% power for compliance with common energy codes while maintaining fixture appearance.

CONTROLS — Pair the LBL with the fixture mount Sensor Switch LSXR sensor for additional energy savings when the space is unoccupied. The LSXRHL sensor dims the fixture down to a low-level setting when there is no occupancy. This option is ideal for stairwells, back rooms, and closets due to the low occupancy level in those spaces.

Optional nLight® embedded controls continuously monitor system performance, allow for constant lumen management / compensation function, facilitate simple "plug-and-play" network and controls upgrading via Cat-5 cable. Ballast disconnect provided where required to comply with US and Canadian codes.

LISTINGS — CSA certified to meet U.S. and Canadian standards. Damp listed.

DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY — 5-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/terms_and_conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

Catalog Number
Notes
Type

Low-Profile Curved-Basket LED Wraparound

LBL4

4' LENGTH, NARROW HOUSING
LED



Stack version through Contractor Select Offering
LBL4 LP835
LBL4 LP840

A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is part of an A+ Certified solution for nLight® control networks when ordered with drivers marked by a shaded background*
- This luminaire is part of an A+ Certified solution for nLight control networks, providing advanced control functionality at the luminaire level, when selection includes driver and control options marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

LBL4 LED Wraparound



▲+ Capable options indicated by this color background.

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

Example: LBL4 4000LM 80CRI 35K MIN1 NLIGHT MVOLT LSXRHL PIR

LBL4 Series	Lumens ¹	CRI	Color temperature	Minimum Dimming Level	Control	Voltage
LBL4 4' LED wrap	3000LM 3000 lumens 4000LM 4000 lumens 4800LM 4800 lumens 6000LM 6000 lumens 7200LM 7200 lumens	80CRI 80 CRI	30K 3000 K 35K 3500 K 40K 4000 K 50K 5000 K	MIN1 Dims to 1% ² NODIM On/off, non-dimming ³ SLD Step-level dimming ³	ZT 0-10V Dimming NLIGHT nLight enabled ⁴	MVOLT 120-277V 347 347V ⁴

Emergency Options	Lumen Management	Occupancy Control	Occupancy Sensor Technology	Options
EL7L LED Emergency battery pack (nominal 700 lumens) ⁵ EL14L LED Emergency battery pack (nominal 1400 lumens) ⁵ EMG for use with nLight on generator supply EM power ⁴	(blank) None CL80 Constant lumen output, 80%	LSXRHL Sensor Switch® fixture mount sensor with High/Low occupancy operation ^{7,8} LSXR10 Sensor Switch® fixture mount sensor with on/off occupancy operation ⁷	PIR Passive Infrared	USPOM US Point of Manufacture

Notes

- 1 Approximate lumen output.
- 2 Requires ZT or NLIGHT
- 3 Not available with Control or Sensor Options.
- 4 Not available with SLD option.
- 5 Not available with 7200LM option.
- 6 nLight EMG option requires a connection to existing nLight network. Power is provided from a separate N80 or N100 enabled fixture. Requires NLIGHT.
- 7 Requires MIN1 and PIR options.
- 8 Dims to approximately 10% light output when unoccupied.

Performance Data			
Lumen Package	Lumens	Input Watts	LPW
3000LM 80CRI 30K	3167	25.6	124
3000LM 80CRI 35K	3237	25.6	127
3000LM 80CRI 40K	3288	25.6	129
3000LM 80CRI 50K	3409	25.6	133
4000LM 80CRI 30K	4097	32.4	126
4000LM 80CRI 35K	4188	32.4	129
4000LM 80CRI 40K	4253	32.4	131
4000LM 80CRI 50K	4410	32.4	136
4800LM 80CRI 30K	4695	40.5	116
4800LM 80CRI 35K	4799	40.5	119
4800LM 80CRI 40K	4874	40.5	120
4800LM 80CRI 50K	5053	40.5	125
6000LM 80CRI 30K	5968	49.7	120
6000LM 80CRI 35K	6101	49.7	123
6000LM 80CRI 40K	6196	49.7	125
6000LM 80CRI 50K	6424	49.7	129
7200LM 80CRI 30K	7066	62.0	114
7200LM 80CRI 35K	7224	62.0	117
7200LM 80CRI 40K	7336	62.0	118
7200LM 80CRI 50K	7606	62.0	123



Sensor Switch LSXRHL Sensor

Lens type: 10 - Low Mount 360° coverage
Dimming: HL - High/Low Occupancy operation
Min Dim Level: 3V - approximately 10% light output when unoccupied
Time Delay: 5M - 5 minutes



LBL4

LBL4 LED Wraparound

PHOTOMETRICS

MOUNTING DATA

Suspension Kit Ceiling Types: F1 for use with most T-bar and screw slot grid ceiling applications. Designed for on-grid and off-grid installations.

F2 for use with recessed or surface-mount horizontal J-box applications.

For unit or row installation; surface or suspend mounting.

Individual Installation — One double-stem or two single-stem hangers required.

For aircraft cable, one STACG_, STACGF_, or STACGE_ required for each suspension point.

Note: 2' configurations with emergency option cannot be stem mounted.

See ACCESSORIES below for hanging devices.



DIMENSIONS

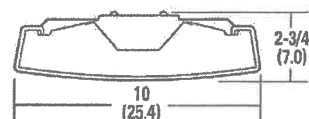
All dimensions are inches (centimeters) unless otherwise noted.

Specifications

Length: 48 (122.0)

Width: 10 (25.4)

Depth: 2-3/4 (7.0)



All dimensions are inches (centimeters) unless otherwise indicated.



PORVENE FULL VIEW ALUMINUM DOORS

Sectional Rail and Stile Doors

Full View doors have long been the standard fixture for facilities that require dependable, attractive doors that offer maximum visibility. The extruded aluminum frame can be finished with a choice of anodizing or Porvene Dura Coat powder coat. Full View door sections are a full 1½", 2", or 3" thick.



Full View PV3100

This 3" thick PV3100 is the sturdiest door in the Full View family. The PV3100 adds increased strength for unparalleled durability, as well as unmatched aesthetics, with the incorporation of U-Bar trussing built into the rails (only required in doors wider than 18'2") to maximize visibility without any obstructions.



Full View PV2100

Designed for peak performance and strength, this 2" thick door is available in larger sizes and features bold rail construction for maximum durability, reliability and beauty.



Full View PV1750

This benchmark product provides Porvene reliability and durability to meet or exceed the requirements of daily use. With 1½" thick door sections and streamlined rail construction, this door is engineered for lasting beauty and durability.

Years of Durability

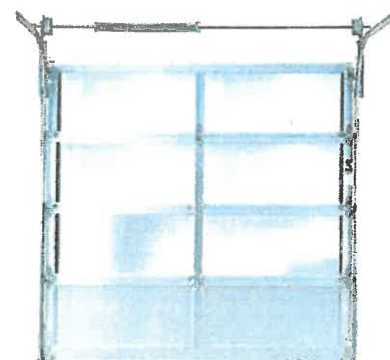
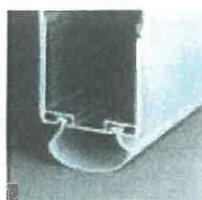
Door sections are clear-anodized for maximum durability and are designed to withstand minimum wind loads of 20 p.s.f. Higher pressure ratings are available upon request.

Rugged Hardware and Springs

Your Full View door comes packaged with the right combination of hardware, track and springs to match your door's size and application.

Decreased Energy Costs

Full View doors help you reduce energy costs with a U-shaped, vinyl bottom weatherseal secured by a sturdy aluminum retainer.



PORVENE OPTIONS

Finish Options



Choice of Windows

For maximum design flexibility, choose from tempered, tinted, double-strength, insulated, acrylic, polycarbonate or impact resistant glass in a variety of thicknesses.



EnduraCote™

The EnduraCote hardware system comes with springs, track and hardware that are powder coated to provide a clean, finished look and maximum protection against rust.



187 ArmorBrite™ Colors

Choose your color! Full View door rails and stiles can be powder coated in any of 187 colors for an attractive appearance and exceptional durability.



Anodized Finishes

Choose from six custom anodize finishes including champaign, light bronze, medium bronze, dark bronze, extra dark bronze, or black.



Model Options and Upgrades



Aluminum Panels

For busy work environments and to prevent glass breakage, aluminum panels protect your investment. Choose from impact resistant and insulated panels as well.



High-cycle

For reliable operation in high traffic areas, choose high-cycle torsion springs with 25,000, 50,000, or 100,000-cycle life. For reduced maintenance and ultra-smooth operation in heavy-use applications, choose a weight counterbalance system.



Locks*

In applications where control and access are important, choose from a variety of locking options to help keep your building secure. Locks come in both inside and outside variations.



Carbon Monoxide Vent

Allows you to channel fumes to the outside when the door is closed. Available in a variety of sizes.



Pedestrian Doors*

Pedestrian doors are designed for convenient entry and to help minimize energy loss. Pedestrian doors are available on the AV200.



Customized Track*

Track systems are supplied to fit special clearances, inclines or contour applications. Hardware and track systems can be customized to fit any need. Additional trussing is available for special wind loading applications.

Series MODEL	Max. Opening Width	Max. Opening Height	Overall Section Thickness	Bottom Panel Thickness	End Stile Width	Center Stile Width	Colors	Limited Warranty**
Full View PV300	24'	24'	3"	0.05"	3 3/4" or 6 1/2"	3 3/4"	7 Anodized Finishes or 187 ArmorBrite™ Colors	Sections: 5-Years Hardware: 1-Year Springs: 1-Year
Full View PV200	24'	24'	2"	0.05"	3 3/4" or 6 1/2"	3 3/4"	7 Anodized Finishes or 187 ArmorBrite™ Colors	Sections: 5-Years Hardware: 1-Year Springs: 1-Year
Full View PV175	16'	14'	1 3/4"	0.05"	3 3/4"	1-7/16"	7 Anodized Finishes or 187 ArmorBrite™ Colors	Sections: 5-Years Hardware: 1-Year Springs: 1-Year



EFS West Inc.
City of Roseville
Shop Retrofit for Compressed Natural Gas Vehicles
Cost Proposal

A	B	C	D	E	F
Item Number	Description of Work	Scheduled Value	Estimated Labor/Expenses	Estimated Hours/Hours	Estimated Material/Equipment
4.00	Design and Plan Check	\$ 50,000.00	\$ 46,000.00	230	\$ 4,000.00
4.10	Gas Detection System Upgrades	\$ 40,000.00	\$ 20,000.00	143	\$ 20,000.00
4.20	Mechanical Ventilation Upgrades	\$ 48,000.00	\$ 23,000.00	164	\$ 25,000.00
4.30	Space Heating Upgrades	\$ 40,000.00	\$ 20,000.00	143	\$ 20,000.00
4.40	Area Clarifications /Electrical Upgrades	\$ 30,000.00	\$ 15,000.00	107	\$ 15,000.00
4.50	Occupancy separation Upgrades	\$ 55,804.00	\$ 27,804.00	199	\$ 28,000.00
4.60	LED Lighting Upgrades	\$ 33,000.00	\$ 18,000.00	129	\$ 15,000.00
	Project Total	\$ 296,804.00	\$ 169,804.00	1114	\$ 127,000.00



COUNCIL COMMUNICATION

CC #: 0121

File #: 0202-01 & 0103-17

Title: Roseville Natural Gas Financing Authority - FY2019-20 Budget

Contact: Nick Rosas 916-774-5314 nrosas@roseville.ca.us
Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

Meeting Date: 6/19/2019

Item #: 6.23.

RECOMMENDATION TO COUNCIL

Staff is recommending the Roseville Natural Gas Financing Authority approve the attached resolution adopting the Roseville Natural Gas Financing Authority's FY2019-20 budget.

BACKGROUND

Attached is the Roseville Natural Gas Financing Authority budget for Fiscal Year 2019-20. The debt expense of \$16,574,589 represents principal and interest payments on the 2007 Gas Revenue Bonds, which financed the prepayment of natural gas used for power generation at the Electric Department's Roseville Energy Park.

FISCAL IMPACT

The budget document provides a financial summary of the Roseville Natural Gas Financing Authority Fund. There is no fiscal impact to report.

ECONOMIC DEVELOPMENT / JOBS CREATED

Adoption of this budget 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 change in the environment (CEQA Guidelines section 15061(b)(3)). This budget adjustment does not include the potential for a significant environmental impact, and therefore is not subject to CEQA.

Respectfully Submitted,

Nick Rosas, Accounting Supervisor

Dennis Kauffman, Chief Financial Officer

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

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 1-19

RNGFA FY2019-20 Budget

ROSEVILLE NATURAL GAS FINANCING AUTHORITY
RESOLUTION NO. 1-19

ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2019-20

WHEREAS, the Roseville Natural Gas Financing Authority has reviewed the proposed Roseville Natural Gas Financing Authority Budget FY2019-20;

NOW, THEREFORE, the Roseville Natural Gas Financing Authority does hereby resolve that the attached Roseville Natural Gas Financing Authority Budget FY2019-20 is hereby approved.

PASSED AND ADOPTED by the Roseville Natural Gas Financing Authority this __ day of _____, 20__, by the following vote on roll call:

AYES AGENCY MEMBERS:

NOES AGENCY MEMBERS:

ABSENT AGENCY MEMBERS:

CHAIR

ATTEST:

Secretary

Roseville Natural Gas Financing Authority

	Actual FY2018	Estimate FY2019	Budget FY2020
OPERATING REVENUES			
Current Services - Sale of Natural Gas to Roseville Electric	16,475,946	16,474,848	16,474,849
Administrative Fees	52,566	53,664	53,665
Interest Income	282,839	287,685	286,857
Total Revenues	16,811,351	16,816,197	16,815,371
LESS OPERATING EXPENSES			
Administrative Expenses (Audit, Fiscal Agent & Rating Agency)	27,071	38,900	38,800
Interest Expense	57,813	94,520	125,000
Total Expenses	84,884	133,420	163,800
LESS CAPITAL AND DEBT EXPENSES			
Debt Service - Series 2007 Gas Revenue Bonds	16,573,125	16,573,857	16,574,589
Total Capital and Debt Expenses	16,573,125	16,573,857	16,574,589
INCREASE (DECREASE) FROM OPERATIONS	153,342	108,920	76,982
FUND BALANCE, BEGINNING OF YEAR	75,169	228,511	337,431
INCREASE (DECREASE) FROM OPERATIONS	153,342	108,920	76,982
FUND BALANCE, END OF YEAR	\$ 228,511	\$ 337,431	\$ 414,413



COUNCIL COMMUNICATION

CC #: 0093

File #: 0201-01 & 0900-01

Title: 401 Oak Street - Budget Adjustment
Contact: Charlie Fralick 916-774-5706 cfralick@roseville.ca.us

Meeting Date: 6/19/2019

Item #: 6.24.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council adopt an ordinance approving two budget adjustments that will transfer excess funds from the completed Libraries Remodel CIP to cover the cost to relocate the existing unleaded fuel tank from 401 Oak Street to Fire Station 5 and remove an additional 400 tons contaminated soil from the 401 Oak Street site.

BACKGROUND

Per the sales agreement with the University Development Foundation (UDF), the City is obligated to remediate any hazardous materials existing on the property prior to the transfer of ownership. A site investigation of 401 Oak Street was initiated to assess the extent of contaminated soil. The investigation estimated that 150 tons of impacted soil would need to be removed. City staff initiated the project based upon the Engineer's estimate. During excavation, City Staff found the extent of the impacted soil exceeded the original findings. City staff removed all impacted soil to the extent possible without damaging or endangering the structural integrity of 401 Oak Street. A total of 550 tons of impacted soil was removed. The additional soil removal and rainy weather encountered during the excavation caused the project to take longer and cost more than originally estimated.

In addition, 401 Oak Street originally housed a redundant above-ground fuel tank that served as back up for the main fueling station at the Corporation Yard. The tank also served as a primary fuel source for various City departments. A portion of the funding request will be used to relocate and install the fuel tank at Fire Station 5.

FISCAL IMPACT

The cost of the additional work is \$160,000.00. The resources for the budget adjustment are coming from excess funds in the completed Libraries Remodel CIP.

ECONOMIC DEVELOPMENT / JOBS CREATED

Federal guidelines suggest that there is one job created for every \$92,000 in direct government spending. Based on that estimate, this budget adjustment created roughly one job.

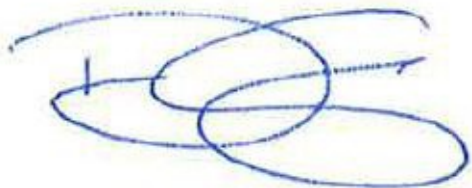
ENVIRONMENTAL REVIEW

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 budget adjustment request project does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Charlie Fralick, Project Coordinator

Jason Shykowski, Acting Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance No. 6109

Budget Adjustment Forms

ORDINANCE NO. 6109

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 401 Oak Street project, per request of the Public Works Department, as listed on the attached Request for Budget Adjustment.

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 _____, 2019, 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*: Charlie Fralick (pg 1 of 2)

DEPARTMENT/DIVISION*: Public Works, Facilities

FISCAL YEAR/EFFECTIVE DATE*: FY2018-19

PROPOSED COUNCIL DATE (if applicable): 06/19/2019

USE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY*	OBJECT*	FUND*	PROJECT	ACTIVITY	
160,000	08301	5662	301			Building Operations - 401 Oak Street
(160,000)	00301	5801	301			Reimbursement for 08301 from Gen'l CIP rehab - 310
\$ - 0 TOTAL						

SOURCE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY	OBJECT	FUND*	PROJECT	ACTIVITY	
160,000	00310	5800	310			Reimbursement to Bldg Imprv Fund 301 (08301)
(160,000)			310			Available Resources - Gen'l CIP Rehab (reduction)
\$ - 0 TOTAL						

FINANCE USE		Approved:		Approved:	
BUDGET MANAGER/DESIGNEE		DATE		Finance Director: DATE	
5/31/19		5/31/19		5/31/19	

Justification for Budget Adjustment*:

This budget adjustment for Building Operations (#08301) within the Building Improvement Fund 301 is needed to cover increased expenses due to the extent of impacted soil that exceeded our estimates based off initial soil investigations. City Staff removed approximately 550 tons of material, originally 150 tons of material was estimated by the Geotechnical Engineer who investigated and evaluated the site prior to construction. Funding to come from the CIP Rehab Fund 310 using reimbursed expenditures.

Approved:		Approved:	
REQUESTING DEPARTMENT HEAD / DESIGNEE		CITY MANAGER	
DATE		DATE	
5-31-19			



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.](#)

REQUESTER*: Charlie Fralick (pg 2 of 2)

DEPARTMENT/DIVISION*: Public Works, Facilities

FISCAL YEAR/EFFECTIVE DATE*: 2019

PROPOSED COUNCIL DATE (if applicable): 06/19/2019

For more detailed budget adjustment training information, including examples, please click on the following link: [Miscellaneous Budget Training Information.](#)

USE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY*	OBJECT*	FUND*	PROJECT	ACTIVITY	
(160,000)	10001	6130	301	051003	45	Library Remodel CIP - reducing
(160,000)	00310	8902	310	051003		Reduce TRF out to Fund 301 - Bldg Impr Fund
160,000			310			Available Resources Gen'l CIP Rehab (increase)
\$ (160,000)	TOTAL					
SOURCE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY	OBJECT	FUND*	PROJECT	ACTIVITY	
(160,000)	00301	3902	301	051003		Reduce TRF in from Gen'l CIP Rehab
\$ (160,000)	TOTAL					
FINANCE USE						
Approved:		5/31/19		5/31/19		
BUDGET MANAGER/DESIGNEE		DATE		Finance Director:		Date

Justification for Budget Adjustment*:

The Library Remodel CIP project #051003 is complete. \$160,000 remaining in this project will be used to fund the 401 Oak Street expenses related to impacted soil. This recommended budget adjustment will reduce the project located in the Building Improvement Fund 301 along with the associated transfer from General CIP Rehab Fund 310.

Approved:	5-31-19	Approved:	
REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	CITY MANAGER	DATE



COUNCIL COMMUNICATION

CC #: 0095

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

Title: Roller Compacted Concrete Pilot Project - Budget Adjustment Correction

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

Meeting Date: 6/19/2019

Item #: 6.25.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council adopt an ordinance to authorize a budget adjustment to correct ordinance #5806.

BACKGROUND

At their 3/1/2017 meeting, Council authorized a budget adjustment for the Roller Compacted Concrete Pilot Project that included a budget adjustment to fund the project with \$1,700,000 in Highway User Tax (HUT) funds (fund 252), among other sources.

Erroneously, under the "Source of Funds" section, the Pleasant Grove Drainage Basin Fund was listed (fund 250) in the approved budget adjustment, and subsequently transferred to the project (see attached original budget adjustment with error highlighted).

The error was recently discovered and this budget adjustment will authorize the correction of the budget and the actual transfer.

FISCAL IMPACT

The budget adjustment does not authorize the spending of any additional dollars. It allows for the correction of the budget and the actual transfer, to return funds to the Pleasant Grove Drainage Basin Fund from the Highway User Tax Fund, and to require future project expenses utilize Highway User Tax funds and not Pleasant Grove Drainage Basin funds, as intended for the project.

ECONOMIC DEVELOPMENT / JOBS CREATED

This budget adjustment does not create any 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)). The budget adjustment to correct the budget and dollars for the Roller Compacted Concrete project does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Stefanie Kemen, Senior Engineer

Jason Shykowski, Acting Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance No. 6110

Budget Adjustment - Correction

Budget Adjustment - Original/Error

ORDINANCE NO. 6110

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 to correct Ordinance #5806, per request of the Public Works Department, as listed on the attached Request for Budget Adjustment in the amount of \$185,217.00.

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 _____, 2019, 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. If you have questions or need assistance preparing this form, please contact the budget team @ BudgetTeam@roseville.ca.us

REQUESTER NAME & TITLE: Noah Siviglia, Associate Engineer
DEPARTMENT/DIVISION: Public Works / Engineering
FISCAL YEAR: FY2018-19 EFFECTIVE DATE: 6/19/2019
PROPOSED COUNCIL DATE (if applicable): 6/19/2019

[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](#)

USE OF FUNDS

AMOUNT	ACCOUNT NUMBER					Account Title / Activity Description
	GL		FUND	JL		
	ORG KEY	OBJECT		PROJECT	ACTIVITY	
42.297	00252	8902	252	172503		HUT Transfer to 250 (Pleasant Grove FY17) #a
142.920	00252	8902	252	172503		HUT Transfer to 250 (Pleasant Grove FY18) #b
(1,514,783)	00253	3902	253	172503		Roadway Fund Trf from 250 (Pleasant Grove) #c
1,514,783	00253	3902	253	172503		Roadway Fund Transfer from 252 (HUT) #d
\$ 185,217	TOTAL					

SOURCE OF FUNDS

AMOUNT	ACCOUNT NUMBER					Account Title / Activity Description
	GL		FUND	JL		
	ORG KEY	OBJECT		PROJECT	ACTIVITY	
42,297	00250	3902	250	172503		Pleasant Grove - Transfer from 252 (HUT FY17) #a
142,920	00250	3902	250	172503		Pleasant Grove - Transfer from 252 (HUT FY18) #b
(1,514,783)	00250	8902	250	172503		Pleasant Grove - Transfer to 253 (Roadway) #c
1,514,783	00252	8902	252	172503		HUT Transfer to 253 (Roadway) #d
(1,700,000)			252			Reduction to Available Resources - HUT
1,700,000			250			Increase to Available Resources - Pleasant Grove
\$ 185,217	TOTAL					

Justification for Budget Adjustment:

Budget adjustment needed to correct ordinance #5806. Funds were transferred from Pleasant Grove Drainage Basin Fund 250 to Fund 253 Roadway instead of from Fund 252 HUT to Fund 253. This budget adjustment will authorize the correction of dollars and budget.
#a. Pleasant Grove Drainage Basin to have funds returned by HUT for FY2017 actuals transferred.
#b. Pleasant Grove Drainage Basin to have funds returned by HUT for FY2018 actuals transferred.
#c. Remove incorrect budgeted transfer in FY19 from Pleasant Grove to Roadway.
#d. Re-budget for correct transfer from HUT to Roadway fund.

Stefanie Kemen

5/21/2019

PREPARED BY (PRINTED NAME)

DATE

PREPARED BY SIGNATURE

DATE

REQUIRED APPROVALS:

Stefanie Kemen for J Szykowski 5/21/19

REQUESTING DEPARTMENT HEAD / DESIGNEE

DATE

BUDGET MANAGER / DESIGNEE

DATE

CHIEF FINANCIAL OFFICER / DESIGNEE

DATE

CITY MANAGER / DESIGNEE

DATE



- ORIGINAL -
Relates to
Ordinance
#5806

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*: Noah Siviglia

DEPARTMENT/DIVISION*: Public Works / Engineering

FISCAL YEAR/EFFECTIVE DATE*: FY17 / 3/1/2017

PROPOSED COUNCIL DATE (if applicable): 03/01/2017

USE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY*	OBJECT*	FUND*	PROJECT	ACTIVITY	
350,000	20010	6130	253	172503	45	Resurfacing project funded by Gas Tax
1,700,000	20010	6130	253	172503	45	Resurfacing project funded by HUT
1,500,000	20010	6130	253	172503	45	Resurfacing project funded by TMF
4,850,000	20010	6130	253	172503	45	Resurfacing project funded by LTF
350,000	00253	3902	253	172503		Transfer in from Gas Tax
1,700,000	00253	3902	253	172503		Transfer in from HUT
1,500,000	00253	3902	253	172503		Transfer in from TMF
4,850,000	00253	3902	253	172503		Transfer in from LTF
\$ 16,800,000	TOTAL					

SOURCE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY	OBJECT	FUND*	PROJECT	ACTIVITY	
350,000			201			Gas tax fund balance
1,700,000			252			HUT Fund balance
1,500,000			221			TMF Fund balance
4,850,000			441			Local Transportation Fund fund balance
350,000	00201	8902	201	172503		Transfer out to Roadway Fund
1,700,000	00250	8902	250	172503		Transfer out to Roadway Fund
1,500,000	00221	8902	221	172503		Transfer out to Roadway Fund
4,850,000	00441	8902	441	172503		Transfer out to Roadway Fund
\$ 16,800,000	TOTAL					

FINANCE USE Approved: Kathy Cullen 2/9/17 Warty Hand
BUDGET MANAGER/DESIGNEE DATE FINANCE DIRECTOR Date

Justification for Budget Adjustment*:

This budget adjustment will supply budget for the construction contract, construction contingency, material testing, inspection and project management. The project is in the Roadway fund and is funded with transfers in from Gas Tax, HUT, TMF and LTF.

Approved: <u>[Signature]</u> 2-8-2017 REQUESTING DEPARTMENT HEAD / DESIGNEE DATE	Approved: <u>(Signed on 3/1/2017)</u> CITY MANAGER DATE
---	--

Revised 6/2016

Pleasant Grove Drainage Basin fund # used. (250)

HUT fund (252) intended.



COUNCIL COMMUNICATION

CC #: 0107

File #: 0705 & 0214 & 0201-01

Title: Safe Routes to School Program - Budget Adjustment
Contact: Jana Cervantes 916-746-1300 jcervantes@roseville.ca.us

Meeting Date: 6/19/2019

Item #: 6.26.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached ordinance to approve a budget adjustment in the amount of \$14,328.00 for additional reimbursable Safe Routes to School grant funding.

BACKGROUND

The City is currently wrapping up a seven-year Safe Routes to School (SRTS) grant. Last year, the California Department of Transportation (Caltrans) offered additional funding that enabled the City to provide extended programs and services to our local grant-eligible schools. This funding came after the FY2018-19 budget was approved. Therefore, the additional reimbursable funding needs to be added to the Public Works Engineering FY2018-19 budget. The final invoice for this grant will be submitted for reimbursement in June of 2019.

FISCAL IMPACT

Because eligible expenditures are reimbursable by the grant, there is no impact to the General Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

Federal guidelines suggest that there is one job created for every \$92,000.00 in direct spending. Based on that figure, the additional funding created 0.16 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 changes in the environment (CEQA Guidelines §15061(B)(3)). A budget adjustment does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Jana Cervantes, Senior Engineer

Jason Shykowski, Acting Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance No. 6112

Budget Adjustment Form

ORDINANCE NO. 6112

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 Safe Route to School program, per request of the Public Works Department, as listed on the attached Request for Budget Adjustment in the amount of \$14,328.00.

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 _____, 2019, 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*: Jana Cervantes

DEPARTMENT/DIVISION*: Public Works - Engineering

FISCAL YEAR/EFFECTIVE DATE*: FY 2019

PROPOSED COUNCIL DATE (if applicable): 06/19/2019

USE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY*	OBJECT*	FUND*	PROJECT	ACTIVITY	
14,328	08320	5998	100			Safe Route to School Grant Reimbursed- Pass thru
\$ 14,328	TOTAL					

SOURCE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL			JL		
	ORG KEY	OBJECT	FUND*	PROJECT	ACTIVITY	
14,328	08320	3751	100			Safe Route to School Reimbursement - Grant funds
\$ 14,328	TOTAL					

FINANCE USE	Approved:				
		5/31/19		5/31/19	
	BUDGET MANAGER/DESIGNEE	DATE	Finance Director:	Date	

Justification for Budget Adjustment*:

\$14,328.00 is needed to balance this year's Safe Route to School Funds in the Engineering/Public Works Budget. Additional funding was awarded the City mid-year and funding was spent over the original budgeted amount. A budget Adjustment is needed to balance the funding with the reimbursement amount. This funding was approved through the grant and will be reimbursed with the next grant invoice.

Approved:		Approved:	
	5-30-19		
REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	CITY MANAGER	DATE



COUNCIL COMMUNICATION

CC #: 0100

File #: 0201-01 & 0206-03-01

Title: Stone Point Community Facilities District Utility Costs - Budget Adjustment

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

Meeting Date: 6/19/2019

Item #: 6.27.

RECOMMENDATION TO COUNCIL

Staff is requesting City Council adopt an ordinance to approve a budget adjustment in the amount of \$2,000.00 for the Stone Point Community Facilities District (CFD) No. 2.

BACKGROUND

The Parks, Recreation & Libraries Department is requesting an additional \$2,000.00 for utility bills to be paid by the Stone Point CFD No. 2. Utility costs were greater than anticipated in the original FY2018-19 budget.

FISCAL IMPACT

There is sufficient fund balance in Stone Point CFD No. 2 to accommodate this request. There is 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 Guidelines §15061(b)(3)). This budget adjustment does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Eric Dexter, Parks Superintendent

Dion Louthan, Assistant City Manager

A handwritten signature in blue ink, appearing to read 'D. Casey', with a stylized, overlapping loop structure.

Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance No. 6111

Budget Adjustment_Utility Costs

ORDINANCE NO. 6111

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 utility bills to be paid by the Stonepoint #2 CFD, at the request of the Parks, Recreation & Libraries Department, as listed on the attached Request for Budget Adjustment in the amount of \$2,000.00.

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 _____, 2019, 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*: Eric Dexter, Parks Superintendent

DEPARTMENT/DIVISION*: Parks, Recreation & Libraries/Parks Maintenance

FISCAL YEAR/EFFECTIVE DATE*: FY2018-19

PROPOSED COUNCIL DATE (if applicable): 06/19/2019

USE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL		FUND*	JL		
	ORG KEY*	OBJECT*		PROJECT	ACTIVITY	
2,000	00774	5400	200			Stonepoint #2 CFD/Utilities
\$ 2,000	TOTAL					
SOURCE OF FUNDS*						
AMOUNT*	ACCOUNT NUMBER					Account Title/Activity Description*
	GL		FUND*	JL		
	ORG KEY	OBJECT		PROJECT	ACTIVITY	
2,000			200			Available funds in Stonepoint #2 CFD
\$ 2,000	TOTAL					
FINANCE USE BUDGET MANAGER/DESIGNEE Approved: FINANCE DIRECTOR 5/29/19 DATE 5/29/19 DATE						

Justification for Budget Adjustment*:

The Parks, Recreation & Libraries Department is requesting \$2,000 for utility bills to be paid by the Stonepoint #2 CFD. The utility expenses exceed the amount included in the original budget for FY19, however, there are enough funds in the district to cover the increased cost.

Approved: REQUESTING DEPARTMENT HEAD / DESIGNEE	Approved: CITY MANAGER
5/22/19 DATE	DATE



COUNCIL COMMUNICATION

CC #: 0119

File #: 0201-01 & 0201

Title: Fiscal Year 2018-19 Administrative Budget Adjustments
Contact: Scott Pettingell 916-746-1306 spettingell@roseville.ca.us

Meeting Date: 6/19/2019

Item #: 6.28.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt an ordinance to adopt the attached Fiscal Year (FY) 2018-19 administrative budget adjustments.

BACKGROUND

The Finance Department has identified the following administrative adjustments to the Fiscal Year (FY) 2018-19 budget:

1. **Roadway Fund (253)/Air Quality Mitigation Fund (AQMF) (257):** In FY2017-18, approximately \$358,000.00 was transferred from the AQMF to the Roadway Fund for a Congestion Mitigation and Air Quality (CMAQ) grant budgeted in the 2017 Arterial Americans with Disabilities Act (ADA) Ramps Project (162505). The revenues associated with the CMAQ grant were also inadvertently deposited directly into the Roadway Fund, resulting in a \$358,000.00 surplus in the Roadway Fund. The recommended budget adjustment will authorize the transfer of these excess funds back to the AQMF.

2. **General Fund Contributions by Developers Fund (101)/Strategic Improvement Fund (110)/Park Development West Roseville Specific Plan (WRSP) Fund (243)/Roadway Fund (253):** In FY2017-18, approximately \$66,000.00 was inadvertently transferred from the General Fund Contributions by Developers Fund (\$3,873.00), Strategic Improvement Fund (\$9,896.00), and Park Development WRSP Fund (\$52,342.00) to the Roadway Fund for the Nela Luken Village Center Park Project (185004). The recommended budget adjustment will authorize the return of this funding from the Roadway Fund.

3. **General Fund (100):** The FY2018-19 budget includes approximately \$657,000.00 in funding for the Placer County Property Tax Administration Fee (SB 2557) as a reduction to secured property tax revenues. To ensure compliance with Generally Accepted Accounting Principles (GAAP), staff recommends that the City Council authorize an adjustment to the budget to appropriate this funding as an expenditure rather than a reduction to revenue. This budget adjustment will result in a corresponding increase in the secured property tax budget and no increase to the General Fund overall.

4. **Utility Exploration Center Fund (227)/Electric Fund (490)/Water Operations Fund (480)/Wastewater Operations Fund (470)/Solid Waste Operations Fund (460):** Currently, the Electric (490) and Environmental Utilities (480,470,460) Funds contribute funding to the Utility

Exploration Center (UEC) Fund (227) to operate the UEC. Beginning in FY2019-20, the costs associated with operating the UEC will be directly funded by the Electric and Environmental Funds within cost centers in the new Oracle enterprise resource planning (ERP) system; therefore, the Utility Exploration Center Fund is no longer required and will be closed as of June 30, 2019. The recommended budget adjustment will authorize the return of the remaining fund balance of \$70,000.00 to the respective funding sources including the Electric Operations Fund (\$35,000.00), Water Fund (\$11,667.00), Wastewater Operations Fund (\$11,666.00), and Solid Waste Fund (\$11,667.00).

FISCAL IMPACT

The recommended budget adjustments ensure that: 1) expenditures/expenses align with City Council approved funding allocations; 2) the budget complies with GAAP; 3) and unnecessary funds are closed.

Following is a summary of the impact of the recommended budget adjustments on available resources:

Budget Adjustment #	Fund	Increase/(Decrease)
1	AQMF Fund (257)	\$ 358,179.00
1	Roadway Fund (253)	\$(358,179.00)
2	General Fund Contributions by Developers Fund (101)	\$3,873.00
2	Strategic Improvement Fund (110)	\$ 9,896.00
2	Park Development WRSP Fund (243)	\$ 52,342.00
2	Roadway Fund (253)	\$(66,111.00)
3	Electric Fund (490)	\$ 35,000.00
3	Water Operations Fund (480)	\$ 11,667.00
3	Wastewater Operations Fund (470)	\$11,666.00
3	Solid Waste Operations Fund (460)	\$ 11,667.00
3	UEC Fund (227)	\$(70,000.00)

The only funds that will incur a decrease in available resources are the Roadway Fund and UEC Fund. There are adequate resources available in these two funds for the recommended budget adjustments.

ECONOMIC DEVELOPMENT / JOBS CREATED

This item is not connected to any new 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)). Budget adjustments do not include the potential for a significant environmental effect, and therefore are not subject to CEQA.

Respectfully Submitted,

Scott Pettingell, Budget Manager

Dennis Kauffman, Chief Financial Officer

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

Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance No. 6114

FY2019-20 Administrative Budget Adjustments

ORDINANCE NO. 6114

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 FY2018-19 administrative budget adjustments, per the request of the Finance Department, as listed on the attached Request for Budget Adjustment.

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 _____, 2019, 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. If you have questions or need assistance preparing this form, please contact the budget team @ BudgetTeam@roseville.ca.us

REQUESTER NAME & TITLE: Valerie DePeel/Budget Analyst

DEPARTMENT/DIVISION: Finance

FISCAL YEAR: FY2018-19 EFFECTIVE DATE: 6/19/2019

PROPOSED COUNCIL DATE (if applicable): 6/19/2019

[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](#)

USE OF FUNDS						
Amount	Account					Account Title/Description
	GL		Fund	JL		
	Org Key	Object		Project	Activity	
358,179	00257	3902	257			AQMF - Transfer in from 253 - Roadway
358,179			257			Available Resources - Increase
\$ 716,358	TOTAL					
SOURCE OF FUNDS						
Amount	Account					Account Title/Description
	GL		Fund	JL		
	Org Key	Object		Project	Activity	
358,179	00253	8902	253			Roadway Fund - Transfer out to 257 - AQMF
358,179			253			Available Resources - Decrease
\$ 716,358	TOTAL					
Justification:						
Budget adjustment recommended for the Roadway Fund 253 to refund Air Quality Mitigation Fund (AQMF) (257). In FY2018 funds were transferred from the AQMF (257) to the Roadway (253) to move revenue from a Congestion Mitigation and Air Quality (CMAQ) grant to fund project #162505 (2017 Arterial Americans with Disabilities Act (ADA) Ramps). The grant revenue was also inadvertently deposited directly to the Roadway Fund (253), resulting in a \$358,179 surplus in the Roadway Fund (253). This recommended budget adjustment will return the funds to AQMF (257).						

USE OF FUNDS						
Amount	Account					Account Title/Description
	GL		Fund	JL		
	Org Key	Object		Project	Activity	
3,873	00101	3902	101	185004		GF Contribution by Dvlpr Fund - Transfer In from 253
9,896	00110	3902	110	185004		SIF - Transfer In from 253
52,342	00243	3902	243	185004		Park Dvlpr WRSP - Transfer in from 253
3,873			101			Available Resources - Increase
9,896			110			Available Resources - Increase
52,342			243			Available Resources - Increase
\$ 132,222	TOTAL					
SOURCE OF FUNDS						
Amount	Account					Account Title/Description
	GL		Fund	JL		
	Org Key	Object		Project	Activity	
3,873	00253	8902	253	185004		Roadway Fund - Transfer out to 101
9,896	00253	8902	253	185004		Roadway Fund - Transfer out to 110
52,342	00253	8902	253	185004		Roadway Fund - Transfer out to 243
66,111			253			Available Resources - Decrease
\$ 132,222	TOTAL					
Justification:						
Budget adjustment recommended to correct Fiscal Year 2017-18 transfers that resulted in excess funding in the Roadway Fund (253) for project #185004 (Nela Luken Village Center Park). This budget adjustment will provide authority to return funding from the Roadway Fund (253) to the following funds:						
Fund 101 - General Fund Contribution by Developer				3,873		
Fund 110 - Strategic Improvement Fund				9,896		
Fund 243 - Park Development West Roseville Specific Plan (WRSP)				52,342		

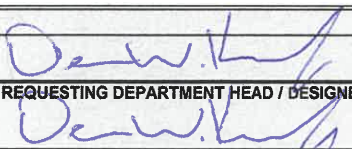
USE OF FUNDS						
Amount	Account					Account Title/Description
	GL		Fund	JL		
	Org Key	Object		Project	Activity	
656,840	00100	5701	100			Property Tax Admin Fee - SB2557
\$ 656,840	TOTAL					
SOURCE OF FUNDS						
Amount	Account					Account Title/Description
	GL		Fund	JL		
	Org Key	Object		Project	Activity	
656,840	00100	3001	100			Secured Property Tax revenue - increase
\$ 656,840	TOTAL					
Justification:						
The FY2018-19 budget includes funding for the County Property Tax Administration Fee (SB 2557) as a reduction to Secured Property Tax revenues. To ensure compliance with Generally Accepted Accounting Principles (GAAP), staff recommends that the City Council authorize an adjustment to the budget to appropriate this funding as an expenditure rather than a reduction to revenue. The recommended budget adjustment will result in a corresponding increase in Secured Property Tax revenues.						

USE OF FUNDS						
Amount	Account					Account Title/Description
	GL		Fund	JL		
	Org Key	Object		Project	Activity	
35,000	00490	3900	490			Transfer in from UEC Fund to close Fund
11,667	00480	3900	480			Transfer in from UEC Fund to close Fund
11,666	00470	3900	470			Transfer in from UEC Fund to close Fund
11,667	00460	3900	460			Transfer in from UEC Fund to close Fund
35,000			490			Available Resources - Increase
11,667			480			Available Resources - Increase
11,666			470			Available Resources - Increase
11,667			460			Available Resources - Increase
\$ 140,000	TOTAL					

SOURCE OF FUNDS						
Amount	Account					Account Title/Description
	GL		Fund	JL		
	Org Key	Object		Project	Activity	
70,000	00227	8900	227			Transfer out to Utility Funds to close Fund
70,000			227			Available Resources - Decrease
\$ 140,000	TOTAL					

Justification:

Beginning in FY2019-20, the costs associated with operating the UEC will be directly funded by the Electric and Environmental Funds within cost centers in the new Oracle enterprise resource planning (ERP) system; therefore, the Utility Exploration Center Fund is no longer required and will be closed as of June 30, 2019. The recommended budget adjustment will authorize the return of the remaining fund balance of \$70,000 to the respective funding sources including the Electric Operations Fund (\$35,000), Water Fund (\$11,667), Wastewater Operations Fund (\$11,666), and Solid Waste Fund (\$11,667).

<i>Valerie DePiet</i> PREPARED BY (PRINTED NAME)	<i>6/5/19</i> DATE	<i>Valerie DePiet</i> PREPARED BY SIGNATURE	<i>6/5/19</i> DATE
REQUIRED APPROVALS:			
 REQUESTING DEPARTMENT HEAD / DESIGNEE	<i>6/5/19</i> DATE	 BUDGET MANAGER / DESIGNEE	<i>6/5/19</i> DATE
 FINANCE DIRECTOR / DESIGNEE	<i>6/5/19</i> DATE	 CITY MANAGER / DESIGNEE	 DATE



COUNCIL COMMUNICATION

CC #: 0137

File #: 0206-03-01

Title: Second Reading of Ordinance - Formation of Sierra Vista Specific Plan, Westpark-Federico Community Facilities District No. 1 (Public Facilities)

Contact: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us
Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

Meeting Date: 6/19/2019

Item #: 6.29.

RECOMMENDATION TO COUNCIL

Not applicable.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

Not applicable.

Respectfully Submitted,

Jeannine Thrash, Administrative Analyst

Dennis Kauffman, Chief Financial Officer

ATTACHMENTS:

Description

ORDINANCE NO. 6115

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE LEVYING SPECIAL TAXES WITHIN CITY OF ROSEVILLE SVSP WESTPARK-FEDERICO COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES)

WHEREAS, on March 20, 2019, this City Council (the "City Council") of the City of Roseville (the "City"), adopted a resolution stating its intention to establish "City of Roseville SVSP Westpark-Federico Community Facilities District No. 1 (Public Facilities)" (the "CFD") and "City of Roseville SVSP Westpark-Federico Community Facilities District No. 1 (Public Facilities) (Future Annexation Area)" (the "Future Annexation Area") pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, sections 53311, *et. seq.*, of the California Government Code (the "Act"), to finance certain public services and the acquisition and construction of certain facilities;

WHEREAS, parcels within the Future Annexation Area shall be annexed to the CFD only with the unanimous approval (each, a "Unanimous Approval") of the owner or owners of each parcel or parcels at the time that parcel or those parcels are annexed to the CFD, without any requirement for further public hearings or additional proceedings;

WHEREAS, in connection with any future annexation, the City may designate a parcel or parcels as an improvement area (each, a "Future Improvement Area") within the CFD without additional hearings or procedures, and thereafter all proceedings for approval of the appropriations limit, the rate and method of apportionment and manner of collection of special taxes, and the authorization to incur bonded indebtedness for the improvement area, which may be different from other areas of the CFD, shall apply only to the Future Improvement Area;

WHEREAS, notice was published as required by the Act relative to the intention of this City Council to form the CFD and the Future Annexation Area, to provide for certain facilities and services, and to incur bonded indebtedness for the initial boundaries of the CFD in an amount not to exceed \$90,000,000;

WHEREAS, this City Council has held noticed public hearings as required by the Act relative to (i) the determination to proceed with the formation of the CFD and the Future Annexation Area, and the rate and method of apportionment of the special tax to be levied within the CFD to finance a portion of the costs of the facilities and services and (ii) the issuance of not to exceed \$90,000,000 of bonded indebtedness secured by the special tax levied in the initial boundaries of the CFD (excluding bonds described in Section 53364.2(e) of the California Government Code) for the CFD;

WHEREAS, at said hearing all persons desiring to be heard on all matters pertaining to the formation of the CFD and the Future Annexation Area, and the levy of said special taxes within the CFD were heard, substantial evidence was presented and considered by this City Council and a full and fair hearing was held;

WHEREAS, subsequent to the hearing, this City Council adopted resolutions entitled "A Resolution of Formation of the City Council of the City of Roseville to form the City of Roseville SVSP Westpark-Federico Community Facilities District No. 1 (Public Facilities) and Future

Annexation Area” (the “Resolution of Formation”), “A Resolution Determining Necessity to Incur Bonded Indebtedness of the City Council of the City of Roseville for the City of Roseville SVSP Westpark-Federico Community Facilities District No. 1 (Public Facilities)” (the “Resolution of Necessity”) and “A Resolution Calling Special Election of the City Council of the City of Roseville Regarding the City of Roseville SVSP Westpark-Federico Community Facilities District No. 1 (Public Facilities),” which resolutions defined the public facilities and services to be financed by the CFD (the “Facilities” and “Services,” respectively), established the CFD and the Future Annexation Area, authorized the levy of a special tax with the CFD, determined the necessity to incur bonded indebtedness in the CFD and called an election within the CFD on the propositions of incurring indebtedness, levying a special tax, and establishing an appropriations limit within the CFD, respectively; and

WHEREAS, on June 5, 2019, a special election was held within the CFD at which the eligible landowner-electors approved such propositions by the two-thirds vote required by the Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROSEVILLE, as follows:

Section 1. By the passage of this Ordinance, the City Council hereby authorizes and levies special taxes within the CFD (including any parcels in the Future Annexation Area that annex into the CFD) and each Future Improvement Area, if any, pursuant to the Act, at the rate and in accordance with the rate and method of apportionment of special tax for the CFD set forth as an exhibit to the Resolution of Formation or the rate and method of apportionment of special tax for the Future Improvement Area set forth in the Unanimous Approval(s) for such Future Improvement Area (each, a “Rate and Method”), which Resolution of Formation and Unanimous Approval(s) are by this reference incorporated herein. For Future Improvement Areas, a different rate and method may be adopted if the annexed territory is designated as a separate improvement area, as provided in the Resolution of Formation. The special taxes for the payment of Facilities and Services are hereby levied commencing in fiscal year 2019-20 and in each fiscal year thereafter as provided in each applicable Rate and Method. A special tax shall not be levied to finance the Facilities and Services after the fiscal year identified in the applicable Rate and Method, except that a special tax that was lawfully levied in or before the final tax year and that remains delinquent may be collected in subsequent years.

Section 2. The Chief Financial Officer of the City is hereby authorized and directed each fiscal year to determine the specific special tax rate and amount to be levied for the next ensuing fiscal year for each parcel of real property within the CFD and each Future Improvement Area, if any, in the manner and as provided in the Resolution of Formation.

Section 3. Except as set forth in the Rate and Method, properties or entities of the State, federal or local governments shall be exempt from any levy of the special taxes. In no event shall the special taxes be levied on any parcel within the CFD (including any parcels in the Future Annexation Area that annex into the CFD) or a Future Improvement Area, if any, in excess of the maximum tax specified in the Resolution of Formation and the applicable Rate and Method.

Section 4. All of the collections of the special tax shall be used as provided for in the Act, the applicable Rate and Method and in the Resolution of Formation including, but not limited to, the payment of principal and interest on bonds secured by the special taxes (the “Bonds”), the replenishment of the reserve fund for the Bonds, the payment of the costs of the Facilities and Services, the payment of the costs of the City in administering the CFD (including any parcels in

the Future Annexation Area that annex into the CFD), or a Future Improvement Area, if any, and the costs of collecting and administering the special tax.

Section 5. The special taxes shall be collected in the same manner as ordinary ad valorem taxes are collected and shall have the same lien priority, and be subject to the same penalties and the same procedure and sale in cases of delinquency as provided for ad valorem taxes; provided, however, that this City Council may provide for other appropriate methods of collection by resolutions of this City Council. In addition, the provisions of Section 53356.1 of the Act shall apply to delinquent special tax payments. The Chief Financial Officer of the City is hereby authorized and directed to provide all necessary information to the auditor/tax collector of the County of Placer in order to effect proper billing and collection of the special tax, so that the special tax shall be included on the secured property tax roll of the County of Placer for fiscal year 2019-20 and for each fiscal year thereafter as provided in each applicable Rate and Method.

Section 6. If for any reason any portion of this Ordinance is found to be invalid, or if the special tax is found inapplicable to any particular parcel within the CFD (including any parcels in the Future Annexation Area that annex into the CFD), or a Future Improvement Area, if any, by a court of competent jurisdiction, the balance of this Ordinance and the application of the special tax to the remaining parcels within the CFD or a Future Improvement Area, if any, shall not be affected.

Section 7. The Mayor shall sign this Ordinance and the City Clerk shall cause the same to be published within fifteen (15) days after its passage at least once in a newspaper of general circulation published and circulated in the City.

Section 8. This Ordinance shall take effect 30 days from the date of final passage.

The foregoing Ordinance was adopted by the City Council of the City of Roseville on the _____ day of _____, 2019, on the following vote:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

Mayor

ATTEST:

City Clerk



COUNCIL COMMUNICATION

CC #: 0139

File #: 0323 & 0721

Title: Second Reading of Ordinance - Conduct and Standards for Public Transportation and Public Transportation Facilities - Roseville Municipal Code Amendment
Contact: Marc Glynn 916-774-5095 mglynn@roseville.ca.us

Meeting Date: 6/19/2019

Item #: 6.30.

RECOMMENDATION TO COUNCIL

ORDINANCE NO. 6116 OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER 11.34 TO TITLE 11 OF THE ROSEVILLE MUNICIPAL CODE REGARDING CONDUCT AND STANDARDS FOR PUBLIC TRANSPORTATION AND PUBLIC TRANSPORTATION FACILITIES, for second reading and adoption.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable.

ENVIRONMENTAL REVIEW

Not applicable.

Respectfully Submitted,

Rob Baquera, Department Public Information Officer

James Maccoun, Police Chief



Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance No. 6116

ORDINANCE NO. 6116

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER
11.34 TO TITLE 11 OF THE ROSEVILLE MUNICIPAL CODE REGARDING CONDUCT
AND STANDARDS FOR PUBLIC TRANSPORTATION AND PUBLIC
TRANSPORTATION FACILITIES

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Chapter 11.34 of Title 11 of the Roseville Municipal Code is hereby added to read as follows:

CHAPTER 11.34

**CONDUCT AND STANDARDS FOR PUBLIC TRANSPORTATION AND PUBLIC
TRANSPORTATION FACILITIES**

11.34.010 Findings.

The city council of the City of Roseville finds and determines that:

A. The City of Roseville has a diverse public transportation network, consisting of various forms of alternative transportation within the Roseville Transit system. Roseville Transit includes, but is not limited to, dial-a-ride, paratransit ADA service, local fixed route buses, commuter buses, and express bus service.

B. Additionally, the City of Roseville partners with regional partners such as Placer County Transportation Planning Agency (PCTPA), Western Placer Consolidated Transportation Services Agency (WPCTSA), Placer County Transit (PCT), Amtrak, Capital Corridor Joint Powers Authority (CCJPA), and Sacramento Regional Transit (SacRT) to provide a larger network of alternative transportation services to those who live, work, and leisure in Roseville.

C. Due to the increasing size of the City of Roseville and the increase in available alternative transportation options, it is necessary for public health and safety to establish uniform standards for conduct on and around the various alternative transportation facilities and vehicles within the City of Roseville.

D. This Chapter shall provide a uniform standard for conduct on all Roseville Transit public transportation vehicles, as well as in and around all Roseville Transit Facilities and Partner Transit Operator Transit Facilities located within the City of Roseville.

11.34.020 Definitions.

For the purposes of this chapter, the words and phrases shall have the same meanings respectively ascribed to them by this section:

A. “Disorderly conduct” means any of the following: consumption of alcoholic beverages on public property, public drunkenness, obstructing the free passage of pedestrians over public property, the obstruction of free passage of vehicles within the public right-of-way, littering, fighting, loud speaking or shouting, drug trafficking, lewd conduct, disturbance of the peace, brandishing a weapon pursuant to Penal Code § 417, as may be amended from time to time, conduct that violates any provision of the Roseville Municipal Code, including, but not limited to, Chapter 9.24, 10.30, 10.34, 10.37, 10.38, 10.52, 10.53, 10.56, 13.12, and such other conduct that constitutes a public nuisance or a violation of law.

B. “Partner Transit Operator” means a non-Roseville Transit transportation agency or authority, including but not limited to Western Placer Consolidated Transportation Services Agency (WPCTSA), Placer County Transit (PCT), Capital Corridor Joint Powers Authority (CCJPA), Amtrak, and Sacramento Regional Transit (SacRT). This does not include private transportation services such as limos, taxis, etc.

C. “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.

D. “Public transportation vehicle” means any vehicle, including a bus, designed, used or maintained for carrying 10 or more persons, including the driver; or a passenger vehicle designed for carrying fewer than 10 persons, including the driver, and used to carry passengers for hire.

E. “Roseville Transit” means the City of Roseville’s transit operator.

F. “Roseville Transit Service Policies” means the policies and procedures of Roseville Transit, as may be amended from time to time, including but not limited to Roseville Transit’s Code of Conduct.

G. “Transit Facilities” shall include all Roseville Transit and Partner Transit Operator facilities, including but not limited to all kiosks, transit transfer points, bus shelters, bus stops, bus loading zones (as defined by Section 11.02.020), bus depots (as provided for in Chapter 19.36), passenger loading zones (as defined by Section 11.02.030), train stations, transit shelters, transit stops, transit depots, any location where transit tickets are sold or distributed, and any other physical location where public transportation vehicles or trains load or unload passengers.

11.34.030 General Conditions and Standards- Violations.

It shall be a violation of this Chapter and a public nuisance for any person to do, or cause to be done, any of the following:

A. Any act prohibited under Penal Code 640, as may be amended from time to time.

B. Any act prohibited under Penal Code Section 640.5, as may be amended from time to time.

C. Any act in violation of the Code of Conduct of the Roseville Transit Service Policies, as amended from time to time.

- D. Any act in violation of a rule, policy, or procedure of a Partner Transit Operator.
- E. Parking a vehicle in violation of any State or local law, including but not limited to, parking a vehicle at designated bus loading zones and/or near Transit Facilities which are posted as a no-parking area.
- F. Any disorderly conduct within twenty (20) feet of any Transit Facility and/or Public transportation vehicle.
- G. Any act that blocks, prevents, or otherwise interferes with any Public transportation vehicle or the use of any Transit Facilities.

11.34.040 Enforcement.

- A. It is unlawful and a public nuisance to violate any of the provisions of this chapter and city shall have the authority to enforce any violation of this code.
- B. Violation of this chapter may be charged as an infraction, misdemeanor, or administrative citation in the discretion of the City Attorney.
- C. The violation of any provision of this chapter shall be and is hereby declared to be contrary to the public interest and shall, at the discretion of city, create a cause of action for injunctive relief.
- D. In addition to the civil remedies and criminal penalties set forth herein, any person that violates the provisions of this chapter may be subject to administrative remedies, as set forth by city ordinance.
- E. 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.

11.34.050 Severability.

The provisions of this chapter are hereby declared to be severable. If any section, sentence, clause, phrase, word, portion or provision of the ordinance codified in this chapter is held invalid, or unconstitutional, or unenforceable, by any court of competent jurisdiction, such holding shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of said ordinance which can be given effect without the invalid portion. In adopting said ordinance, the city council affirmatively declares that it would have approved and adopted said ordinance even without any portion which may be held invalid or unenforceable.

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 #: 0103
File #: 0400-07

Title: North Central Roseville Specific Plan - Parcel 49 - Lot 9 Parcel Map
Contact: Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

Meeting Date: 6/19/2019
Item #: 6.31.

RECOMMENDATION TO COUNCIL

It is recommended that the City Council take the following actions:

1. Approve the parcel map on file with the City Clerk and accept on behalf of the public the easements offered thereon, and approve the abandonment of the easements listed thereon.

BACKGROUND

The Development Services - Engineering Division has reviewed the subject parcel 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 three parcels for commercial development.

FISCAL IMPACT

No fiscal impact to the General Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

The commercial development of the parcels will be the results of the acceptance of this map, creating jobs associated with the construction of future projects.

ENVIRONMENTAL REVIEW

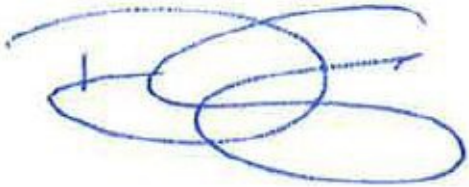
This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines per Section 15305 pertaining to Minor Alterations in Land Use Limitations,

and pursuant to Section 305 of the City of Roseville CEQA Implementing Procedures.

Respectfully Submitted,

Kerry Andrews, Assistant Engineer

Mike Isom, Development Services Director

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

Dominick Casey, City Manager

ATTACHMENTS:

Description

Parcel Map

OWNER'S STATEMENT

THE UNDERSIGNED BEING THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE LANDS SUBDIVIDED HEREON, HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PARCEL MAP OF "NCRSP – PARCEL 49 – LOT 9"; AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

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

(1) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, WATER, GAS, SANITARY SEWER, ELECTROLIERS AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO, ON, OVER, UNDER AND ACROSS THE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

BSO, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: BAYSIDE COVENANT CHURCH, INC.,
A CALIFORNIA NONPROFIT CORPORATION,
AS TRUSTEE OF BAYSIDE SUPPORTING
ORGANIZATION, SOL MEMBER

BY: _____ BY: _____
NAME: _____ NAME: _____
TITLE: _____ TITLE: _____

NOTARY 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 _____)

ON _____, _____ BEFORE ME, _____, A NOTARY PUBLIC
PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE _____
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY
MY COMMISSION NO. _____ EXPIRES: _____

BENEFICIARY'S STATEMENT

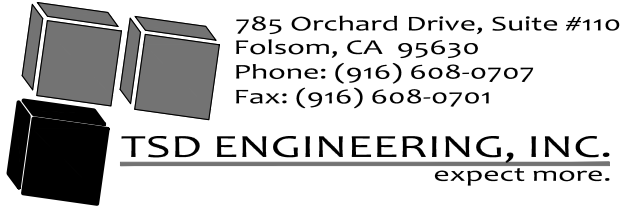
NATIONAL COVENANT PROPERTIES, BENEFICIARY UNDER THE THREE DEEDS OF TRUST RECORDED JULY 2, 2013, AS INSTRUMENT NO. 2013–0065515, RECORDED APRIL 29, 2014, AS INSTRUMENT NO. 2014–0027022, AND RECORDED MARCH 19, 2015, AS INSTRUMENT NO. 2015–0020236, OFFICIAL RECORDS OF PLACER COUNTY.

NATIONAL COVENANT PROPERTIES, AN ILLINOIS NOT FOR PROFIT CORPORATION

BY: _____

PRINT NAME AND TITLE

PARCEL MAP OF
NCRSP - PARCEL 49 - LOT 9
SUBDIVISION NO. PL19-0078
BEING ALL OF LOT 9, DD MAPS 34
LYING IN SECTION 22, T.11 N., R.6 E., M.D.M.
CITY OF ROSEVILLE, COUNTY OF PLACER
STATE OF CALIFORNIA
JUNE 2019

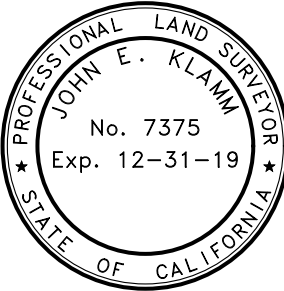


SURVEYOR'S STATEMENT

THIS PARCEL MAP OF "NCRSP – PARCEL 49 – LOT 9" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF BSO, LLC IN APRIL 2019. I HEREBY STATE THAT THIS PARCEL MAP OF "NCRSP – PARCEL 49 – LOT 9" SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED: _____

JOHN E. KLAMM, L.S. 7375
EXP. DATE: 12/31/2019



NOTARY 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 _____)

ON _____, _____ BEFORE ME, _____, A NOTARY PUBLIC
PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL
SIGNATURE _____
(PRINTED NAME)

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY
MY COMMISSION NO. _____ EXPIRES: _____

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF "NCRSP – PARCEL 49 – LOT 9" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

DATED: _____

MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE
R.C.E. 69879
EXP. DATE 9/30/2020

I HEREBY STATE THAT I AM SATISFIED THAT THIS PARCEL MAP OF "NCRSP – PARCEL 49 – LOT 9" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

DATED: _____

TIMOTHY G. BLAIR, P.L.S. 8278
EXP. DATE: 12/31/2019



CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE HAS APPROVED THIS PARCEL MAP OF "NCRSP – PARCEL 49 – LOT 9" AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENTS OFFERED HEREON FOR DEDICATION, AND HAS APPROVED THE ABANDONMENT OF THE EASEMENTS LISTED WITHIN NOTE 3 ON SHEET 2.

DATED: _____

CITY CLERK, CITY OF ROSEVILLE

BY _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS _____ DAY OF _____, 2019, AT _____, M IN BOOK _____
OF PARCEL MAPS, AT PAGE _____, PLACER COUNTY RECORDS, AT THE REQUEST OF
TSD ENGINEERING, INC.

FILE NO. 2019–_____.

RYAN RONCO
PLACER COUNTY RECORDER

FEE: _____ BY: _____
DEPUTY

PARCEL MAP OF
NCRSP - PARCEL 49 - LOT 9
SUBDIVISION NO. PL19-0078
BEING ALL OF LOT 9, DD MAPS 34
LYING IN SECTION 22, T.11 N., R.6 E., M.D.M.
CITY OF ROSEVILLE, COUNTY OF PLACER

JUNE 2019

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

TSD ENGINEERING, INC.
expect more.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL WITH THE SOUTHWESTERLY BOUNDARY OF LOT 9, AS SHOWN ON THE FINAL MAP OF "NCRSP - PARCEL 49", FILED IN BOOK DD OF MAPS, AT PAGE 34, PLACER COUNTY RECORDS, THE BEARING WHICH IS GIVEN AS N48°05'02"W BETWEEN FOUND MONUMENTS SHOWN HEREON.

REFERENCES

- (1) "REGIONAL 65 CENTRE", R MAPS 24
- (2) "HIGHLAND RESERVE PHASE NO. 1 LARGE LOT SUBDIVISION", T MAPS 79
- (3) "NCRSP - PARCEL 49", DD MAPS 34

NOTES

1. THIS SUBDIVISION CONTAINS 25.927 ACRES GROSS AND IS CREATING 3 COMMERCIAL PARCELS.

2. ALL CURVES SHOWN HEREON ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH AND CHORD BEARING & DISTANCE. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

3. PURSUANT TO SECTION OF 66445(J) OF THE CALIFORNIA GOVERNMENT CODE THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY ABANDONED:

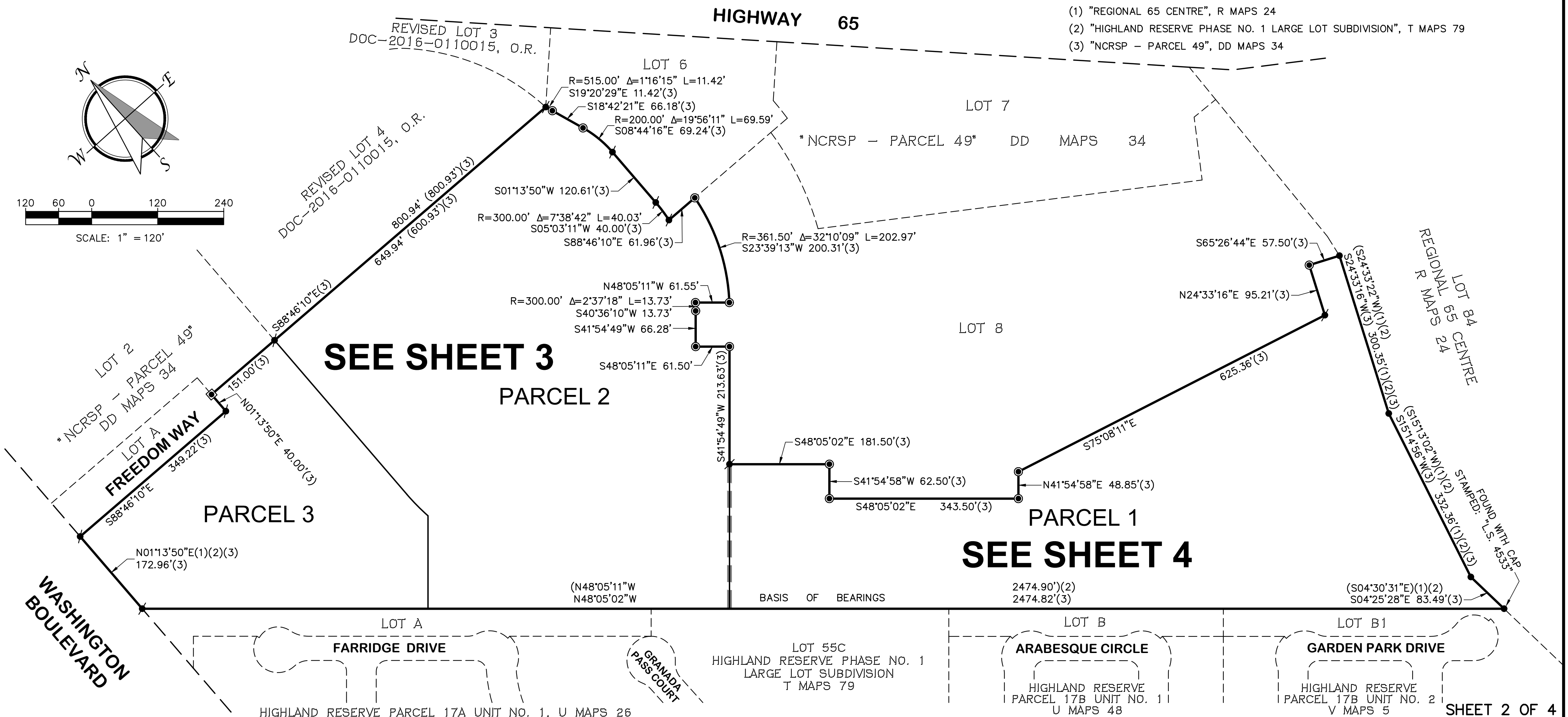
- A. ALL THOSE PORTIONS OF THE PUBLIC UTILITY EASEMENT 27 FEET IN WIDTH, AS DEDICATED AND SHOWN ON THE FINAL MAP OF "NCRSP - PARCEL 49", FILED IN BOOK DD OF MAPS, AT PAGE 34, PLACER COUNTY RECORDS, THAT ARE NOT SHOWN HEREON.

4. THE PROPERTY INCLUDED IN THIS SUBDIVISION IS SUBJECT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOC-2017-0011120, O.R.P.C. SAID DECLARATION SETS FORTH TERMS FOR THE MAINTENANCE OF COMMON AREA FACILITIES, AND GRANTS RECIPROCAL EASEMENTS FOR ACCESS, PARKING, DRAINAGE, SEWER, WATER AND UTILITIES.

5. THE PROPERTY INCLUDED IN THIS SUBDIVISION IS SUBJECT TO THE RESTRICTIVE COVENANT RECORDED AS DOC-2017-0011131, O.R.P.C.

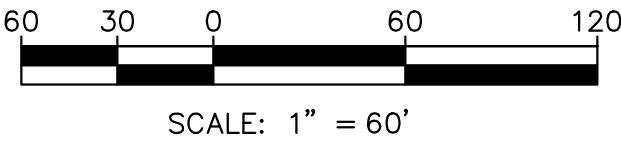
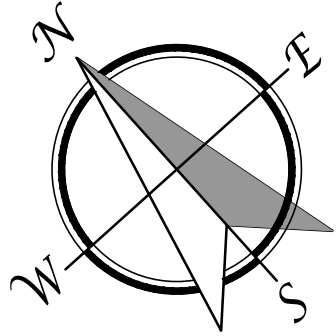
LEGEND

- FOUND SURVEY SPIKE & WASHER STAMPED "LS 7375" PER (3)
- FOUND 5/8" REBAR WITH PLASTIC CAP "LS 7375" PER (3)
- FOUND 5/8" REBAR (NO TAG) UNLESS NOTED OTHERWISE
- FOUND STANDARD CITY WELL MONUMENT STAMPED "L.S. 7375" PER (3)
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "L.S. 7375" OR SET MAG SPIKE WITH 1-1/2" DISC STAMPED "L.S. 7375" IN ASPHALT OR SET MAG NAIL WITH 1-1/2" DISC STAMPED "L.S. 7375" IN CONCRETE
- Ⓢ CENTERLINE
- D.E. DRAINAGE EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- T.L.E. TRANSMISSION LINE EASEMENT
- W.M.E. WATER MAIN EASEMENT



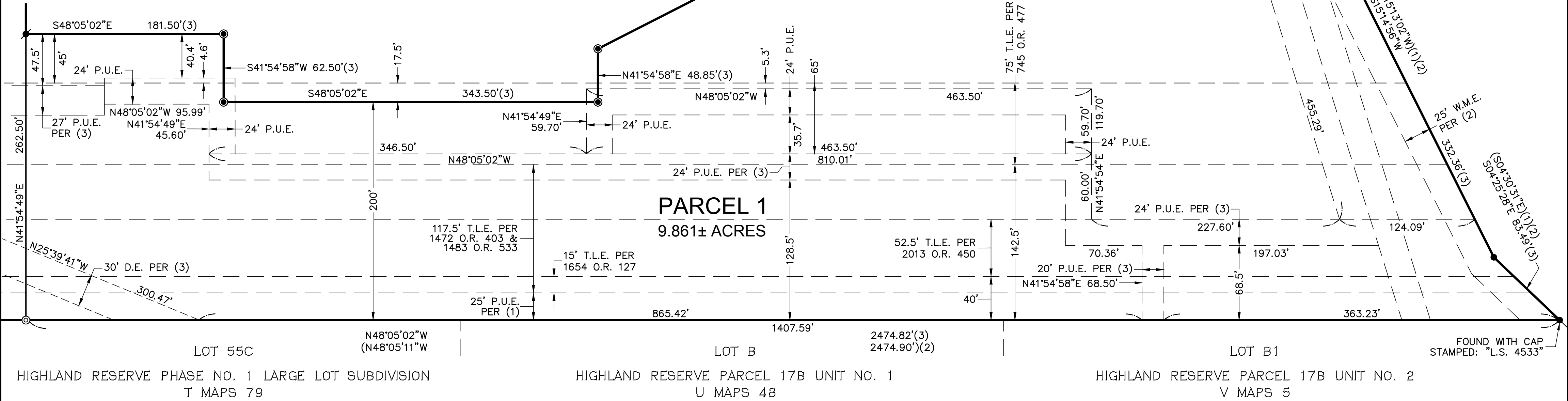
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TSD ENGINEERING, INC.
expect more.



LOT 8
"NCRSP - PARCEL 49" DD MAPS 34

SEE SHEET 3





COUNCIL COMMUNICATION

CC #: 0105
File #: 0600-02

Title: Out of State Travel Request - Police Department
Contact: Traci Drake 916-746-1081 tdrake@roseville.ca.us

Meeting Date: 6/19/2019
Item #: 6.32.

RECOMMENDATION TO COUNCIL

Staff request that Council approve a Youth Services Officer travel to Pigeon Forge, Tennessee for a national school safety conference.

BACKGROUND

The National Association of School Resource Officers (NASRO) is hosting a conference focused on school-based policing. The conference promotes collaboration between law enforcement officers, educators, students, parents and communities in order to provide a safe learning environment for our children. Conference training topics covered will be digital threat assessment, using social media to find violent intent frequency, preventing the next school shooting, solo officer rapid deployment, homemade explosives and suicide. There is an extensive list of break out sessions offered covering more school safety topics and an opportunity to learn from keynote speaker Frank DeAngelis, retired Principal of Columbine High School.

FISCAL IMPACT

A grant received by the Social Services Unit will pay for all costs involved including tuition, airfare, lodging and meals. There is no cost to the City or impact to the General Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

Not applicable to this request for out-of-state travel.

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)). Approval of out of state travel does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Traci Drake, Public Safety Program Coordinator

James Maccoun, Police Chief

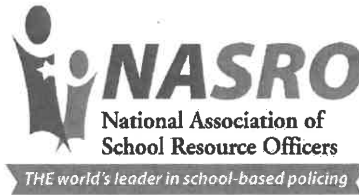


Dominick Casey, City Manager

ATTACHMENTS:

Description

NASRO Conference



NASRO NATIONAL SCHOOL SAFETY CONFERENCE

Smoky Mountains, TN

June 23 – 28, 2019

Saturday, June 22

8:00 am – 5:00 pm NASRO Basic Course - Music Road Resort Hotel, 303 Henderson Chapel Road

Sunday, June 23

8:00 am – 5:00 pm NASRO Basic Course - Music Road Resort Hotel, 303 Henderson Chapel Road. *Pre-registration required*

8:00 am – 5:00 pm Digital Threat Assessment Training - Music Road Resort Hotel, 303 Henderson Chapel Road. *Pre-registration required*

8:00 am – 5:00 pm L.E.A.D Certification Training - Music Road Resort Hotel, 303 Henderson Chapel Road. *Pre-registration required*

8:00 am – 5:00 pm Mental Health First Aid Certification – Black Fox Lodge Hotel, 3171 Parkway. *Pre-registration required*

8:00 am – 5:00 pm Solo Officer Rapid Deployment (SORD) - Music Road Resort Hotel, 303 Henderson Chapel Road. *Pre-registration required*

10:00 am – 11:00 am Non-denominational Worship Service – LeConte Center

2:00 pm – 6:00 pm Attendee Registration – LeConte Hall Foyer

3:00 pm – 6:00 pm Exhibit Hall Opens – LeConte Hall

3:00 pm – 6:00 pm NASRO Store Open - LeConte Hall

4:00 pm – 6:00 pm Exhibit Hall Reception - LeConte Center
Sponsored by Innocorp, Ltd.

7:00 pm – 8:30 pm Non-denominational Night of Praise – LeConte Center

Monday, June 24

7:00 am – 8:45 am	Attendee Registration – LeConte Hall Foyer
8:00 am – 9:00 am	Opening Ceremonies – LeConte Center <i>NASRO encourages wearing uniforms or business attire during Opening Ceremonies and for Awards</i>
9:00 am – 4:30 pm	NASRO Information Desk Open– LeConte Hall Foyer
9:00 am – 11:30 am	General Session Lt. Colonel Dave Grossman, The Active Killer <i>Sponsored by SchoolGuard and Hero911)</i>
10:00 am – 1:00 pm	Exhibit Hall Open – LeConte Hall
10:00 am - 1:00 pm	NASRO Store Open - LeConte Hall
11:30 am – 12:45 pm	Lunch Provided
1:00 pm – 1:30 pm	Awards Ceremony <i>Sponsored by ALICE Training Institute</i> <i>NASRO encourages wearing uniforms or business attire during Award Ceremony</i>
1:30 pm – 4:30 pm	General Session Jermaine Galloway, High in Plain Sight: You Can't Stop What You Don't See <i>Sponsored by CENTEGIX</i>
2:00 pm – 5:00 pm	NASRO COURSES ** Music Road Resort Hotel Basic Advanced Supervisor & Management School CPTED
1:00 pm – 5:00 pm	IPMBA - Music Road Resort Hotel, 303 Henderson Chapel Road
4:30 pm – 6:00 pm	Exhibit Hall – LeConte Hall
4:30 pm - 6:00 pm	NASRO Store - LeConte Hall
6:00 pm – 9:00 pm	NASRO Corn Hole Tournament - LeConte Hall <i>Sponsored by Vigilant Solutions</i>

Tuesday, June 25

7:30 am – 4:30 pm	NASRO Information Desk Open – LeConte Hall Foyer
7:30 am – 9:30 am	Exhibit Hall – LeConte Hall <i>Coffee and Donuts Sponsored by Vigilant Solutions</i>
7:30 am - 9:30 am	NASRO Store- LeConte Hall Foyer
8:00 am – 5:00 pm	NASRO COURSES ** Music Road Resort Hotel Basic Advanced Supervisor & Management School CPTED
8:00 am – 5:00 pm	IPMBA ** Music Road Resort Hotel
8:00 am - 4:15 pm	Breakout Training Sessions
11:45 am – 12:45 pm	Regional Networking Lunch Region 1 (FL, GA, NC, SC, USVI, PR) –Greenbriar Hall A Region 2 (DC, KY, OH, MD, VA, WV) – Greenbriar Hall B Region 3 (DE, NJ, NY, PA) – Greenbriar Hall C Region 4 (CT, ME, MA, NH, RI, VT) – North 1A Region 5 (IA, IL, IN, MO, KS) – North 1B Region 6 (AL, AR, LA, MS, TN) – LeConte Center Region 7 (AZ, NM, OK, TX) – North 2B Region 8 (MI, MN, NE, ND, SD, WI) – North 3A Region 9 (AK, CA, HI, NV, OR, WA) – North 3B Region 10 – (CO, ID, MT, UT, WY) – North 2A
7:00 pm – 8:30 pm	NASRO Store Open – LeConte Hall Foyer
7:00 pm – 11:00 pm	Evening event Hosted by Raptor Technologies

Wednesday, June 26

7:30 am – 12:00 pm	NASRO Information Desk Open – LeConte Hall Foyer
8:00 am – 12:00 pm	NASRO COURSES ** Music Road Resort Hotel Basic Advanced Supervisor & Management School CPTED

8:00 am – 12:00 pm	General Session Bernie James , Professor of Law at Pepperdine University <i>Sponsored by Verizon Wireless</i>
1:30 pm – 5:30 pm	TN POST Required Training (TN attendees only)
8:00 am – 5:00 pm	IPMBA ** Music Road Resort Hotel

Thursday, June 27

7:30 am – 4:30 pm	NASRO Information Desk Open - LeConte Hall Foyer
8:00 am – 5:00 pm	NASRO COURSES ** Music Road Resort Hotel Basic Advanced Supervisor & Management School CPTED .
8:00 am – 5:00 pm	IPMBA ** Music Road Resort Hotel
8:15 am – 4:15 pm	Breakout Training Sessions
11:15 am – 1:00 pm	Lunch Provided
12:30 pm – 4:30 pm	NASRO Store Open – LeConte Hall Foyer

Friday, June 28

8:00 am – noon	NASRO Information Desk Open
8:30 am – 9:00 am	General Membership Meeting
9:00 am – noon	Closing Keynote Frank DeAngelis , Leadership Lessons from Columbine and Beyond

(Speakers and agenda are subject to change.)

Trainers		Session Title
8:15-9:45		
Greenbriar A	John Michael Keyes	Standard Response Protocol
Greenbriar B	John Woodmansee	Virtual All-Hazard School Vulnerability Assessment
Greenbriar C	Bernie James	The List: Major Legislation and Top Cases
North 3	Elizabeth Simpson	An Overview of Federal Grant Opportunities, Technical Assistance, and Resources
8:15 - 11:30		
North 1	Dr. Megan Price and Lt. Easton McDonald	Insight Policing Basics: Conflict Resolution Skills for SROs
North 2	John D. Byrnes	SROs Must Prevent the Next School Shooting!
9:00 - 11:30		
LeConte Hall	Sgt. Rudy Perez	Career Survival for the SRO in the K-12 Environment in the 21st Century
10:00-11:30		
Greenbriar A	Jeff Kaye	Gatekeeper: The School "Immediate Responders"
Greenbriar B	Richard Wistocki and Carlos Farina	"Protecting Those Who Protect" First Responders help in Mental Health
Greenbriar C	Rick Shaw	FERPA, First Preventers, and Community-wide Connecting the Dots
North 3	Beth Madison	REMS Made Easy
1:00-2:30		
LeConte Hall	Det. Rob Smith	Understanding and Planning for School Bombing Incidents
Greenbriar B	Richard Wistocki	Identifying and Intercepting School Violence Via Cyber Crime Protocols
Greenbriar C	Jay Martain and Jason Breed	Changing the Digital Culture in Schools
North 1	Greg Crane	What's New with ALICE?
South 2	State Association Meeting	
1:00 - 4:15		
Greenbriar A	Brenna Morse and Kimberly Daubenspeck	Keeping Kids Safe: Building a Comprehensive Threat Assessment Program
North 2	Kelly DeVoll	Read, Recognize and Respond
North 3	Claudine Malone and Patricia Dailey Lewis	Child Sexual Abuse Prevention, Recognition & Reporting
2:45-4:15		
LeConte Hall	Det. Rob Smith	Homemade Explosives: Awareness, Recognition and Response
Greenbriar B	Alexandra Martinez	Working with Suicidal Youth: A guide to collaborative care
Greenbriar C	Jay Martain and Jason Breed	New Tactics to Teaching the Next Generation on Substance Use
North 1	Shawn Slezak	Active Shooter Response Training: Basics of Options-based Strategies
Wednesday, June 26- Tennessee Pathway to Post		
1:30-3:30	Brad Collins	Emergency Vehicle Operations Course (Required for TN Post Certification)
3:30-4:30	Sgt. Steve Owens	Child Sex Abuse (Required for TN Post Certification)
4:30-5:30	Matthew Gentry	Mental Health Awareness and Today's Youth (Required for TN Post Certification)
Thursday, June 27		
8:15 - 9:45		

LeConte Hall	Bernie James	The List: Major Legislation and Top Cases
Greenbriar A	Mike Edwards and Kelly Crouch	WA ICAC TF & SRO Partnerships: Keeping Kids Safe
Greenbriar B	Dan Willis	Trauma, Post-Traumatic Stress, and the Process of Healing
North 1	Robert Lopez	Building Effective Relationships Between Administrators and SROs
North 3	Kim Simon	Talk the Walk: Be a World Class Communicator yet Keep a Tactical Edge
8:15 - 11:30		
Greenbriar C	Michele Gay and Susan Payne	Frameworks for Prevention Before, During, and After the Crisis
North 2	Kimberly Miller	Keeping The Super Heroes Super
10:00-11:30		
LeConte Hall	Dr. Janet Bethany Buries and Jon Kantor	Homegrown Violent Extremist Mobilization Indicators
Greenbriar A	Lynelle Sparks and Tina Lincoln	Restorative Justice: Have the Pendulum Swung Too Far?
Greenbriar B	Cathy Delapaz	Child Sex Trafficking: What the SRO needs to know
North 1	Chuck Hart and Marc Junkerman	Breaking Away from the Old School Mindset that Self-Care is Selfish
North 3	Christian Moore	Resilience Can Be Taught: 4 Keys to Unleashing Resilience
1:00-2:30		
Greenbriar A	Mega Aukerman and Julie Knop	Achieving the Impossible: Talking to Teens
Greenbriar B	Robert K Waddell II	First Care for the First There
Greenbriar C	Ben Allen	Cyberbullying to Sextortion: Current Online Trends and How to Fight Back
North 2	Susan Payne	You receive an Anonymous Tip: Now What?!
North 3	Dr. Tabby Rabenberg	Effective Ways to Partner with Administration
South 2	Lynelle Sparks and Kerri Williamson	NASRO Instructor: An Inside Look at Becoming a NASRO Instructor
1:00 - 4:15		
LeConte Hall	John Skillestad	FBI Active Shooter - Prep/Response
North 1	Kristen Devitt and Susan Whitstone	The Wisconsin Comprehensive School Safety Framework
2:45-4:15		
Greenbriar A	Nicole R.H. Baker, Jeffrey Beck, and Michael Zeman	It Takes a Village
Greenbriar B	Det. Geoffrey Pavao and James Antonelli	Congratulations-You're now an SRO!
Greenbriar C	Christy Kane	Electronics and the Developing Brain
North 2	Chris Jones	Personality Conflict Management Using Myers-Briggs
North 3	Liz O'Connor, Shahram Fard, and Joseph Marcus	Facilitating Conversations Between Law Enforcement and Students



COUNCIL COMMUNICATION

CC #: 0120
File #: 0202-02

Title: Fiscal Year 2018-19 Third Quarter Report
Contact: Scott Pettingell 916-746-1306 spettingell@roseville.ca.us

Meeting Date: 6/19/2019
Item #: 6.33.

RECOMMENDATION TO COUNCIL

This is an informational item and requires no Council action.

BACKGROUND

This report summarizes the City's financial position through the Third Quarter of FY2018-19 for (1) the General Fund, (2) the enterprise operating funds, and (3) revenues in other selected funds.

FISCAL IMPACT

This item is a financial update only and has no fiscal impact.

ECONOMIC DEVELOPMENT / JOBS CREATED

This item is not connected to any new job creation.

ENVIRONMENTAL REVIEW

This item 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,

Scott Pettingell, Budget Manager

Dennis Kauffman, Chief Financial Officer

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

Dominick Casey, City Manager

ATTACHMENTS:

Description

FY2019 Third Quarter Report



Third Quarter Report Fiscal Year 2018-19



Third Quarter Report

Fiscal Year 2018-19

Introduction

This financial report provides an overview of the City's financial position through the third quarter of fiscal year (FY) 2018-19 (July 1, 2018, through March 31, 2019) for (1) the General Fund, (2) the major enterprise operating funds, and (3) revenues in other selected funds. Notable cumulative third quarter to third quarter and budget to actual comparisons are included in this report.

The following factors should be taken into consideration when analyzing third quarter data:

- Property tax revenue has not been received entirely (second installment expected in mid-May).
- Some significant costs are incurred up front (for example, CalPERS payments and some contracts) with variances smoothing out over the fiscal year.

General Fund: Operating Revenues

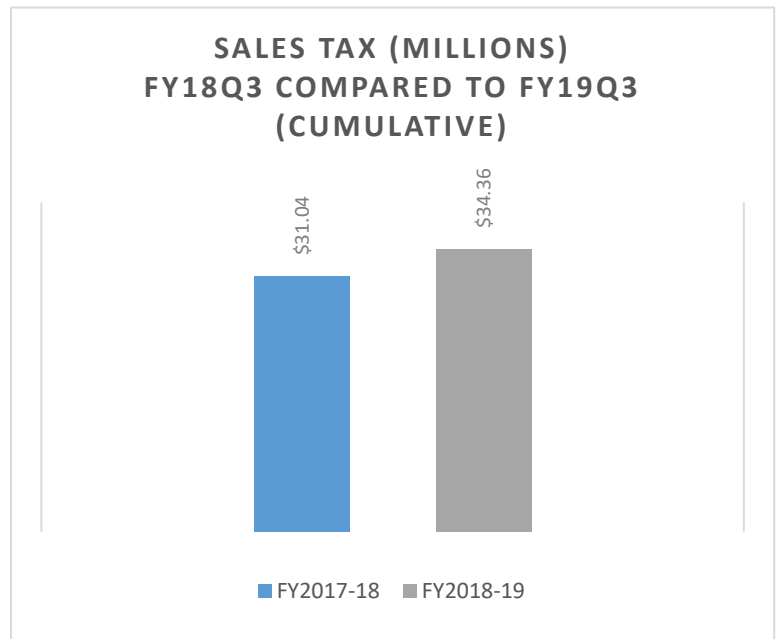
The following table includes cumulative revenue comparisons through the third quarter of FY2017-18 and FY2018-19 and a revenue budget to actual comparison for FY2018-19.

	Cumulative third quarter actual comparison (July 1 – March 31)				Budget to actual comparison	
	FY2017-18	FY2018-19	\$ Variance	% Variance	FY2018-19 Amended Budget	% of budget
Sales Tax	\$ 31,043,109	\$ 34,357,205	\$ 3,314,096	10.7%	\$ 56,947,700	60.3%
Property Tax	23,586,287	25,249,672	1,663,385	7.1%	44,725,920	56.5%
Parks, Recreation & Libraries Programs	2,717,844	2,705,618	(12,226)	-0.4%	4,053,321	66.8%
Building Permits	1,801,572	1,657,718	(143,854)	-8.0%	2,216,300	74.8%
Plan Check Fees	1,598,056	1,469,474	(128,582)	-8.0%	2,306,822	63.7%
Engineering Inspection Fees	127,115	64,756	(62,359)	-49.1%	171,880	37.7%
Grants	105,841	47,628	(58,213)	-55.0%	353,889	13.5%
Other Revenues	12,596,660	14,395,183	1,798,523	14.3%	17,507,134	82.2%
Total	\$ 73,576,484	\$ 79,947,254	\$ 6,370,770	8.7%	\$ 128,282,966	62.3%

General Fund operating revenues through the third quarter are \$6.4 million, or 9 percent above the same period in FY2017-18. Revenues are at 62 percent of the budget through the third quarter of the current year, primarily due to the timing associated with receiving some of the larger revenues sources. For instance, property tax is the second largest General Fund revenue source, but funding is received in two installments. The second installment will be received during the fourth quarter of the fiscal year. The following is an explanation of the notable variances:

- Sales tax revenues exceeded last year's cumulative third quarter by 11 percent or \$3.3

million. Approximately \$0.8 million of this increase is due to a delay in processing state-wide tax remittances caused by the implementation of a new software system at the California Department of Tax Fee Administration. These one-time revenues were not included in the FY2018-19 budget because the City was not made aware of the delay until after budget adoption. The remaining balance of \$2.5 million is attributed to growth in sales tax revenues as compared to the prior year.



Based on the latest sales tax forecast and accounting for the \$0.8 million in prior year revenues, sales tax is trending to end year approximately \$500,000 below the FY2018-19 budget estimates at \$56.4 million. Without the \$0.8 million in prior year revenues, sales tax revenues would come in \$1.3 million under budget.

- Property tax revenues exceeded last year's cumulative third quarter by 7% or \$1.7 million. This increase is attributed to continued growth in the housing market. Based on latest projections, property tax is expected to exceed estimates by \$2.7 million at \$47.4 million.
- Building permit revenues, plan check fees, and engineering inspection fees all decreased due to slower development activity as compared to the same period of FY2017-18. Although revenues are trending low for the third quarter of FY2018-19, the Development Services Department anticipates that these revenues will meet the budget target by the end of the fourth quarter.

- Other revenues increased by 14 percent or \$1.8 million. The major factors contributing to this variance include increased hotel/motel room tax revenues, reimbursements from the State for fire strike team, development reimbursement activity, and workers' compensation reimbursements.

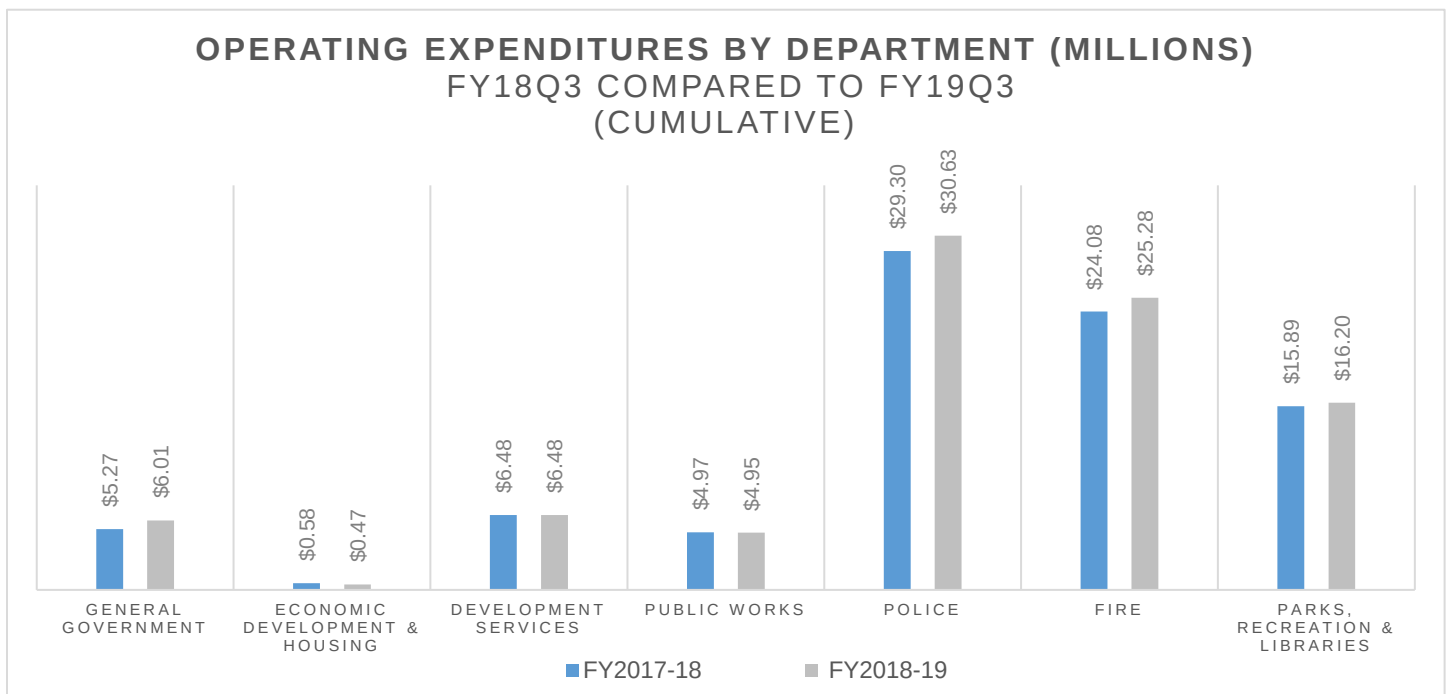
General Fund: Department Operating Expenditures

The following table includes cumulative third quarter actual expenditure comparisons for FY2017-18 and FY2018-19 and an expenditure budget to actual comparison for FY2018-19.

	Cumulative third quarter actual comparison (July 1 – March 31)				Budget to actual comparison	
	FY2017-18	FY2018-19	\$ Variance	% Variance	FY2018-19 Amended Budget	% of budget
General Government	\$ 5,265,421	\$ 6,009,388	\$ 743,967	14.1%	\$ 9,486,266	63.3%
Economic Development & Housing	577,453	470,459	(106,994)	-18.5%	814,076	57.8%
Development Services	6,480,647	6,479,602	(1,045)	0.0%	9,969,898	65.0%
Public Works	4,973,452	4,952,580	(20,872)	-0.4%	7,053,390	70.2%
Police	29,303,520	30,632,440	1,328,920	4.5%	41,782,519	73.3%
Fire	24,083,228	25,283,821	1,200,593	5.0%	32,387,215	78.1%
Parks, Recreation & Libraries	15,888,409	16,198,177	309,768	1.9%	23,127,137	70.0%
Total	\$ 86,572,130	\$ 90,026,467	\$ 3,454,337	4.0%	\$ 124,620,501	72.2%

Overall, cumulative third quarter General Fund expenditures increased 4 percent compared to the prior year. The expenditures for General Government (which includes Human Resources, Finance, City Clerk, etc.) increased 14 percent from the previous year. This increment is in alignment with the FY2018-19 budget and is mainly driven by personnel, materials, services, and supplies costs.

Economic Development & Housing show a significant decrease in expenditures compared to the third quarter of the previous year because of a Development Analyst position being vacant during most of the year. Police and Fire Departments' expenditures increased by 4.5% and 5% respectively due to higher budget requirements to maintain service levels. Spending in all of the remaining General Fund Departments for the third quarter of FY2018-19 was similar to the prior year quarter.



General Fund expenditures are tracking at 72 percent of the budget through the third quarter of FY2018-19. The following is an explanation of the department specific variances through the third quarter as compared to the prior year.

- Economic Development & Housing Department expenditures are trending low at 58 percent because of the vacant Development Analyst position through the third quarter. This trend will extend through the fourth quarter as the position will not be filled until the end of June.
- Fire Department expenditures are tracking at 78 percent of the budget, due to the maintenance of the four firefighter response standard despite reducing the standard to three firefighters in the budget, a large turnout (fire protection suit) order and higher than anticipated constant staffing costs. General Fund contingency funds in the amount of \$832,221 (2.6% of budget) will post during the fourth quarter to cover any budget overages.

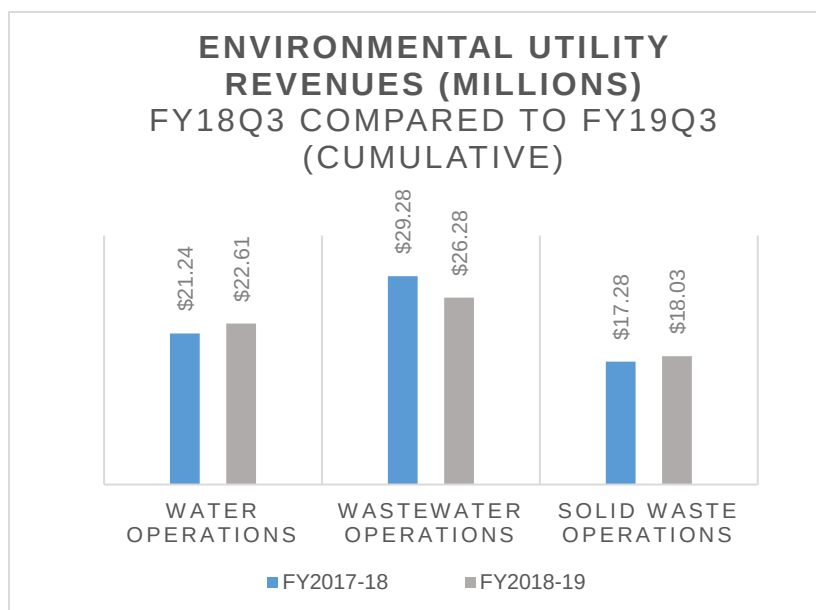
Overall General Fund departments' expenditures are trending low (under the 75% expectation) because of vacancies and labor charges allocated to the Enterprise Resource Planning (ERP) replacement project.

Enterprise Funds: Operating Revenue

The table below includes cumulative third quarter actual revenue comparisons for FY2017-18 and FY2018-19 and a revenue budget to actual comparison for FY2018-19 for the Enterprise Funds.

	Cumulative third quarter actual comparison (July 1 – March 31)				Budget to actual comparison	
	FY2017-18	FY2018-19	\$ Variance	% Variance	FY2018-19 Amended Budget	% of budget
Electric Operations	\$ 117,904,536	\$ 117,085,814	\$ (818,722)	-0.7%	\$ 164,273,925	71.3%
Water Operations	21,237,619	22,607,117	1,369,498	6.4%	30,440,666	74.3%
Wastewater Operations	29,279,975	26,279,381	(3,000,594)	-10.2%	38,394,809	68.4%
Solid Waste Operations	17,281,946	18,026,331	744,385	4.3%	23,270,158	77.5%
Transit	880,731	925,422	44,691	5.1%	10,918,918	8.5%
Transportation	48,329	197,381	149,052	308.4%	2,089,055	9.4%
Youth Development	5,318,086	5,629,045	310,959	5.8%	6,780,998	83.0%

Electric revenues are similar to the prior year with only a less than 1 percent change. Reduced large customer electric usage during the third quarter lowered actual revenues for the current fiscal year. It is expected that overall revenues for FY2018-19 will be approximately \$2 million under budget and will be offset by reduced expenditures.



Water and Solid Waste revenues increased compared to the first three quarters of last year due to rate increases of 7 percent and 2 percent respectively as well as increased utility sales. Wastewater revenues decreased by \$3 million or 10 percent due to timing associated with receiving wastewater reimbursements from the South Placer Municipal Utility District and County of Placer. The Department anticipates that the remainder of the reimbursements will be received during the fourth quarter after yearly reconciliation.

The Youth Development Fund revenues are tracking higher than expected at 83 percent of the budget due to higher demand for childcare programs and the opening of the Orchard Ranch site.

Overall, Enterprise Fund revenues as compared to the budget will meet or exceed targets. Larger budget to actual variances in the Transit and Transportation enterprise funds are due to the timing associated with their primary revenue streams as a majority of their funding is realized in the last quarter of the fiscal year.

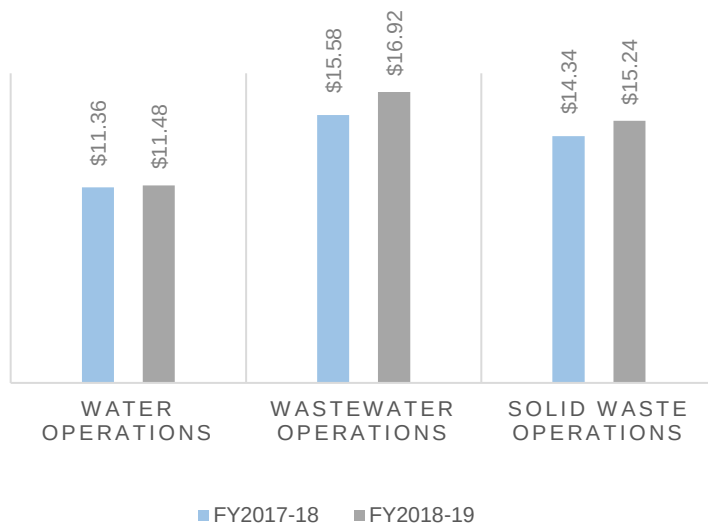
Enterprise Funds: Operating Expenditures

The following table includes cumulative third quarter actual expenditure comparisons for FY2017-18 and FY2018-19 and an expenditure budget to actual comparison for FY2018-19.

	Cumulative third quarter actual comparison (July 1 – March 31)				Budget to actual comparison	
	FY2017-18	FY2018-19	\$ Variance	% Variance	FY2018-19 Amended Budget	% of budget
Electric Operations	\$ 74,566,419	\$ 70,857,133	\$ (3,709,286)	-5.0%	\$ 120,938,568	58.6%
Water Operations	11,364,498	11,480,538	116,040	1.0%	23,833,117	48.2%
Wastewater Operations	15,580,996	16,920,154	1,339,158	8.6%	29,630,897	57.1%
Solid Waste Operations	14,340,284	15,243,533	903,249	6.3%	24,961,391	61.1%
Transit	3,963,247	3,940,639	-22,608	-0.6%	6,740,931	58.5%
Transportation	722,750	697,082	-25,668	-3.6%	1,430,351	48.7%
Youth Development	4,563,714	4,560,684	-3,030	-0.1%	6,547,179	69.7%

Most of the enterprise funds experienced decreased expenditures through the third quarter due to efficiencies gained, vacancies or seasonal expenditures. The variance in the Electric Fund, is the result of lower purchased power market prices and reduced customer energy usage resulting in a 5 percent or \$3.7 million decrease in expenditures as compared to the prior year.

**ENVIRONMENTAL UTILITIES
EXPENDITURES (MILLIONS)
FY18Q3 COMPARED TO FY19Q3
(CUMULATIVE)**



Water, Wastewater and Solid Waste expenses increased because budgeted transfers for the Utility Exploration Center, Environmental Utilities administration and outreach, and utility billing are being changed to reimbursed expenditures.

Overall, expenditures for all of the Enterprise Funds are tracking to end the year under budget. The following is an explanation of the factors contributing to these variances:

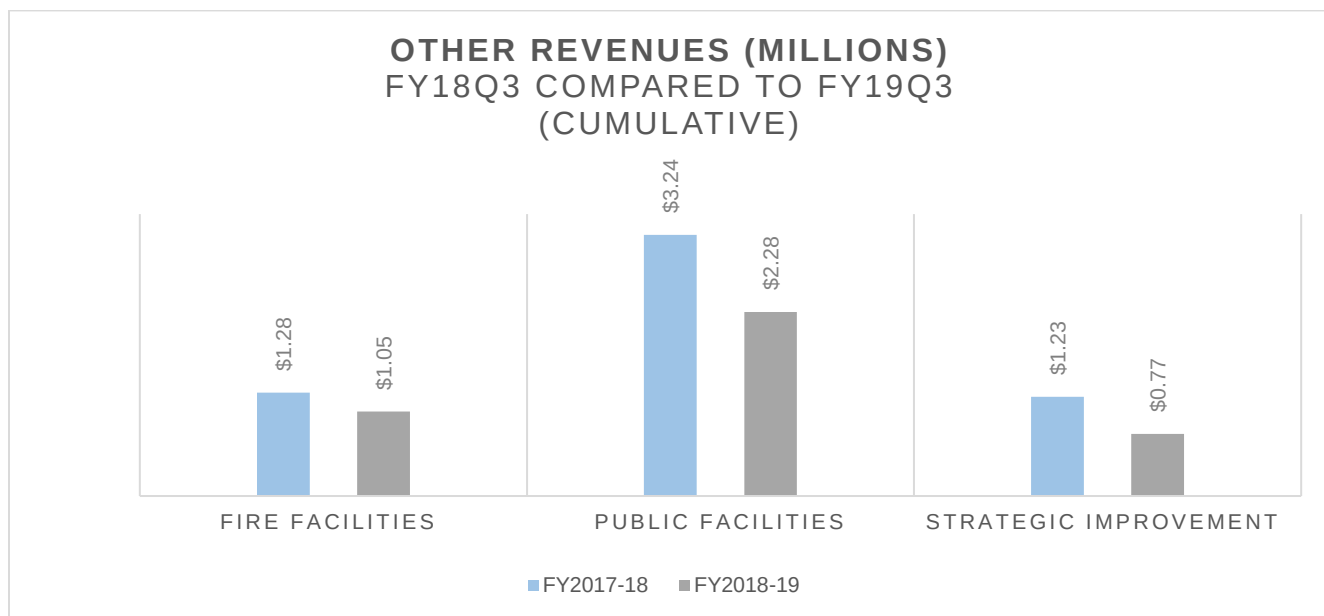
- Electric expenditures are tracking at 58.6 percent primarily due to reduced fuel and purchased power commodities prices.
- The expenditures for Water, Wastewater and Solid Waste Departments are trending low because of vacancies.
- Transit and Transportation expenditures are tracking low at 59 and 49 percent respectively due to partial year vacancies in both divisions and seasonal expenditures occurring towards the end of the four quarter.
- The expenditures for the Youth Development Fund are lower than budget at 70 percent as a result of efficiencies gained by changes in the staffing model and vacancies through the year.

Other Revenue

The table below shows revenues in the Fire Facilities Fund, Public Facilities Fund, and Strategic Improvement Fund through the third quarter of FY2018-19. The third quarter improved over the second quarter (Second quarter actual comparison: Fire Facilities: -27.7 percent; Public Facilities: -48.7 percent; and Strategic Improvement: -46.7 percent) but continued to trend lower than FY2017-18. Staff attributes these reductions to less development activity as compared to the same period of the previous fiscal year.

Overall, the Fire Facilities, Public Facilities and Strategic Improvement funds are tracking to come in on or above budget. All three of these funds are following relatively close to budget, despite less revenue as compared to the previous year quarter, because the City has historically taken a conservative approach when budgeting these revenues because of the volatile nature of development.

	Cumulative third quarter actual comparison (July 1 – March 31)				Budget to actual comparison	
	FY2017-18	FY2018-19	\$ Variance	% Variance	FY2018-19 Amended Budget	% of budget
Fire Facilities	\$ 1,283,618	\$ 1,048,044	\$ (235,574)	-18.4%	\$ 1,388,251	75.5%
Public Facilities	3,242,645	2,284,471	(958,174)	-29.5%	2,828,181	80.8%
Strategic Improvement	1,229,798	769,582	(460,216)	-37.4%	962,784	79.9%



Conclusion

Except for identified variances, expenditures and revenues are tracking as expected. Staff will continue to monitor these variances and come back to City Council in the winter with the FY2018-19 Year-End Report.



COUNCIL COMMUNICATION

CC #: 0133

File #: 0103-34-02

Title: FY2019-20 Grants Advisory Commission Funding Recommendation for Roseville Police Activities League, Inc.

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

Meeting Date: 6/19/2019

Item #: 6.34.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the Grants Advisory Commission recommendation to fund the grant application for the Roseville Police Activities League, Inc. (RPAL) for their Summer Program 2019 in the amount of \$15,000 from the Citizens' Benefit Trust Fund (CBF).

BACKGROUND

The City has two regular funding sources from which to award local community grants to non-profit organizations: the Citizens' Benefit Trust Fund (CBF) and the Roseville Employees Annual Charitable Hearts (REACH) Fund.

FY2019-20 FUNDING CYCLE

For the FY2019-20 fiscal year, \$379,903.00 has been budgeted for upcoming grants from these sources in the following amounts:

- \$376,779.00 from the Citizens' Benefit Trust Fund (CBF); and
- \$3,124.00 from the REACH Fund

Non-profit 501(c)(3) or (c)(4) organizations and private schools are eligible to apply to the Grants Advisory Commission, with the limit of one non-profit organization per school site. Each organization is limited to one application, without a maximum funding limit, in an effort to fund fewer projects and services with an increased amount of funding. The goal of this policy shift is so that these local community funds can have a greater impact through fewer larger awards based on the overall quality and ranking of applications received. The Commission continues to implement this direction from Council and this year recommended the funding of 15 grant recipients. All but one of these grant recommendations were acted upon as part of the City Council's actions at their May 15, 2019 meeting. The remaining grant recommendation, for the Roseville Police Activities League, Inc. (RPAL), was not acted upon at that meeting due to a lack of quorum.

The RPAL application is being recommended by the Commission to receive \$15,000, consistent with the organization's request, for use in their 2019 Summer Program. This recommendation is based on the overall scored ranking of the application using the Commission's scoring tool, which

includes consideration of: demonstrated need, clearly defined outcomes, ability to achieve an impact on the identified need, community engagement, collaboration, budget stability, and other funding being leveraged. For a complete list of the Commission's funding recommendations for FY2019-20 please refer to Attachment 1.

Since inception, the CBF has awarded \$15,647,476.00 for community programs and projects. REACH Fund awards have added another \$518,631.00 in community grant funding. Together, the CBF and REACH funds have provided \$16,166,107.00 of local support since the creation of these grant programs.

FISCAL IMPACT

There is no fiscal impact to the General Fund. The Citizens Benefit Trust Fund (CBF) was originally funded with proceeds from the sale of the Roseville hospital. Interest income earned on the investments made with the hospital sales proceeds provide grant funding each year. This year CBF yielded \$376,779.00 in interest for community giving. All of the grants, aside from this last \$15,000, have been awarded by the City Council based on the Grants Advisory Commission recommendations that were acted upon at the May 15, 2019 Council Meeting. These awards, totaling \$379,903.00, are included in the proposed FY2019-20 budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

The funding granted to local non-profits is invested directly into the Roseville community and is used to support a variety of programs and services that benefit Roseville residents. The funds granted through the CBF/REACH help to improve the quality of life in Roseville and is one of the key factors to attracting and keeping businesses in Roseville. Many of the dollars granted also directly create jobs by funding staff or contract workers for the local community organization.

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)). This grant does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Danielle Foster, Housing Manager

Laura Matteoli, Economic Development Department Director

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

Dominick Casey, City Manager

ATTACHMENTS:

Description

FY2019-20 Grant Funding Recommendations

2019-2020 GRANTS ADVISORY COMMISSION
Citizens Benefit Fund (CBF) and REACH FUNDING RECOMMENDATIONS

Organization Name	Application Title	Average Score	Requested Amount	CBF Funding	REACH Funding
The Gathering Inn	Emergency Overnight Homeless Shelter	86.67	\$105,000	\$50,000	
Placer Veterans Stand Down, Inc.	Placer Veterans Stand Down 2019	86.00	\$10,000	\$10,000	
A Touch of Understanding, Inc. (ATOU)	A Touch of Understanding, Disability- Awareness School Woskhops	85.50	\$20,000	\$20,000	
Placer Food Bank (PFB)	Feed Our Future	84.83	\$20,000	\$20,000	
Lighthouse Counseling & Family Resource Center	Child Abuse and Neglect Prevention Initiative	83.83	\$10,000	\$10,000	
Placer County Law Enforcement Chaplaincy	General Funding	81.50	\$10,000	\$10,000	
Keaton's Child Cancer Alliance (formerly Keaton Raphael Memorial)	Road to Survival	81.17	\$25,000	\$25,000	
Saint Vincent de Paul Society, Roseville Area Conference, Inc.	Food Locker Program	80.83	\$30,000	\$30,000	
Performing Arts of Roseville	Roseville's Music in the Park - 27th Annual Season	80.67	\$18,000	\$18,000	
Sierra College Foundation	Emancipated Youth Care Packs	80.33	\$25,000	\$21,876	\$3,124
Stand Up Placer, Inc.	Victim Services Project	80.00	\$30,000	\$30,000	
Advocates for Mentally Ill Housing, Inc.	Housing & Supportive Services	79.00	\$50,000	\$45,000	
The Lazarus Project, Inc.	Supportive Housing	78.67	\$8,600	\$8,600	
Assistance League of Greater Placer	Project: Clothes for Kids	78.33	\$45,500	\$45,500	
Roseville Police Activities League, Inc.	Summer Program 2019	77.83	\$15,000	\$15,000	
Homeless Resource Council of the Sierras	Homeless Services Coordination & HMIS Operations	77.67	\$30,000		
Placer Independent Resource Services	PIRS Assistive Technology Assistance Program	77.67	\$2,500		
Child Advocates of Placer County	CASA/Mentor Project for Roseville Foster Youth and At-Risk Youth	76.67	\$15,000		
ReCreate	GeniusMobile - Hands-on STEM Education	76.50	\$20,000		
Big Brothers Big Sisters Mentoring Program	ZMNAGJ	76.33	\$15,000		
Sacramento Region Performing Arts Alliance	Sacramento Philharmonic & Opera - Link Up Music Education Program in Roseville	75.50	\$10,000		
The Me One Foundation, Inc.	The Me-One Foundation, Camp Wieser	75.33	\$10,000		
The Petal Connection	Bedside Floral Bouquets for Homebound Seniors in Roseville	75.17	\$26,600		

Organization Name	Application Title	Average Score	Requested Amount	CBF Funding	REACH Funding
Sierra Forever Families	Foster Family Mentoring Project	74.33	\$10,000		
My Mother's Voice	A Book of My Own and Covering the Basics	73.17	\$20,000		
The Arc of Placer County	On the Go Program Support	72.20	\$10,000		
KidsFirst	Community & Student Mental Wellness	71.67	\$30,000		
Placer Breast Cancer Foundation	Placer Women's Retreat	71.33	\$5,000		
Placer Community Foundation on behalf of PCN	Placer Collaborative Network	70.50	\$5,000		
Roseville Community Concert Band	Summer Music Camp, Concert Production, Young Musician Outreach	69.00	\$20,000		
Youth for Christ Sacramento	Roseville Crossover Basketball and Adelante Continuation High School Campus Life/Parent Life Programs	68.25	\$18,625		
Health Education Council	Invest Health Roseville	67.67	\$18,325		
Wellness Within Cancer Support Services	Healing Movement for Cancer Patients	67.17	\$20,392		
Society for the Blind	Services for Seniors with Vision Loss	66.83	\$25,000		
Roseville Police Charitable Corporation	Roseville Senior Safety Program	66.80	\$6,280		
Boys & Girls Club of Placer County	Boys & Girls Club of Placer County - Roseville Site	64.50	\$140,850		
Mercy Housing California	MHC Resident Service Program - Lohse Apartments	63.80	\$9,000		
Junction Elementary Parent Teacher Club	Digital Literacy Project	62.80	\$20,929		
Life Skills Training and Educational Programs/LifeSTEPS	Thriving in Place with LifeSTEPS	62.75	\$7,500		
Royal Stage Christian Performing Arts	Royal Stage Therapeutic Arts Program	60.80	\$10,000		
Yur Circle	Yur Circle - Local Female Empowerment Programs	56.50	\$10,000		
Community Needs Assessment	Quotes at \$30,000 to \$40,000		\$35,000	\$17,803	
Total Funding Recommendations				\$376,779	\$3,124



COUNCIL COMMUNICATION

CC #: 0136
File #: 0102-10

Title: Resolution of Commendation to Judy Moore
Contact: Sonia Orozco 916-774-5269 sorozco@roseville.ca.us

Meeting Date: 6/19/2019
Item #: 6.35.

RECOMMENDATION TO COUNCIL

Recommend Judy Moore be commended for 13 years of outstanding service and dedication to the City of Roseville, and be wished a long, healthy, and enjoyable retirement.

BACKGROUND

Not applicable.

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 reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). Council approval of a resolution does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Sonia Orozco, City Clerk



Dominick Casey, City Manager

ATTACHMENTS:

Description

Judy Moore Resolution

CITY OF ROSEVILLE

RESOLUTION

OF

COMMENDATION

WHEREAS, Judy Moore began her distinguished career with the City of Roseville on June 14, 2006 as a Records Coordinator in the City Clerk Department; and

WHEREAS, Judy promoted to City Clerk Technician in August 2013; and

WHEREAS, Judy was adept in acquiring the knowledge necessary to excel in the City Clerk Department via the Roseville Municipal Code, the City Charter, the Brown Act, the California Government Code, Fair Political Practices Commission regulations, and the Elections Code; and

WHEREAS, Judy's skills and abilities contributed significantly to all functions in the City Clerk Department thereby she developed high standards for records management, the City Council agenda process, passport facilitation, City Council follow-up, elections administration, records requests and requests for information, event coordination, and she was an exceptional representative on the Employee Recognition Committee; and

WHEREAS, Judy was instrumental in the realization of multiple technology projects that kept the City Clerk Department and the City abreast of current technological advances including the implementation of SIRE for department and city wide document management, Novus for city wide City Council Agenda and Minutes administration, and ECampaign for electronic campaign finance management; and

WHEREAS, Judy has completed 10,000+ City Council follow-up items, 1500+ notaries, 1000+ passports, 10+ Boards & Commissions Annual Appreciation Dinners, 5+ City/County Officials events, 100+ records requests, and 4 administrative records; and

WHEREAS, Judy deservingly received the 2006 Pride of Roseville Commendation for Excellence Award for "Outstanding Work Performance Team", the 2012 Pride of Roseville Commendation for Excellence Award for "Outstanding Work Performance Team", the 2018 Pride of Roseville Commendation for Excellence Award for "Outstanding Work Performance Top Team", and many verbal and written accolades from the community and her co-workers.

WHEREAS, Judy has provided professional and loyal service to the City of Roseville.

NOW, THEREFORE, I, JOHN B. ALLARD II, MAYOR OF THE CITY OF ROSEVILLE, CALIFORNIA, do hereby commend **JUDY MOORE** for her 13 years of outstanding service and dedication to the City of Roseville and extend wishes for a long, healthy, and enjoyable retirement.

SIGNED this 19th day of June, 2019.

JOHN B. ALLARD II, MAYOR

ATTEST:

SONIA OROZCO, CITY CLERK
CITY OF ROSEVILLE, CALIFORNIA





COUNCIL COMMUNICATION

CC #: 0114

File #: 0206-03-01

Title: Villages at Sierra Vista Community Facilities District No. 1, Bond Issuance

Contact: Jeannine Thrash 916-774-5473 jthrash@roseville.ca.us
Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

Meeting Date: 6/19/2019

Item #: 7.1.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution authorizing the issuance of special tax bonds for, and on behalf of, the City of Roseville Villages at Sierra Vista Community Facilities District (CFD) No. 1 (Public Facilities), approving and directing the execution of a Fiscal Agent Agreement, approving the form of the Preliminary Official Statement, approving sale of such bonds, approving and directing the execution of a Bond Purchase Agreement, and approving other related documents and actions.

The attached resolution authorizes the execution and delivery of the following documents required for Villages at Sierra Vista CFD No. 1 (Public Facilities):

- Fiscal Agent Agreement
- Preliminary Official Statement
- Bond Purchase Agreement

BACKGROUND

Villages at Sierra Vista CFD No. 1 (Public Facilities) was formed May 2, 2018 with Resolution 18-119. The maximum authorized indebtedness for the District is \$310,000,000.00. The 2019 Bonds are being issued for the District to: (1) construct and acquire certain public facilities of benefit to the District (2) establish a debt service reserve fund, (3) provide capitalized interest, and (4) pay costs of issuance on the Bonds.

FISCAL IMPACT

The CFD will generate special taxes that will be paid by the property owners sufficient to pay the costs of the debt service, CFD administration, and any authorized pay-as-you-go facilities, as well as provide funding in the future for maintenance/replacement of constructed facilities. The issuance of these bonds will not impact the City's General Fund.

ECONOMIC DEVELOPMENT / JOBS CREATED

The number of jobs created by the issuance of the 2019 series of special tax bonds is unknown.

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 issuance of Special Tax Bonds does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

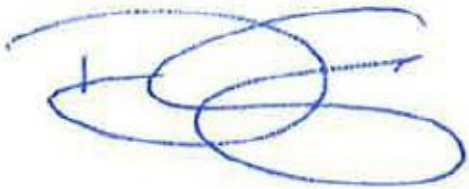
COMPLIANCE STATEMENT

In accordance with Government Code 5852.1, the following information consists of estimates of certain costs and charges for the Bonds that have been provided by the City's municipal financial advisor, which has been represented by such party to have been provided in good faith: (1) estimated true interest costs of the Bonds: 4.29%; (2) estimated finance charge of the Bonds (sum of all fees and charges paid to third parties): \$435,000; (3) estimated amount of proceeds of the Bonds received by the City (net of finance charges, reserves and capitalized interest, if any): \$12,335,000; and (4) estimated total payment amount (sum total of all payments to pay debt service on the Bonds plus the finance charge not paid with proceeds of the Bonds) calculated to the final maturity of the Bonds: \$25,800,000.

Respectfully Submitted,

Jeannine Thrash, Administrative Analyst

Dennis Kauffman, Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 19-284

Preliminary Official Statement

Bond Purchase Agreement

Fiscal Agent Agreement

RESOLUTION NO. 19-284

**A RESOLUTION AUTHORIZING THE ISSUANCE OF SPECIAL TAX BONDS
FOR AND ON BEHALF OF THE CITY OF ROSEVILLE VILLAGES AT SIERRA
VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES),
APPROVING AND DIRECTING THE EXECUTION OF A FISCAL AGENT
AGREEMENT, APPROVING THE FORM OF PRELIMINARY OFFICIAL
STATEMENT, APPROVING SALE OF SUCH BONDS, APPROVING AND DIRECTING THE
EXECUTION OF A BOND PURCHASE AGREEMENT, AND APPROVING
OTHER RELATED DOCUMENTS AND ACTIONS**

WHEREAS, this City Council (the "Council") of the City of Roseville (the "City") has conducted proceedings under and pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Chapter 2.5 of Part 1 of Division 2 of Title 5, commencing at Section 53311, of the California Government Code (the "Act"), to form the Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the "District"), to authorize the levy of special taxes upon the land within the District, and to issue bonds secured by said special taxes for the purpose of providing moneys for the construction and acquisition of authorized improvements for the District; and

WHEREAS, the Council, as legislative body of the District, authorized the issuance of special tax bonds of the City for the District in the maximum principal amount of not to exceed \$310,000,000, and the City now desires to issue the first series of the bonds (the "Bonds"); and

WHEREAS, there has been submitted to the City Council a Fiscal Agent Agreement (the "Fiscal Agent Agreement") between the City and The Bank of New York Mellon Trust Company, N.A., as fiscal agent, providing for the issuance of the Bonds of the City for the District, and the Council, with the aid of City staff, has reviewed the Fiscal Agent Agreement and found it to be in proper order, and now desires to approve the Fiscal Agent Agreement and the issuance of the Bonds; and

WHEREAS, the City proposes to sell the Bonds to Piper, Jaffray & Co., as underwriter (the "Underwriter"), pursuant to the terms of a Bond Purchase Agreement by and between the City and the Underwriter, and the Underwriter proposes to offer the Bonds to the investing public by means of a Preliminary Official Statement, and the Council, with the aid of City staff, has reviewed the Bond Purchase Agreement and the Preliminary Official Statement and found them to be in proper order, and now desires to approve said documents; and

WHEREAS, the information required to be obtained and disclosed with respect to the Bonds by the City Council in accordance with Section 5852.1 of the California Government Code is set forth in the staff report accompanying this Resolution; and

WHEREAS, all conditions, things and acts required to exist, to have happened and to have been performed precedent to and in the issuance of the Bonds as contemplated by this Resolution and the documents referred to herein exist, have happened and have been performed in due time, form and manner as required by the laws of the State of California, including the Act.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ROSEVILLE RESOLVES
AS FOLLOWS:**

1. **Findings.** This Council finds and determines that it is prudent in the management and development of land in the City and the District to issue the Bonds for the purpose of providing moneys for the construction and acquisition of authorized improvements for the District.

2. **Law Applicable.** For the purposes of these proceedings in and for the District, the Act shall be the authority for the issuance of the Bonds.

3. **Bonds Authorized.** Pursuant to the Act, this Resolution and the Fiscal Agent Agreement, special tax bonds of the City for the District designated as "City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds Series 2019" in an aggregate principal amount not to exceed \$15,200,000 are hereby authorized to be issued. The Bonds shall be executed in the form set forth in and otherwise as provided in the Fiscal Agent Agreement.

The Bonds shall not be issued unless the value of the real property within the District subject to the special tax to pay debt service on the Bonds, based on assessed values and/or an appraisal by an independent appraiser hired by the City for the purpose of determining such value, is at least three (3) times the proposed principal amount of the Bonds proposed to be issued and secured by a special tax levied pursuant to the Act on property within the District, plus the portion of all other bonds outstanding that are secured by a special tax levied under the Act on property within the District or a special assessment levied on property within the District.

4. **Fiscal Agent Agreement.** The Council hereby approves the Fiscal Agent Agreement in the form presented to the Council at this meeting. The City Manager, Chief Financial Officer or such other person or persons as either of them may designate (collectively, the "Authorized Officers"), each acting alone or together with any other Authorized Officer, are each hereby authorized and directed to execute the Fiscal Agent Agreement, for and in the name and on behalf of the City, in such form, together with any additions thereto or changes therein deemed necessary or advisable by the Authorized Officer executing such document upon consultation with Jones Hall, A Professional Law Corporation, as bond counsel to the City ("Bond Counsel"). The proceeds of the Bonds shall be applied by the City for the purposes and in the amounts as set forth in the Fiscal Agent Agreement. The Council hereby authorizes the delivery and performance by the City of the Fiscal Agent Agreement.

5. **Covenant to Foreclose.** The City hereby covenants, for the benefit of the owners of the Bonds, to commence and diligently pursue to completion any foreclosure action regarding delinquent installments of any amount levied as a special tax for the payment of interest or principal of the Bonds, said foreclosure action to be commenced and pursued as more completely set forth in the Fiscal Agent Agreement.

6. **Approval of Official Statement and Continuing Disclosure Undertaking.** The Council hereby approves the Preliminary Official Statement with respect to the Bonds, in substantially the form on file with the City Clerk. Distribution of the Preliminary Official Statement by the City and the Underwriter is hereby approved, and, prior to the distribution of the Preliminary Official Statement, and each Authorized Officer, each acting alone or together with any other Authorized Officer, is authorized and directed, on behalf of the City, to deem the Preliminary Official Statement "final" pursuant to Rule 15c2-12 under the Securities Exchange Act of 1934 (the "Rule"). The execution of the final Official Statement, which shall include such

changes and additions thereto deemed advisable by the Authorized Officer executing the same, and such information permitted to be excluded from the Preliminary Official Statement pursuant to the Rule, is hereby approved for delivery to the purchasers of the Bonds, and each Authorized Officer, each acting alone or together with any other Authorized Officer, is authorized and directed to execute and deliver the final Official Statement for and on behalf of the City, to deliver to the Underwriter a certificate with respect to the information set forth therein and to deliver to the Underwriter the Continuing Disclosure Undertaking in substantially the form on file with the City Clerk, together with such changes and additions thereto deemed advisable by the Authorized Officer executing the same.

7. Approval of Bond Purchase Agreement. The Council hereby approves the Bond Purchase Agreement in substantially the form on file with the City Clerk; provided, that the aggregate principal amount of Bonds shall not exceed \$15,200,000 or result in an Underwriter's discount in excess of 1.35% of the par amount of the Bonds, or a true interest cost in excess of 5.50%. Subject to the foregoing parameters, an Authorized Officer is hereby authorized and directed to execute the Bond Purchase Agreement in substantially the form on file with the City Clerk, together with such changes and additions thereto deemed advisable by the Authorized Officer executing the same. The Council hereby finds and determines that the sale of the Bonds at negotiated sale as contemplated by the Bond Purchase Agreement will result in a lower overall cost.

8. Actions Authorized. All actions heretofore taken by the officers, employees and agents of the City with respect to the establishment of the District and the sale and issuance of the Bonds are hereby approved, confirmed and ratified, and the Authorized Officers of the City are hereby authorized and directed to do any and all things and take any and all actions and execute any and all certificates, agreements and other documents, which they, or any of them, may deem necessary or advisable in order to consummate the lawful issuance and delivery of the Bonds in accordance with this resolution, and any certificate, agreement, and other document described in the documents herein approved. All actions to be taken by a specified Authorized Officer as specified herein, may be taken by the Authorized Officer or any designee, with the same force and effect as if taken by such Authorized Officer.

9. Effectiveness. This Resolution shall take effect upon its adoption.

* * * * *

I hereby certify that the foregoing Resolution was duly adopted by the City Council of the City of Roseville, California, at a regularly scheduled meeting thereof, held on the ____ day of _____, 2019, by the following vote of the City Council:

AYES:	COUNCILMEMBERS
NOES:	COUNCILMEMBERS
ABSENT:	COUNCILMEMBERS
ABSTAIN:	COUNCILMEMBERS

Mayor

ATTEST:

City Clerk

PRELIMINARY OFFICIAL STATEMENT DATED _____, 2019**NEW ISSUE-FULL BOOK ENTRY****NOT RATED**

In the opinion of Jones Hall, A Professional Law Corporation, San Francisco, California, Bond Counsel, subject, however to certain qualifications described herein, under existing law, the interest on the 2019 Bonds is excluded from gross income for federal income tax purposes and such interest is not an item of tax preference for purposes of the federal alternative minimum tax. In the further opinion of Bond Counsel, such interest is exempt from California personal income taxes. See "TAX MATTERS" herein.

\$ _____ *

CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2019

Dated: Date of Delivery**Due: September 1, as shown below**

The bonds captioned above (the "2019 Bonds"), are being issued by the City of Roseville (the "City") by and through its Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the "District"). The 2019 Bonds are special tax obligations of the City, authorized pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, being California Government Code Section 53311, et seq. (the "Act"), and are issued pursuant to the Resolution of Issuance (as defined herein) and a Fiscal Agent Agreement dated as of _____, 2019 (the "Fiscal Agent Agreement") by and between the City and The Bank of New York Mellon Trust Company, N.A., as fiscal agent (the "Fiscal Agent"). The 2019 Bonds are being issued to (i) construct and acquire certain public facilities of benefit to the District, (ii) provide for a deposit to a debt service reserve account for the 2019 Bonds, (iii) provide capitalized interest for debt service due on the 2019 Bonds through September 1, 2019, and (iv) pay costs of issuance of the 2019 Bonds. Interest on the 2019 Bonds is payable semiannually on March 1 and September 1 of each year, commencing September 1, 2019. The 2019 Bonds represent the first series of special tax bonds issued for the District, and the issuance of additional parity bonds in the future is contemplated, subject to the conditions set forth in the Fiscal Agent Agreement. See "THE BONDS – Authority for Issuance" and "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Future Parity Bonds."

The 2019 Bonds are being issued as fully registered bonds, registered in the name of Cede & Co. as nominee of The Depository Trust Company ("DTC"), and will be available to ultimate purchasers in the denomination of \$5,000 or any integral multiple thereof, under the book-entry system maintained by DTC. See "APPENDIX G – DTC AND THE BOOK-ENTRY ONLY SYSTEM."

The 2019 Bonds are secured by and payable from a pledge of Special Tax Revenues (as defined herein) derived from Special Taxes (as defined herein) to be levied by the City on real property within the boundaries of the District, from the proceeds of any foreclosure actions brought following a delinquency in the payment of the Special Taxes, and from amounts held in certain funds under the Fiscal Agent Agreement, all as more fully described herein. **Unpaid Special Taxes do not constitute a personal indebtedness of the owners of the parcels within the District. In the event of delinquency, proceedings may be conducted only against the parcel of real property securing the delinquent Special Tax. There is no assurance the owners will be able to pay the Special Tax or that they will pay a Special Tax even though financially able to do so.** To provide funds for payment of the 2019 Bonds and the interest thereon as a result of any delinquent Special Taxes, the City will establish a debt service reserve account for the 2019 Bonds from proceeds of the 2019 Bonds, as described herein. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS."

Property currently in the District and subject to the Special Tax comprises approximately 73 acres planned for 395 residential homes in the Sierra Vista Specific Plan, which is located in the northwest portion of the City. The land is currently solely owned by John Mourier Construction, Inc. ("JMC Homes"), which is developing the land into four distinct neighborhoods, with a total of 395 planned units, for sale to individual homeowners. This constitutes the initial phase of a larger development project being undertaken by JMC Homes in the area, and additional land is expected to annex into the District from a future annexation area established for the District at the time of formation. See "THE DISTRICT" and "OWNERSHIP OF PROPERTY WITHIN THE DISTRICT."

The 2019 Bonds are subject to optional and mandatory redemption prior to maturity as described herein. See "THE BONDS – Redemption."

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE CITY, THE COUNTY OF PLACER, THE STATE OF CALIFORNIA OR ANY POLITICAL SUBDIVISION THEREOF IS PLEDGED TO THE PAYMENT OF THE 2019 BONDS. THE 2019 BONDS DO NOT CONSTITUTE A DEBT OF THE CITY WITHIN THE MEANING OF ANY STATUTORY OR CONSTITUTIONAL DEBT LIMITATION. THE INFORMATION SET FORTH IN THIS OFFICIAL STATEMENT, INCLUDING INFORMATION UNDER THE HEADING "SPECIAL RISK FACTORS," SHOULD BE READ IN ITS ENTIRETY.

This cover page contains certain information for general reference only. It is not a summary of all of the provisions of the 2019 Bonds. Prospective investors must read the entire Official Statement to obtain information essential to the making of an informed investment decision. See "SPECIAL RISK FACTORS" herein for a discussion of the special risk factors that should be considered, in addition to the other matters and risk factors set forth herein, in evaluating the investment quality of the 2019 Bonds.

The 2019 Bonds are offered when, as and if issued, subject to approval as to their legality by Jones Hall, a Professional Law Corporation, San Francisco, California, Bond Counsel. Certain legal matters will also be passed on by Jones Hall, as Disclosure Counsel and Kutak Rock LLP, Irvine, California, as counsel to the Underwriter. Certain legal matters will be passed upon for the City by the City Attorney. It is anticipated that the 2019 Bonds will be available for delivery to DTC on or about _____, 2019.

[Piper logo]

The date of this Official Statement is _____, 2019.

* Preliminary; subject to change.

**CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2019**

MATURITY SCHEDULE

Maturity (Sept. 1)	Principal Amount	Interest Rate	Yield	Price	CUSIP† ()
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\$ _____ % Term Bond Due September 1, 20____; Yield ____%; Price: ____%
CUSIP†: _____

† Copyright 2019, American Bankers Association. CUSIP data herein are provided by CUSIP Global Services, managed by Standard & Poor's Capital IQ, and are provided for convenience of reference only. Neither the City nor the Underwriter assumes any responsibility for the accuracy of these CUSIP data.

CITY OF ROSEVILLE, CALIFORNIA

City Council

John Allard, *Mayor*
Krista Bernasconi, *Vice Mayor*
Scott Alvord, *Councilmember*
Bruce Houdesheldt, *Councilmember*
Pauline Roccucci, *Councilmember*

City Staff

Dominick Casey, *City Manager*
Dennis Kauffman, *Chief Financial Officer*
Robert R. Schmitt, *City Attorney*
Sonia Orozco, *City Clerk*

SPECIAL SERVICES

Bond Counsel and Disclosure Counsel

Jones Hall, A Professional Law Corporation
San Francisco, California

Municipal Advisor

Hilltop Securities Inc.
Encino, California

Appraiser

Integra Realty Resources
Sacramento, California

Special Tax Administrator

Willdan Financial Services
Temecula, California

Fiscal Agent

The Bank of New York Mellon Trust Company, N.A.
San Francisco, California

GENERAL INFORMATION ABOUT THIS OFFICIAL STATEMENT

Use of Official Statement. This Official Statement is submitted in connection with the sale of the 2019 Bonds referred to herein and may not be reproduced or used, in whole or in part, for any other purpose. This Official Statement is not to be construed as a contract with the purchasers of the 2019 Bonds.

Estimates and Forecasts. When used in this Official Statement and in any continuing disclosure by the City, in any press release and in any oral statement made with the approval of an authorized officer of the City, the words or phrases “will likely result,” “are expected to”, “will continue”, “is anticipated”, “estimate”, “project,” “forecast”, “expect”, “intend” and similar expressions identify “forward looking statements.” Such statements are subject to risks and uncertainties that could cause actual results to differ materially from those contemplated in such forward-looking statements. Any forecast is subject to such uncertainties. Inevitably, some assumptions used to develop the forecasts will not be realized and unanticipated events and circumstances may occur. Therefore, there are likely to be differences between forecasts and actual results, and those differences may be material. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, give rise to any implication that there has been no change in the affairs of the City since the date hereof.

Limit of Offering. No dealer, broker, salesperson or other person has been authorized by the City to give any information or to make any representations in connection with the offer or sale of the 2019 Bonds other than those contained herein and if given or made, such other information or representation must not be relied upon as having been authorized by the City or the Underwriter. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the 2019 Bonds by a person in any jurisdiction in which it is unlawful for such person to make such an offer, solicitation or sale.

Involvement of Underwriter. The Underwriter has reviewed the information in this Official Statement in accordance with, and as a part of, their responsibilities to investors under the Federal Securities Laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information. The information and expressions of opinions herein are subject to change without notice and neither delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the City since the date hereof. All summaries of the documents referred to in this Official Statement, are made subject to the provisions of such documents, respectively, and do not purport to be complete statements of any or all of such provisions.

IN CONNECTION WITH THIS OFFERING, THE UNDERWRITER MAY OVERALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE 2019 BONDS AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

THE 2019 BONDS HAVE NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED, IN RELIANCE UPON AN EXCEPTION FROM THE REGISTRATION REQUIREMENTS CONTAINED IN SUCH ACT. THE 2019 BONDS HAVE NOT BEEN REGISTERED OR QUALIFIED UNDER THE SECURITIES LAWS OF ANY STATE.

TABLE OF CONTENTS

	Page		Page
INTRODUCTION	4	The Appraisal	39
ESTIMATED SOURCES AND USES OF FUNDS.9		Value to Special Tax Burden Ratios	40
THE BONDS.....	10	No History of Special Tax Collections.....	44
Authority for Issuance.....	10	Overlapping Liens and Priority of Lien	44
Description of the Bonds	10	Estimated Tax Burden on Single-Family Home.....	46
Redemption*	11	SPECIAL RISK FACTORS	47
Transfer or Exchange of Bonds.....	14	Limited Obligation of the City to Pay Debt Service	47
SECURITY AND SOURCES OF PAYMENT FOR		Concentration of Ownership	47
THE BONDS.....	15	Appraised Values.....	47
Special Taxes	15	Property Values and Property Development....	48
Special Tax Methodology	16	Property Values and Property Development....	51
Levy of Annual Special Tax; Maximum Special		FDIC/Federal Government Interests in Properties	53
Tax	18	Bankruptcy and Foreclosure Delays	53
Special Tax Fund.....	19	Parity Taxes and Special Assessments; Private	
Delinquent Payments of Special Tax; Covenant		Debt	55
for Superior Court Foreclosure.....	19	Tax Delinquencies	56
2019 Reserve Account of the Reserve Fund....	21	No Acceleration Provisions	57
Improvement Fund	22	Ballot Initiatives	57
Future Parity Bonds.....	23	Voter Initiatives	57
DEBT SERVICE SCHEDULES	25	Recent Case Law Related to the Mello-Roos Act	58
THE SIERRA VISTA SPECIFIC PLAN.....	26	Recent Changes in Tax Law.....	59
THE DISTRICT	28	CONSTITUTIONAL LIMITATIONS ON TAXATION	
Location and Description of the Project and the		AND APPROPRIATIONS.....	60
Immediate Area	28	CONTINUING DISCLOSURE	61
Entitlements and Anticipated Development.....	30	UNDERWRITING	61
Development Agreements	32	MUNICIPAL ADVISOR	62
Environmental Matters.....	33	LEGAL OPINION	62
OWNERSHIP OF PROPERTY WITHIN THE		TAX MATTERS	62
DISTRICT	33	NO RATINGS.....	64
Information Regarding JMC Homes	33	NO LITIGATION	64
Proposed Development by JMC Homes	34	EXECUTION	64
THE IMPROVEMENTS	35		
Eligible Facilities	35		
Estimated Cost of the Improvements	37		
VALUE OF PROPERTY WITHIN THE DISTRICT			
.....	39		
APPENDIX A – RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX			
APPENDIX B – THE APPRAISAL			
APPENDIX C – THE CITY OF ROSEVILLE AND PLACER COUNTY			
APPENDIX D – FORM OF OPINION OF BOND COUNSEL			
APPENDIX E – FORMS OF CONTINUING DISCLOSURE UNDERTAKINGS			
APPENDIX F – SUMMARY OF CERTAIN PROVISIONS OF FISCAL AGENT AGREEMENT			
APPENDIX G – DTC AND THE BOOK-ENTRY ONLY SYSTEM			

OFFICIAL STATEMENT

\$ _____ *

CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2019

This Official Statement, including the cover page and all Appendices hereto, is provided to furnish certain information in connection with the issuance by the City of Roseville (the “**City**”) by and through its Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the “**District**”) of the bonds captioned above (the “**2019 Bonds**”).

Any statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Definitions of certain terms used herein and not defined herein have the meaning set forth in the Fiscal Agent Agreement. See APPENDIX F.

INTRODUCTION

This introduction is not a summary of this Official Statement. It is only a brief description of and guide to, and is qualified by, more complete and detailed information contained in the entire Official Statement, including the cover page and attached appendices, and the documents summarized or described in this Official Statement. A full review should be made of the entire Official Statement. The offering of the 2019 Bonds to potential investors is made only by means of the entire Official Statement.

The City. The City is located in the County of Placer (the “**County**”), which is located in the Sacramento Valley near the foothills of the Sierra Nevada mountain range, about 16 miles northeast of Sacramento and 110 miles east of San Francisco. The City presently occupies 43 square miles in the southwestern part of the County and is the largest city in the County as well as the residential and business center of the County. It is bordered by Sacramento County to the south, the City of Rocklin to the north and unincorporated County to the east and west. For additional information on the City and the County, see APPENDIX C.

The District. On March 21, 2018, the City Council of the City (the “**City Council**”), as legislative body of the District, adopted a Resolution of Intention to form the District under the Mello-Roos Community Facilities Act of 1982, as amended (the “**Act**”), to levy a special tax and to incur bonded indebtedness for the purpose of financing the Improvements and making contributions to certain public facilities. After conducting a noticed public hearing, on May 2, 2018, the City Council adopted a Resolution of Formation (the “**Resolution of Formation**”), which established the District and a future annexation area for the District (the “**Future Annexation Area**”), set forth the Special Tax Formula within the District and set forth the necessity to incur bonded indebtedness in a total

* Preliminary; subject to change.

amount not to exceed \$310,000,000. On the same day, an election was held within the District in which the qualified elector in the District, John Mourier Construction, Inc. ("**JMC Homes**"), approved the proposed bonded indebtedness and the levy of the Special Tax. Change proceedings were undertaken in the District in January 2019 to amend the Special Tax Formula, which proceedings were approved by JMC Homes, as the qualified elector in the District. See "OWNERSHIP OF PROPERTY WITHIN THE DISTRICT".

JMC Homes anticipates annexing additional lots into the District every few years as market conditions warrant. JMC Homes expects that each annexation will contain a similar number of lots as the initial number of lots in the District. However, the timing of each annexation and number of lots in each annexation may vary based on market conditions.

Authority for Issuance of the 2019 Bonds. The 2019 Bonds are issued pursuant to the Act, a resolution adopted by the City Council on _____, 2019 (the "**Resolution of Issuance**") and a Fiscal Agent Agreement dated as of _____ 1, 2019 (the "**Fiscal Agent Agreement**") between the City and The Bank of New York Mellon Trust Company, N.A., as fiscal agent (the "**Fiscal Agent**").

Bond Terms. The 2019 Bonds will be dated as of and bear interest from the date of delivery thereof at the rate or rates set forth on the cover page of this Official Statement. Interest on the 2019 Bonds is payable on March 1 and September 1 of each year (each an "**Interest Payment Date**"), commencing September 1, 2019. The 2019 Bonds will be issued without coupons in denominations of \$5,000 or any integral multiple thereof.

Registration of Ownership of 2019 Bonds. The 2019 Bonds will be issued only as fully registered bonds in book-entry form, registered in the name of Cede & Co., as nominee of The Depository Trust Company ("**DTC**"). Ultimate purchasers of 2019 Bonds will not receive physical certificates representing their interest in the 2019 Bonds. So long as the 2019 Bonds are registered in the name of Cede & Co., as nominee of DTC, references herein to the Owners will mean Cede & Co., and will not mean the ultimate purchasers of the 2019 Bonds. Payments of the principal, premium, if any, and interest on the 2019 Bonds will be made directly to DTC, or its nominee, Cede & Co. so long as DTC or Cede & Co. is the registered owner of the 2019 Bonds. Disbursements of such payments to DTC's Participants is the responsibility of DTC and disbursements of such payments to the Beneficial Owners is the responsibility of DTC's Participants and Indirect Participants, as more fully described herein. See "APPENDIX G – DTC AND THE BOOK-ENTRY ONLY SYSTEM."

Use of Proceeds. Proceeds of the 2019 Bonds will primarily be used to finance a portion of the costs of acquiring and constructing certain public infrastructure improvements (the "**Improvements**," as described herein) as part of the development being undertaken by JMC Homes. The Improvements consist generally of water, wastewater, drainage, roadway and other infrastructure improvements necessary for development of property within the District and the surrounding area, as well as park and open space improvements (which include environmental mitigation costs). See "THE IMPROVEMENTS." Proceeds of the 2019 Bonds will also be deposited to a debt service reserve account for the 2019 Bonds, to provide capitalized interest for debt service due on the 2019 Bonds due September 1, 2019 and to pay costs of issuance.

Security and Source of Payment of the Bonds. As security for the payment of the Bonds, a special tax applicable to each taxable parcel in the District will be levied and collected according to the tax liability determined by the City Council through the application of the Amended Rate, Method of Apportionment, and Manner of Collection of Special Tax for the District (the "**Special Tax Formula**"). The Special Tax Formula is set forth in its entirety in APPENDIX A hereto. Pursuant to

the Special Tax Formula, a “Facilities Special Tax” will be levied and collected until the earlier of (i) the Transition Year or (ii) Fiscal Year 2082-83, and a “Maintenance Special Tax” will be levied and collected beginning in the Transition Year. *Only the “Facilities Special Tax” is pledged to the payment of the Bonds, and the definition of “Special Taxes” used in the Fiscal Agent Agreement and this Official Statement refers only to the “Facilities Special Tax” levied in accordance with the Special Tax Formula.* See “SECURITY AND SOURCES OF PAYMENT OF THE BONDS – Special Tax Methodology.”

The 2019 Bonds are payable from the “**Special Tax Revenues**,” consisting of the proceeds of the Special Taxes received by the City, including all scheduled payments and delinquent payments thereof, interest thereon and proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of the Special Taxes, net of the administration charge of the County (currently at 1%), but do not include any interest in excess of the interest due on the Bonds or any penalties collected in connection with any such foreclosure. The 2019 Bonds are also payable from amounts held in certain funds and accounts pursuant to the Fiscal Agent Agreement, including a reserve fund, all as more fully described herein. See “–2019 Reserve Account of the Reserve Fund,” below.

The Special Taxes represent liens on the parcels of land subject to a Special Tax, and failure to pay the Special Taxes could result in proceedings to foreclose the delinquent property. The Special Taxes do not constitute the personal indebtedness of the owners of taxed parcels. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Special Tax Methodology” and “APPENDIX A – RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX.”

Additional Parity Bonds. The maximum authorized indebtedness for the District is \$310,000,000. The 2019 Bonds are the first series of special tax bonds issued under this authorization, and additional series of parity bonds are expected in the future to finance additional infrastructure improvements needed by JMC Homes for the development of the project as additional property is annexed into the District. In addition, the City may utilize a portion of the available authorized bond amount for the funding of certain deferred impact fees owed to the City, as described below under “– Use of Bond Authorization for Development Impact Fee Deferral Bonds.”

The principal amount of the 2019 Bonds has been sized based on the Special Taxes that can be generated for Improvements from property currently within the District, without taking into account refunding bonds and bonds issued to pay for the Development Impact Fee Deferral for such property. Additional parity bonds are expected to be issued for Improvements as property in the future annexation area is annexed into the District. These Additional Bonds are expected to be issued in an aggregate principal amount of approximately \$_____, again without taking into account refunding bonds and bonds issued to pay for the Development Impact Fee Deferral for territory on such property. However, the actual aggregate amount of Additional Bonds to fund Improvements and the Development Impact Fee Deferral may vary depending on interest rates at the time of bond issuance, the timing of each bond issue and other factors that may impact the timing and size of each bond issue.

The District may issue additional bonds secured by Special Tax Revenues on parity with the 2019 Bonds, upon the satisfaction of certain conditions set forth in the Fiscal Agent Agreement. Following the issuance of the 2019 Bonds in the amount of \$_____, the remaining authorized amount of indebtedness to be issued is \$_____. So long as the 2019 Bonds are outstanding, any future bonds issued for the District and secured on parity with the 2019 Bonds

* Preliminary; subject to change.

(herein, “**Additional Bonds**” and collectively with the 2019 Bonds, the “**Bonds**”) are required to meet certain conditions of issuance as set forth in the Fiscal Agent Agreement, and no bonds having a lien senior to the lien of the 2019 Bonds are allowed. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Future Parity Bonds.”

Use of Bond Authorization for Development Impact Fee Deferral Bonds. In connection with the approval of development in the District, the City agreed that payment of certain impact fees owed by JMC Homes and merchant builders will be deferred (referred to as the “Development Impact Fee Deferral” in the Special Tax Formula) to allow payment of the deferred fees after the 2019 Bonds have been fully paid. The City expects to receive payment for the deferred impact fees either through continued collection of Special Taxes or through the issuance of future bonds after the 2019 Bonds have matured. If the City chooses to issue bonds to pay deferred impact fees, the remaining authorization will be available to be utilized by the City as a means therefor.

2019 Reserve Account of the Reserve Fund. In connection with the issuance of the 2019 Bonds, a Reserve Fund (the “**Reserve Fund**”) is being established under the Fiscal Agent Agreement, and within the Reserve Fund separate accounts are established for each series of Bonds. At the time of issuance of the 2019 Bonds, a reserve account for the 2019 Bonds will be established within the Reserve Fund (the “**2019 Reserve Account**”) pursuant to the Fiscal Agent Agreement and held by the Fiscal Agent for the benefit of the 2019 Bonds. The 2019 Reserve Account is available solely for the payment of debt service on the 2019 Bonds and no other parity obligations. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS — Reserve Fund.” If there are additional delinquencies after depletion of funds in the 2019 Reserve Account of the Reserve Fund, the City is not obligated to pay the 2019 Bonds or supplement the 2019 Reserve Account of the Reserve Fund.

Appraised Value of Property. Property in the District is security for the Special Tax. The City authorized the preparation of an appraisal report for certain real property within the District, which sets forth an aggregate value of appraised taxable property in the District of \$48,015,000, as of May 1, 2019. The valuation assumes completion of the Improvements funded by the 2019 Bonds (but not any Additional Bonds that may be issued in the future) and accounts for the impact of the lien of the Special Tax and adds the estimated bond amount to the value of property. See “THE IMPROVEMENTS.” In considering the estimates of value evidenced by the appraisal, it should be noted that the appraisal is based upon a number of standard and special assumptions, which affect the estimates as to value, in addition to the assumption of completion of the Improvements and the availability of certain of the proceeds of the 2019 Bonds to reimburse for completed Improvements. The Improvements to be paid for with proceeds of the 2019 Bonds are now complete. See “VALUE OF PROPERTY WITHIN THE DISTRICT – The Appraisal” and APPENDIX B.

The appraised value of property in the District is ____ * times the \$ _____ * aggregate principal amount of the 2019 Bonds (there is no overlapping land-secured debt in the District). This is an average, and individual parcels may vary widely from the average. See “VALUE OF PROPERTY WITHIN THE DISTRICT – Value to Special Tax Burden Ratios.”

Development of land in the District is underway by JMC Homes. See “THE DISTRICT – Anticipated Development in the District” and “OWNERSHIP OF PROPERTY WITHIN THE DISTRICT.”

* Preliminary; subject to change.

Risks of Investment. See the section of this Official Statement entitled “SPECIAL RISK FACTORS” for a discussion of special factors that should be considered, in addition to the other matters set forth herein, in considering the investment quality of the 2019 Bonds.

Limited Obligation of the City. The general fund of the City is not liable and the full faith and credit of the City is not pledged for the payment of the interest on, or principal of or redemption premiums, if any, on the 2019 Bonds. The 2019 Bonds are not secured by a legal or equitable pledge of or charge, lien or encumbrance upon any property of the City or any of its income or receipts, except the money in the Special Tax Fund (described herein) established under the Fiscal Agent Agreement, and neither the payment of the interest on nor principal of or redemption premiums, if any, on the 2019 Bonds is a general debt, liability or obligation of the City. The 2019 Bonds do not constitute an indebtedness of the City within the meaning of any constitutional or statutory debt limitation or restrictions, and neither the City Council, the City nor any officer or employee thereof are liable for the payment of the interest on or principal of or redemption premiums, if any, on the 2019 Bonds other than from the proceeds of the Special Taxes and the money in the Special Tax Fund, as provided in the Fiscal Agent Agreement.

Summary of Information. Brief descriptions of certain provisions of the Fiscal Agent Agreement, the Bonds and certain other documents are included herein. The descriptions and summaries of documents herein do not purport to be comprehensive or definitive, and reference is made to each such document for the complete details of all its respective terms and conditions, copies of which are available for inspection at the office of the Chief Financial Officer of the City. All statements herein with respect to certain rights and remedies are qualified by reference to laws and principles of equity relating to or affecting creditors’ rights generally. Capitalized terms used in this Official Statement and not otherwise defined herein have the meanings ascribed to such terms in the Fiscal Agent Agreement. The information and expressions of opinion herein speak only as of the date of this Official Statement and are subject to change without notice. Neither delivery of this Official Statement, any sale made hereunder, nor any future use of this Official Statement shall, under any circumstances, create any implication that there has been no change in the affairs of the City or the District since the date hereof.

Any statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized.

ESTIMATED SOURCES AND USES OF FUNDS

A summary of the estimated sources and uses of funds associated with the sale of the 2019 Bonds follows:

Estimated Sources of Funds:

Principal Amount of 2019 Bonds	\$
Plus/Less: [Net] Original Issue Premium/Discount	
Total	\$

Estimated Uses of Funds:

Deposit to Improvement Fund	\$
Deposit to 2019 Reserve Account of the Reserve Fund ⁽¹⁾	
Deposit to Bond Fund ⁽²⁾	
Costs of Issuance ⁽³⁾	
Total	\$

(1) Equal to the Reserve Requirement for the 2019 Bonds.

(2) Represents an amount scheduled to provide for capitalized interest due on the 2019 Bonds on September 1, 2019.

(3) Includes fees of bond and disclosure counsel, fees, expenses and charges of the Fiscal Agent, printing costs, fees of the special tax administrator, appraiser, and municipal advisor, Underwriter's discount, and other costs of issuance.

THE BONDS

Authority for Issuance

The 2019 Bonds are issued pursuant to the Fiscal Agent Agreement, the Resolution of Issuance and the Act.

On March 21, 2018, the City Council adopted a Resolution of Intention to form a community facilities district under the Act, to levy a special tax and to incur bonded indebtedness for the purpose of financing the Improvements and making contributions to certain public facilities. After conducting a noticed public hearing, on May 2, 2018, the City Council adopted the Resolution of Formation, which established the District and the Future Annexation Area, set forth the Special Tax Formula within the District and set forth the necessity to incur bonded indebtedness in a total amount not to exceed \$310,000,000. On the same day, an election was held within the District in which the qualified elector in the District, JMC Homes, approved the proposed bonded indebtedness and the levy of the Special Tax. Change proceedings were undertaken in the District in January 2019 to amend the Special Tax Formula, which proceedings were approved by JMC Homes, as the qualified elector in the District. See "OWNERSHIP OF PROPERTY WITHIN THE DISTRICT" below and APPENDIX A.

The principal amount of the 2019 Bonds has been sized based on the Special Taxes that can be generated for Improvements from property currently within the District, without taking into account refunding bonds and bonds issued to pay for the Development Impact Fee Deferral for such property. Additional parity bonds are expected to be issued for Improvements as property in the future annexation area is annexed into the District. These Additional Bonds are expected to be issued in an aggregate principal amount of approximately \$_____, again without taking into account refunding bonds and bonds issued to pay for the Development Impact Fee Deferral for territory on such property. However, the actual aggregate amount of Additional Bonds to fund Improvements and the Development Impact Fee Deferral may vary depending on interest rates at the time of bond issuance, the timing of each bond issue and other factors that may impact the timing and size of each bond issue.

Description of the Bonds

Bond Terms. The 2019 Bonds will be dated as of and bear interest from the date of delivery thereof at the rates and mature in the amounts and years, as set forth on the cover page hereof. The 2019 Bonds are being issued in the denomination of \$5,000 or any integral multiple thereof.

Interest on the 2019 Bonds will be payable semiannually on March 1 and September 1 of each year (each an "**Interest Payment Date**"), commencing September 1, 2019. The principal of the 2019 Bonds and premiums due upon the redemption thereof, if any, will be payable in lawful money of the United States of America at the principal corporate trust office of the Fiscal Agent in Los Angeles, California, or such other place as designated by the Fiscal Agent, upon presentation and surrender of the 2019 Bonds; provided that so long as any 2019 Bonds are in book-entry form, payments with respect to such 2019 Bonds will be made by wire transfer, or such other method acceptable to the Fiscal Agent, to DTC.

Book-Entry Only System. The 2019 Bonds are being issued as fully registered bonds, registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("**DTC**"), and will be available to ultimate purchasers under the book-entry system maintained by DTC. Ultimate purchasers of 2019 Bonds will not receive physical certificates

representing their interest in the 2019 Bonds. So long as the 2019 Bonds are registered in the name of Cede & Co., as nominee of DTC, references herein to the Owners will mean Cede & Co., and will not mean the ultimate purchasers of the 2019 Bonds. The Fiscal Agent will make payments of the principal, premium, if any, and interest on the 2019 Bonds directly to DTC, or its nominee, Cede & Co., so long as DTC or Cede & Co. is the registered owner of the 2019 Bonds. Disbursements of such payments to DTC's Participants are the responsibility of DTC and disbursements of such payments to the Beneficial Owners are the responsibility of DTC's Participants and Indirect Participants, as more fully described herein. See "APPENDIX G – DTC AND THE BOOK-ENTRY ONLY SYSTEM."

Calculation and Payment of Interest. Interest on the 2019 Bonds will be computed on the basis of a 360-day year consisting of twelve 30-day months. Interest on the 2019 Bonds (including the final interest payment upon maturity or earlier redemption) is payable by check of the Fiscal Agent mailed on each Interest Payment Date by first class mail to the registered Owner thereof at such registered Owner's address as it appears on the registration books maintained by the Fiscal Agent at the close of business on the 15th day of the month preceding the month in which the Interest Payment Date occurs whether or not such day is a Business Day (the "**Record Date**") preceding the Interest Payment Date, or by wire transfer made on such Interest Payment Date upon written instructions received by the Fiscal Agent on or before the Record Date preceding the Interest Payment Date, of any Owner of \$1,000,000 or more in aggregate principal amount of 2019 Bonds; provided that so long as any 2019 Bonds are in book-entry form, payments with respect to such 2019 Bonds will be made by wire transfer, or such other method acceptable to the Fiscal Agent, to DTC. See "APPENDIX G – DTC AND THE BOOK-ENTRY ONLY SYSTEM."

Each 2019 Bond will bear interest from the Interest Payment Date next preceding the date of authentication thereof unless (i) it is authenticated on an Interest Payment Date, in which event it will bear interest from such date of authentication, or (ii) it is authenticated prior to an Interest Payment Date and after the close of business on the Record Date preceding such Interest Payment Date, in which event it will bear interest from such Interest Payment Date, or (iii) it is authenticated prior to the Record Date preceding the first Interest Payment Date, in which event it will bear interest from the Dated Date; provided, however, that if at the time of authentication of a 2019 Bond, interest is in default thereon, such 2019 Bond will bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment thereon. So long as the 2019 Bonds are registered in the name of Cede & Co., as nominee of DTC, payments of the principal, premium, if any, and interest on the 2019 Bonds will be made directly to DTC, or its nominee, Cede & Co. Disbursements of such payments to DTC's Participants are the responsibility of DTC and disbursements of such payments to the Beneficial Owners are the responsibility of DTC's Participants and Indirect Participants, as more fully described herein. See "APPENDIX G – DTC AND THE BOOK-ENTRY ONLY SYSTEM."

Redemption*

Optional Redemption. The 2019 Bonds are subject to optional redemption from any source of available funds (other than Prepayments of the Special Tax by property owners), in whole or in part among maturities as specified by the City and by lot within a maturity, on any date on and after September 1, 20__ at the following respective redemption prices (expressed as percentages of the principal amount of the 2019 Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

* Preliminary; subject to change.

<u>Redemption Dates</u>	<u>Redemption Price</u>
September 1, 20__ through August 31, 20__	103%
September 1, 20__ through August 31, 20__	102
September 1, 20__ through August 31, 20__	101
September 1, 20__ and any date thereafter	100

Mandatory Redemption From Prepayments. The 2019 Bonds are subject to mandatory redemption from Prepayments of the Special Tax by property owners, in whole or in part among maturities as specified by the City and by lot within a maturity, on any Interest Payment Date at the following respective redemption prices (expressed as percentages of the principal amount of the 2019 Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

<u>Redemption Dates</u>	<u>Redemption Price</u>
September 1, 2019 through and including March 1, 20__	103%
September 1, 20__ and March 1, 20__	102
September 1, 20__ and March 1, 20__	101
September 1, 20__ and any Interest Payment Date thereafter	100

Mandatory Sinking Fund Redemption. The Term 2019 Bonds maturing September 1, 20__ and September 1, 20__ are subject to mandatory sinking payment redemption in part on September 1, 20__ and September 1, 20__, respectively, and on each September 1 thereafter to maturity, by lot, at a redemption price equal to 100% of the principal amount thereof to be redeemed, without premium, in the aggregate respective principal amounts as set forth in the following tables:

Term 2019 Bonds Maturing September 1, 20__

Mandatory Redemption Date (Sept. 1)	Sinking Fund Payment
---	-------------------------

(maturity)

Term 2019 Bonds Maturing September 1, 20__

Mandatory Redemption Date (Sept. 1)	Sinking Fund Payment
---	-------------------------

(maturity)

The amounts in the foregoing tables will be reduced pro rata, in order to maintain substantially uniform debt service, as a result of any prior partial optional redemption or mandatory redemption of the 2019 Bonds.

Purchase In Lieu of Redemption. In lieu of redemption, moneys in the Bond Fund may be used and withdrawn by the Fiscal Agent for purchase of Outstanding 2019 Bonds, upon the filing with the Fiscal Agent of an Officer's Certificate requesting such purchase, at public or private sale as and when, and at such prices (including brokerage and other charges) as such Officer's Certificate may provide, but in no event may 2019 Bonds be purchased at a price in excess of the principal amount thereof, plus interest accrued to the date of purchase.

Redemption Procedure by Fiscal Agent. The Fiscal Agent will cause notice of any redemption to be mailed by first class mail, postage prepaid, at least 20 days but not more than 60 days prior to the date fixed for redemption, to the Securities Depositories and to one or more Information Services, and to the respective registered Owners of any 2019 Bonds designated for redemption, at their addresses appearing on the registration books in the Principal Office of the Fiscal Agent; but such mailing is not a condition precedent to such redemption and failure to mail or to receive any such notice, or any defect therein, will not affect the validity of the proceedings for the redemption of such 2019 Bonds.

Such notice will state the redemption date and the redemption price and, if less than all of the then Outstanding 2019 Bonds are to be called for redemption, will designate the CUSIP numbers and bond numbers of the 2019 Bonds to be redeemed by giving the individual CUSIP number and bond number of each 2019 Bond to be redeemed or will state that all 2019 Bonds between two stated bond numbers, both inclusive, are to be redeemed or that all of the 2019 Bonds of one or more maturities have been called for redemption, will state as to any 2019 Bond called in part the principal amount thereof to be redeemed, and will require that such 2019 Bonds be then surrendered at the Principal Office of the Fiscal Agent for redemption at the said redemption price, and will state that further interest on such 2019 Bonds will not accrue from and after the redemption date.

The City has the right to rescind any notice of the optional redemption of 2019 Bonds and such notice may be cancelled and annulled if for any reason funds will not be or are not available on the date fixed for redemption for the payment in full of the 2019 Bonds then called for redemption.

Whenever provision is made in the Fiscal Agent Agreement for the redemption of less than all of the 2019 Bonds of any maturity, the City will select the 2019 Bonds to be redeemed, from all 2019 Bonds or such given portion thereof of such maturity by lot in any manner which the City in its sole discretion deems appropriate. Upon surrender of 2019 Bonds redeemed in part only, the City will execute and the Fiscal Agent will authenticate and deliver to the registered Owner, at the expense of the City, a new 2019 Bond or 2019 Bonds, of the same series and maturity, of authorized denominations in aggregate principal amount equal to the unredeemed portion of the 2019 Bond or 2019 Bonds.

Effect of Redemption. From and after the date fixed for redemption, if funds available for the payment of the principal of, and interest and any premium on, the 2019 Bonds so called for redemption are deposited in the Bond Fund, such 2019 Bonds so called will cease to be entitled to any benefit under the Fiscal Agent Agreement other than the right to receive payment of the redemption price, and no interest will accrue thereon on or after the redemption date specified in such notice.

Transfer or Exchange of Bonds

So long as the 2019 Bonds are registered in the name of Cede & Co., as nominee of DTC, transfers and exchanges of 2019 Bonds will be made in accordance with DTC procedures. See "APPENDIX G – DTC AND THE BOOK-ENTRY ONLY SYSTEM." Any 2019 Bond may, in accordance with its terms, be transferred or exchanged by the person in whose name it is registered, in person or by his duly authorized attorney, upon surrender of such 2019 Bond for cancellation, accompanied by delivery of a duly written instrument of transfer in a form approved by the Fiscal Agent. Whenever any 2019 Bond or 2019 Bonds are surrendered for transfer or exchange, the City will execute and the Fiscal Agent will authenticate and deliver a new 2019 Bond or 2019 Bonds, for a like aggregate principal amount of 2019 Bonds of authorized denominations and of the same maturity. The cost for any services rendered or any expenses incurred by the Fiscal Agent in connection with any such transfer or exchange will be paid by the City. The Fiscal Agent will collect from the Owner requesting such transfer any tax or other governmental charge required to be paid with respect to such transfer or exchange. No transfers or exchanges of 2019 Bonds will be required to be made (i) within 15 days prior to the date established by the Fiscal Agent for selection of 2019 Bonds for redemption or (ii) with respect to a 2019 Bond after such 2019 Bond has been selected for redemption.

SECURITY AND SOURCES OF PAYMENT FOR THE BONDS

Special Taxes

The Bonds (consisting of the 2019 Bonds and any Additional Bonds that may be issued in the future) are payable from and secured by proceeds of the Special Taxes received by the City, including all scheduled payments and delinquent payments thereof, interest and penalties thereon and proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of the Special Taxes (but excluding any interest in excess of the interest due on the Bonds or any penalties collected in connection with any such foreclosure), and net of a 1% administration charge of the County (the “**Special Tax Revenues**”). All of the Special Tax Revenues and all moneys deposited in the Bond Fund and, until disbursed as provided herein, in the Improvement Fund and the Special Tax Fund are pledged to secure the repayment of the Bonds. In addition, with respect to each Series of Bonds, all moneys in the applicable subaccount of the Reserve Fund for such Series is pledged to secure the repayment of the applicable Series. The Special Tax Revenues and all moneys deposited into such funds (except as otherwise provided in the Fiscal Agent Agreement) are dedicated to the payment of the principal of, including any mandatory sinking fund payments, and interest and any premium on, the Bonds as provided in the Fiscal Agent Agreement and in the Act until all of the Bonds have been paid and retired or defeased in accordance with the Fiscal Agent Agreement.

A Special Tax applicable to each taxable parcel in the District will be levied and collected according to the tax amount determined by the City Council through the application of the Special Tax Formula administered by Willdan Financial Services, Temecula, California (the “**Special Tax Administrator**”) and set forth in APPENDIX A hereto for all taxable properties in the District. Prior to remittance of the Special Tax collections to the City, the County deducts and retains a 1% County administration fee, as noted above. Interest and principal on the Bonds is payable from the annual Special Tax Revenues to be paid to the City from Special Tax levies and collections on taxable property within the District, from amounts held in certain funds and accounts established under the Fiscal Agent Agreement and from the proceeds, if any, from the sale of such property for delinquency of such Special Taxes.

The Special Taxes are exempt from the property tax limitation of Article XIII A of the California Constitution, pursuant to Section 4 thereof as a “special tax” authorized by a two-thirds vote of the qualified electors. The levy of the Special Taxes was authorized by the City pursuant to the Act in an amount determined according to the Special Tax Formula approved by the City. See “Special Tax Methodology” below and “APPENDIX A – RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX.”

The amount of Special Taxes that the District may levy in any year, and from which principal and interest on the Bonds is to be paid, is strictly limited by the maximum rates approved by the qualified electors within the District, which is set forth in the Special Tax Formula. Under the Special Tax Formula, Special Taxes for the purpose of making payments on the Bonds will be levied annually in an amount not in excess of the maximum approved amount. The Special Taxes and any interest earned on the Special Taxes constitute a trust fund for the principal of and interest on the Bonds pursuant to the Fiscal Agent Agreement and, so long as the principal of and interest on these obligations remains unpaid, the Special Taxes and investment earnings thereon will not be used for any other purpose, except as permitted by the Fiscal Agent Agreement, and will be held in trust for the benefit of the owners thereof and will be applied pursuant to the Fiscal Agent Agreement. The Special Tax Formula apportions the Annual Facilities Costs (as defined in the Special Tax Formula and described below) among the taxable parcels of real property within the District according to the

rate and methodology set forth in the Special Tax Formula. See “Special Tax Methodology” below. See also “APPENDIX A — RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX.”

The City may levy the Special Tax up to the amount of the Maximum Annual Facilities Special Tax set forth in the Special Tax Formula, if conditions so require. The City has covenanted to annually levy the Special Taxes in an amount at least sufficient to pay the Annual Facilities Costs (as defined below). Because each Special Tax levy is limited to the Maximum Annual Facilities Special Tax rates authorized as set forth in the Special Tax Formula, no assurance can be given that, in the event of Special Tax delinquencies, the amount of the Annual Facilities Costs will in fact be collected in any given year. In addition, Section 53321(d) of the Act provides that the special tax levied against any parcel for which an occupancy permit for private residential use has been issued may not be increased as a consequence of delinquency or default by the owner of any other parcel within a community facilities district by more than 10% above the amount that would have been levied in such Fiscal Year had there never been any such delinquencies or defaults. See “SPECIAL RISK FACTORS – Tax Delinquencies” herein. The Special Taxes are collected for the City by the County in the same manner and at the same time as *ad valorem* property taxes.

Special Tax Methodology

Pursuant to the Special Tax Formula, a “Facilities Special Tax” will be levied and collected until the earlier of (i) the Transition Year and (ii) Fiscal Year 2082-83, and a “Maintenance Special Tax” will be levied and collected beginning in the Transition Year. For the definition of “Transition Year” and related matters, see APPENDIX A. *Only the “Facilities Special Tax” is pledged to the payment of the Bonds, and the definition of “Special Taxes” used in the Fiscal Agent Agreement and this Official Statement refers only to the “Facilities Special Tax” levied in accordance with the Special Tax Formula. Capitalized terms set forth in this section and not otherwise defined have the meanings set forth in the Special Tax Formula.*

Determination of Annual Facilities Costs. Each year, the City will determine the Annual Facilities Costs of the District for the upcoming Fiscal Year. The “**Annual Facilities Costs**” includes the following amounts (less any available earnings on any reserve fund, special tax funds, available capitalized interest or any other available revenues):

- (i) Debt Service to be paid from Facilities Special Taxes;
- (ii) the amount needed to replenish bond reserve funds to the level required by Bond documents, to the extent not included in a computation of Annual Facilities Costs in a previous Fiscal Year;
- (iii) Administrative Expenses for such Fiscal Year;
- (iv) the amount needed to (1) cure any delinquencies in the payment of principal or interest on Bonds which have occurred in the prior Fiscal Year, and (2) to fund any foreseeable deficiency of the amount to be available for the payment of principal or interest on Bonds which are expected to occur in the current or any previous Fiscal Year, to the extent not already included in the calculation of Annual Facilities Costs;
- (v) the amount needed to (1) cure any delinquencies in the payment of the Facilities Special Taxes in the prior Fiscal Year, (2) to fund any foreseeable deficiency of the amount to be available for the payment of Facilities Special Taxes which are expected to

occur in such Fiscal Year, in each case, to the extent not already included in the calculation of Annual Facilities Costs;

(vi) pay-as-you-go expenditures for authorized improvements; and

(vii) during the Deferral Bonding Period, the amount needed to pay Development Impact Fee Deferrals not financed by Bonds.

The Annual Facilities Costs is the basis for the amount of Special Tax to be levied within the District. In no event may the City levy a Special Tax in any year above the Maximum Annual Facilities Special Tax identified for each parcel in the Special Tax Formula.

Parcels Subject to the Facilities Special Tax. The Special Tax Formula designates five “original parcels,” corresponding to five separate development areas within the District. The City will prepare a list of the parcels subject to the Special Tax using the records of the City and the County Assessor. The City will tax parcels within each zone within the District pursuant to the Special Tax Formula. Taxable Parcels that are acquired by a public agency after the District is formed will remain subject to the Facilities Special Tax unless a “trade” resulting in no loss of Facilities Special Tax revenue can be made, as described in the Special Tax Formula.

Limitation on Increases in Levy of Facilities Special Tax. If owners are delinquent in the payment of Facilities Special Taxes, the City may not increase Facilities Special Tax levies to make up for delinquencies for prior Fiscal Years above the Maximum Facilities Special Tax rates specified for each category of property within the District. In addition, Section 53321(d) of the Act provides that the special tax levied against any parcel for which an occupancy permit for private residential use has been issued may not be increased as a consequence of delinquency or default by the owner of any other parcel within a community facilities district by more than 10% above the amount that would have been levied in such Fiscal Year had there never been any such delinquencies or defaults. In cases of significant delinquency, these factors may result in defaults in the payment of principal of and interest on the Bonds. See “SPECIAL RISK FACTORS.”

Duration of the Facilities Special Tax; Transition Year. The Facilities Special Tax will be levied and collected (up to maximum allowable amount) until the earlier of (i) the Transition Year or (ii) Fiscal Year 2082-83. Transition Year means the first Fiscal Year following the Fiscal Year in which the Transition Event occurred, and Transition Event means the earlier of (i) after the Initial Bonding Period, the Fiscal Year in which the Administrator determines the Development Impact Fee Deferral has been repaid in full to the City and the City determines funding is no longer needed for Annual Facilities Costs, or (ii) Fiscal Year 2083-84. Initial Bonding Period means the period in which Bonds are outstanding or refunded which financed Authorized Facilities costs other than the Development Impact Fee Deferral.

Prepayment of the Facilities Special Tax. The Special Tax Formula provides that landowners may prepay some of the Facilities Special Tax by a cash settlement with the City. The amount of the prepayment required is to be calculated according to a formula set forth in the Special Tax Formula, which is generally based on the net present value of the remaining years in which the Facilities Special Tax will be collected, including the effect of a 2% per year escalation factor applicable for the time Bonds remain outstanding using a discount rate equal to the most current yield for the 30-year Treasury Constant Maturity as the discount factor, plus an amount representing the Development Impact Fee Deferral Amount (which amount is not available for prepayment of the Bonds), all as described in Section 8 of the Special Tax Formula set forth in APPENDIX A.

Prepayment is only allowed if the City determines that the prepayment does not jeopardize its ability to make timely payments of debt service on outstanding Bonds.

Levy of Annual Special Tax; Maximum Special Tax

The annual Special Tax will be calculated by the City and levied to provide money for debt service on the Bonds, replenishment of the Reserve Fund, certain delinquencies, administration of the District, and for payment of pay-as-you-go expenditures (to the extent permitted by the City) of the authorized District-funded facilities not funded from Bond proceeds. In no event may the City levy a Special Tax in any year above the maximum identified for each parcel in the Special Tax Formula.

For the 307 planned low-density-residential (LDR) units in the initial boundary of the District, the Maximum Annual Facilities Special Tax for Fiscal Year 2019-20 equals \$_____ per unit, while for the 88 planned medium-density-residential (MDR) units in the initial boundary of the District, the Maximum Annual Facilities Special Tax for Fiscal Year 2019-20 equals \$_____ per unit. However, these amounts are subject to adjustment based upon the actual number of units built (in the event that less homes are built than are expected in the Special Tax Formula). The Maximum Annual Facilities Special Tax (as defined in the Special Tax Formula) shall escalate by 2% per year until the Transition Event, and thereafter shall no longer be levied. See "APPENDIX A – RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX" and for a table showing the expected land uses and assigned Maximum Special Taxes, see "Attachment 2" in such Appendix.

Annual Special Tax Levy. The Special Tax will be levied each year by calculating amount needed to be generated by all Taxable Parcels in the District; the Special Tax (up to the maximum allowable amount) will be levied against each Taxable Parcel until the Special Tax revenue equals such amount; however, the Special Tax Formula establishes a priority for which properties will be levied a Special Tax. First, all "Developed Parcels" in the District receive a levy. If additional amounts are needed, a levy is made against each "Small Lot Tentative Map Parcel" in the District, then each "Large Lot Parcel" in the District, then each "Undeveloped Parcel" in the District. For single-family detached property, Developed Parcels are parcels shown on a Final Small Lot Subdivision Map recorded prior to May 1 of the preceding Fiscal Year. See "APPENDIX A – RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX."

The City covenants in the Fiscal Agent Agreement to fix and levy the amount of Special Taxes within the District required for the payment of principal of and interest on any outstanding Bonds of the District becoming due and payable during the ensuing year, including any necessary replenishment or expenditure of the Reserve Fund for the Bonds and an amount estimated to be sufficient to pay the Administrative Expenses during such year, all in accordance with the Special Tax Formula. The Special Tax is authorized to be levied in an amount not to exceed the Maximum Special Tax levy as described in the Special Tax Formula notwithstanding that a lower amount is sufficient to pay debt service on the Bonds. The Special Tax Formula provides a mechanism whereby the City may utilize the pay-as-you-go component to pay for and/or reimburse developers for a portion of the cost of Improvements not funded by proceeds of the bonds issued for the District. Proceeds of the annual Special Tax levy will first be used to pay the "Annual Facilities Costs" (which include debt service payments on the Bonds) other than pay-as-you-go expenditures, and the City contemplates that the levy will include a pay-as-you-go component in an amount equal to the Maximum Annual Facilities Special Tax on Developed Parcels, for deposit into the Improvement Fund for authorized costs not funded from Bond proceeds. See "THE IMPROVEMENTS" and "APPRAISAL OF PROPERTY WITHIN THE DISTRICT." See also "SECURITY AND SOURCES OF

PAYMENT FOR THE BONDS – Special Tax Methodology” above. See “APPENDIX A – RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX” for a copy of the Special Tax Formula.

Special Tax Fund

When received, the Special Tax Revenues are required under the Fiscal Agent Agreement to be deposited into a Special Tax Fund to be held by the City in trust for the benefit of the City and the Owners of the Bonds. Within the Special Tax Fund, the City has established and will maintain the Surplus Account, to the credit of which the City will deposit surplus Special Tax Revenue, if any, as described below. Moneys in the Special Tax Fund will be disbursed as provided below and, pending any disbursement, will be subject to a lien in favor of the Owners of the Bonds.

All Special Tax Revenue will be deposited in the Special Tax Fund upon receipt. Prior to each Interest Payment Date, the City will withdraw from the Special Tax Fund and transfer (i) to the Fiscal Agent for deposit in the reserve accounts of the Reserve Fund, an amount which when added to the amount then on deposit therein is equal to the Reserve Requirement with respect to each series of Bonds, and (ii) to the Fiscal Agent for deposit in the Bond Fund an amount, taking into account any amounts then on deposit in the Bond Fund, such that the amount in the Bond Fund equals the principal, premium, if any, and interest due on the Bonds on the next Interest Payment Date; provided, however, that as soon as practicable after the receipt by the City of any prepayments of Special Taxes, but no later than 10 Business Days after such receipt, the City shall transfer such prepayments to the Fiscal Agent for deposit into the Prepayment Account to be used for the redemption of Bonds. At such time as deposits to the Special Tax Fund equal the principal, premium if any, and interest becoming due on the Bonds for the current Bond Year and the amount needed to restore the reserve accounts of the Reserve Fund balance to the Reserve Requirement with respect to each series of Bonds, the amount in the Special Tax Fund in excess of such amount may, at the discretion of the City, be transferred to the Surplus Account, which will occur on or after September 2nd of each year. From time to time, the City may withdraw from the Surplus Account of the Special Tax Fund amounts needed to pay the City’s administrative expenses and County fees; provided that such transfers will not be in excess of the portion of the Special Tax Revenues collected by the City that represent levies for administrative expenses. Moneys in the Surplus Account may also be transferred, at the City’s discretion, to the Improvement Fund to pay for costs of the Improvements (including reimbursements to developers for the cost of Improvements not funded from proceeds of bonds issued for the District) or authorized facility contributions, to pay the principal of, premium, if any, and interest on the Bonds or to replenish amounts in the Reserve Fund. See “THE IMPROVEMENTS – Construction and Acquisition of the Improvements.”

Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure

The Special Tax will be collected in the same manner and the same time as *ad valorem* property taxes, except at the City’s option, the Special Taxes may be billed directly to property owners or collected at a different time to meet the City’s financial obligations. In the event of a delinquency in the payment of any installment of Special Taxes, the City is authorized by the Act to order institution of an action in superior court to foreclose the lien therefor.

The City has covenanted in the Fiscal Agent Agreement with and for the benefit of the Owners of the Bonds that it will annually on or before September 1 of each year review the public records of the County relating to the collection of the Special Tax in order to determine the amount of the Special Tax collected in the prior fiscal year, and if the City determines on the basis of such review that the amount so collected is deficient by more than 5% of the total amount of the Special Tax levied in the District in such Fiscal Year, it will within 30 days thereafter institute foreclosure

proceedings as authorized by the Act in order to enforce the lien of the delinquent installment of the Special Tax against each separate lot or parcel of land in the District for which such installment of the Special Tax is delinquent, and will diligently prosecute and pursue such foreclosure proceedings to judgment and sale; *provided*, that if the City determines on the basis of such review that (a) the amount so collected is deficient by less than 5% of the total amount of the Special Tax levied in the District in such Fiscal Year, but that property owned by any single property owner in the District is delinquent by more than \$5,000 with respect to the Special Tax due and payable by such property owner in such Fiscal Year, or (b) property owned by any single property owner in the District is delinquent cumulatively by more than \$3,250 with respect to the current and past Special Tax due (irrespective of the total delinquencies in the District), then the City will institute, prosecute and pursue such foreclosure proceedings in the time and manner provided herein against each such property owner.

Under the Act, foreclosure proceedings are instituted by the bringing of an action in the superior court of the county in which the parcel lies, naming the owner and other interested persons as defendants. The action is prosecuted in the same manner as other civil actions. In such action, the real property subject to the special taxes may be sold at a judicial foreclosure sale for a minimum price that will be sufficient to pay or reimburse the delinquent special taxes.

The owners of the Bonds benefit from the Reserve Fund established pursuant to the Fiscal Agent Agreement; however, if delinquencies in the payment of the Special Taxes with respect to the Bonds are significant enough to completely deplete the Reserve Fund, there could be a default or a delay in payments of principal and interest to the owners of the Bonds pending prosecution of foreclosure proceedings and receipt by the City of the proceeds of foreclosure sales. Provided that it is not levying the Special Tax at the Maximum Annual Facilities Special Tax rates set forth in the Special Tax Formula, the City may adjust the Special Taxes levied on all property within the District subject to the Special Tax to provide an amount required to pay debt service on the Bonds and to replenish the Reserve Fund. However, such adjustment is subject to the Maximum Annual Facilities Special Tax and to the limitation described under the caption “–Special Tax Methodology” above.

Under current law, a judgment debtor (property owner) has at least 120 days from the date of service of the notice of levy to redeem the property to be sold. If a judgment debtor fails to redeem and the property is sold, his or her only remedy is an action to set aside the sale, which must be brought within 90 days of the date of sale. If, as a result of such an action a foreclosure sale is set aside, the judgment is revived and the judgment creditor is entitled to interest on the revived judgment as if the sale had not been made (California Code of Civil Procedure Section 701.680).

Foreclosure by court action is subject to normal litigation delays, the nature and extent of which are largely dependent upon the nature of the defense, if any, put forth by the debtor and the condition of the calendar of the superior court of the county. Such foreclosure actions can be stayed by the superior court on generally accepted equitable grounds or as the result of the debtor’s filing for relief under the Federal bankruptcy laws. The Act provides that, upon foreclosure, the Special Tax lien will have the same lien priority as is provided for *ad valorem* taxes and special assessments. See “APPRAISAL OF PROPERTY WITHIN THE DISTRICT – Priority of Lien.”

No assurances can be given that the real property subject to a judicial foreclosure sale will be sold or, if sold, that the proceeds of sale will be sufficient to pay any delinquent Special Tax installment. The Act does not require the District to purchase or otherwise acquire any lot or parcel of property foreclosed upon if there is no other purchaser at such sale.

Section 53356.6 of the Act requires that property sold pursuant to foreclosure under the Act be sold for not less than the amount of judgment in the foreclosure action, plus post-judgment interest and authorized costs, unless the consent of the owners of 75% of the outstanding Bonds is obtained. However, under Section 53356.6 of the Act, the District, as judgment creditor, is entitled to purchase any property sold at foreclosure using a “credit bid,” where the District could submit a bid crediting all or part of the amount required to satisfy the judgment for the delinquent amount of the Special Tax. If the District becomes the purchaser under a credit bid, the District must pay the amount of its credit bid into the redemption fund established for the Bonds, but this payment may be made up to 24 months after the date of the foreclosure sale.

2019 Reserve Account of Reserve Fund

In connection with the issuance of the 2019 Bonds, a Reserve Fund (the “**Reserve Fund**”) is being established under the Fiscal Agent Agreement. In addition, a reserve account for the 2019 Bonds (previously defined as the “**2019 Reserve Account**”) will be established within the Reserve Fund to be held by the Fiscal Agent for the benefit of the 2019 Bonds.

Upon delivery of the 2019 Bonds, the Fiscal Agent will deposit an amount of the proceeds into the 2019 Reserve Account of the Reserve Fund so that the amount therein equals the “**Reserve Requirement**,” which means, with respect to any series of Bonds, the least of (i) 125% of the average Annual Debt Service with respect to the applicable series of Bonds; (ii) Maximum Annual Debt Service with respect to the applicable series of Bonds; and (iii) 10% of the original principal amount of the applicable series of Bonds (or, if the applicable series of Bonds has more than a de minimis amount of original issue discount or premium, 10% of the issue price of such series of Bonds); provided, that—

- (a) the Reserve Requirement for the 2019 Bonds shall not increase after the date of issuance of the 2019 Bonds;
- (b) in no event shall the City be obligated to deposit an amount in any reserve fund in excess of the amount permitted by the applicable provisions of the Code to be so deposited from the proceeds of tax-exempt bonds without having to restrict the yield of any investment purchased with any portion of such deposit and, if the amount of any such deposit is so limited, the Reserve Requirement shall be only the amount of such deposit as permitted by the Code; and
- (c) the City may meet all or a portion of the Reserve Requirement with respect to any series of Bonds by depositing a Qualified Reserve Fund Credit Instrument.

For each series of Additional Bonds, the Fiscal Agent shall establish a separate subaccount within the Reserve Fund for such series and moneys in each subaccount shall be held in trust by the Fiscal Agent for the benefit of the Owners of the respective series of Bonds.

The City has the right to either meet the Reserve Requirement at the time of issuance of a series of Bonds or at any time thereafter to cause the Fiscal Agent to release cash from the Reserve Fund, in whole or in part, by tendering to the Fiscal Agent: (1) a Qualified Reserve Fund Credit Instrument, and (2) in the case of a release, an opinion of Bond Counsel stating that such release will not, of itself, cause the portion of the interest on the Bonds secured thereby to become includable in gross income for purposes of federal income taxation. Upon tender of such items to the Fiscal Agent in connection with a release of cash, the Fiscal Agent will transfer such funds to the City. Prior to the expiration of any Qualified Reserve Fund Credit Instrument, if applicable, the City is obligated either to replace such Qualified Reserve Fund Credit Instrument with a new

Qualified Reserve Fund Credit Instrument, or to deposit or cause to be deposited with the Fiscal Agent an amount of funds such that the funds on deposit in the Reserve Fund together with all Qualified Reserve Fund Credit Instruments held by the Fiscal Agent is at least equal to the Reserve Requirement (which funds may come from a draw by the Fiscal Agent on the Qualified Reserve Fund Credit Instrument prior to its expiration).

“Qualified Reserve Fund Credit Instrument” means an irrevocable standby or direct-pay letter of credit or surety bond issued by a commercial bank or insurance company and deposited with the Fiscal Agent, provided that all of the following requirements are met: (a) the long-term credit rating of such bank or insurance company is rated in the top two categories (without regard to modifier) by S&P or Moody’s at the time of issuance; (b) such letter of credit or surety bond has a term of at least 12 months; (c) such letter of credit or surety bond has a stated amount at least equal to the portion of the Reserve Requirement being met by such instrument or with respect to which funds are proposed to be released pursuant to the Fiscal Agent Agreement; and (d) the Fiscal Agent is authorized pursuant to the terms of such letter of credit or surety bond to draw thereunder an amount equal to any deficiencies which may exist from time to time in the Bond Fund for the purpose of making payments required pursuant to the Fiscal Agent Agreement.

Whenever, on the Business Day prior to any Interest Payment Date, the amount in any reserve account within the Reserve Fund exceeds the Reserve Requirement for the applicable series of Bonds covered by such reserve account, the Fiscal Agent shall provide written notice to the Chief Financial Officer of the amount of the excess. The Chief Financial Officer shall advise the Fiscal Agent in writing of the amount, if any, of any transfer required pursuant to the Fiscal Agent Agreement, and otherwise direct the Fiscal Agent to transfer an amount equal to the excess to the Improvement Fund, if the Project has not been completed as of the date of such transfer, or if the Project has been completed, to the Bond Fund to be used for the payment of the principal of and interest on the Outstanding Bonds covered by the applicable reserve account in accordance with the Fiscal Agent Agreement; provided, that to the extent that such excess results from the prepayment of Special Taxes and redemption of Bonds, such amount shall be transferred to the Prepayment Account and applied to the corresponding redemption of Bonds.

Whenever the balance in the Reserve Fund exceeds the amount required to redeem or pay the Outstanding Bonds, including interest accrued to the date of payment or redemption and premium, if any, due upon redemption, and make any other transfer required under the Fiscal Agent Agreement, the Fiscal Agent will transfer the amount in the Reserve Fund to the Bond Fund to be applied, on the next succeeding Interest Payment Date, to the payment and redemption of all of the Outstanding Bonds. If the amount so transferred from the Reserve Fund to the Bond Fund exceeds the amount required to pay and redeem the Outstanding Bonds, the balance in the Reserve Fund will be transferred to the City, after payment of any amounts due the Fiscal Agent, to be used for any lawful purpose of the City.

Improvement Fund

Under the Fiscal Agent Agreement, there is established an Improvement Fund, which is to be held in trust by the Fiscal Agent and will be disbursed as provided in the Fiscal Agent Agreement for the payment or reimbursement of the costs of the construction and acquisition of the Improvements in accordance with the Acquisition Agreement (as described herein). Interest earnings from the investment of amounts in the Improvement Fund will be retained in the Improvement Fund to be used for the purposes of the Improvement Fund.

Upon completion of the Improvements and payment to JMC Homes or other entities that are due reimbursement for Improvements, the Fiscal Agent will transfer the amount, if any, remaining in the Improvement Fund to the Bond Fund for application to the payment of principal of and interest on the Bonds in accordance with the Fiscal Agent Agreement, and the Improvement Fund will be closed. See "THE IMPROVEMENTS."

Future Parity Bonds

The Resolution of Formation authorizes the issuance of up to \$310,000,000 of special tax bonds for the District, of which the 2019 Bonds represent the first series. The City expects that it will, by a Supplemental Agreement, authorize the issuance of one or more additional series of Bonds (previously defined as the "**Additional Bonds**") payable from Special Taxes and secured by the Special Tax Revenues on a parity with the 2019 Bonds, as development progresses in the District and upon compliance by the City with the conditions set forth in the Fiscal Agent Agreement, which include the following:

(i) There shall be deposited into a reserve account of the Reserve Fund, an amount at least equal to the Reserve Requirement with respect to such Additional Bonds.

(ii) For each Bond Year the Additional Bonds are Outstanding, projected Special Taxes Revenues, if levied at the maximum annual Special Tax rates per the Special Tax Formula, in each Fiscal Year are at least equal to 110% of Debt Service due in the Bond Year that begins in the corresponding Fiscal Year, as calculated by the special tax consultant to the City.

(iii) Both of the following conditions are met:

(A) Regarding All Parcels in the District: The aggregate value of all parcels in the District subject to the Special Tax, including then existing improvements and any facilities to be constructed or acquired with the proceeds of the Additional Bonds, as determined by an MAI appraisal, assessed valuations shown on the then current County tax roll, or by a combination of both methods, is at least 3.00 times the sum of (1) the aggregate principal amount of all Bonds then Outstanding, plus (2) the aggregate principal amount of the Additional Bonds proposed to be issued, plus (3) the aggregate principal amount of any bonds then outstanding and payable from assessments which are a lien against property in the District, plus (4) a portion of the aggregate principal amount of all bonds issued under the Act, other than Bonds then Outstanding, payable at least partially from special taxes to be levied on parcels of land subject to the Special Tax within the District (the "**Other Mello-Roos Bonds**") equal to the aggregate principal amount of the Other Mello-Roos Bonds multiplied by a fraction, the numerator of which is the amount of special taxes levied for the Other Mello-Roos Bonds on parcels of land within the District subject to the Special Tax, and the denominator of which is the total amount of special taxes levied for the Other Mello-Roos Bonds on all parcels of land subject to the Special Tax against which the special taxes are levied to pay the Other Mello-Roos Bonds (such fraction to be determined based upon the special taxes which could be levied the year in which maximum annual debt service on the Other Mello-Roos Bonds occurs), based upon information from the most recent available Fiscal Year.

(B) Regarding Recently Annexed Parcels: The aggregate value of the Recently Annexed Parcels, including then existing improvements and any facilities

to be constructed or acquired with the proceeds of the Additional Bonds, as determined by an MAI appraisal, assessed valuations shown on the then current County tax roll, or by a combination of both methods, is at least 3.00 times the sum of (1) the Attributable Principal Amount of all Bonds then Outstanding, plus (2) the Attributable Principal Amount of the Additional Bonds proposed to be issued, plus (3) the Attributable Principal Amount of any bonds then outstanding and payable from assessments which are a lien against property in the District, plus (4) the Attributable Principal Amount of the allocation of Other Mello-Roos Bonds determined to be applicable to the District pursuant to subsection (i) directly above.

As used herein, "Recently Annexed Parcels" means all parcels in the District subject to the Special Tax which were annexed into the District following the closing date for the then-most recently issued series of Bonds, and "*Attributable Principal Amount*" means for the Bonds or any Other Mello-Roos Bonds, calculated separately, an amount equal to the aggregate outstanding principal amount of such Bonds or Other Mello-Roos Bonds multiplied by a fraction, the numerator of which is the amount of special taxes that will be levied for such Bonds or Other Mello-Roos Bonds on Recently Annexed Parcels, and the denominator of which is the total amount of special taxes that will be levied for the Bonds or Other Mello-Roos Bonds on all parcels of land in the District against which the special taxes are levied to pay the Bonds or Other Mello-Roos Bonds.

Additional Bonds may be issued for the purpose of refunding any outstanding Bonds without meeting the foregoing conditions so long as debt service on the refunding Bonds in each Bond Year is less than debt service on the Bonds refunded.

Nothing in the Fiscal Agent Agreement shall be interpreted to prohibit issuance of bonds or Additional Bonds secured on a subordinate basis to the Bonds.

In connection with the approval of development in the District, the City has agreed that payment of certain impact fees owed by JMC Homes will be deferred (referred to as the "Development Impact Fee Deferral" in the Special Tax Formula) to allow payment of the deferred fees after the 2019 Bonds have been fully paid. The City expects to receive payment for the deferred impact fees either through continued collection of Special Taxes or through the issuance of future bonds after the 2019 Bonds have matured. If the City chooses to issue bonds to pay deferred impact fees, the remaining authorization will be available to be utilized by the City as a means therefor.

DEBT SERVICE SCHEDULES

The annual debt service on the 2019 Bonds, based on the interest rates and maturity schedule set forth on the cover of this Official Statement and assuming no early redemptions, is set forth below.

City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Special Tax Bonds Series 2019
Debt Service – 2019 Bonds

Year Ending (Sept. 1)	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
--------------------------------------	-------------------------	------------------------	---------------------

Total

Source: Underwriter.

THE SIERRA VISTA SPECIFIC PLAN

The Sierra Vista Specific Plan (“**SVSP**”) is the primary land use, policy and regulatory document used to guide development of the project area. The Specific Plan establishes a development framework for land use, affordable housing, resource protection, circulation, utilities and services, implementation and design. The intent is to promote the systematic and orderly development of the plan area. All subsequent development projects and related activities in the SVSP area are required to be consistent with the SVSP. The SVSP implements the goals and policies of the City of Roseville General Plan and augments these goals and policies by providing specific direction to reflect conditions unique to the project and Plan Area. The General Plan serves as the long-term policy guide for the physical, economic and environmental growth of the City. The property within the District was included within the SVSP at adoption, and is a component of the SVSP. The full text of the SVSP is available on the City’s website.

Land Use Concept. The SVSP is planned primarily as a residential community, with a significant commercial and employment center along Baseline Road, which properties are not part of the District and not subject to the Special Taxes securing the Bonds. The overall mix and intensity of uses is similar to that found in adjacent portions of the City. The SVSP also provides for recreation, open space, employment and educational opportunities available to residents both within and outside the SVSP area.

The primary elements that comprise the form of the SVSP land use plan include: the residential neighborhoods; a range of commercial and employment uses, schools, parks and open space, as more particularly described below.

Residential Neighborhoods - A variety of housing styles similar to that found elsewhere in the City are planned, including affordable housing and designated age restricted neighborhoods. High density residential comprises approximately 30% of planned residential uses.

Commercial and Employment - A range of commercial and employment uses are proposed within the SVSP, including commercial mixed-use, business professional mixed-use, and community commercial uses. Conventional commercial sites are provided as well, typically along arterial roadways. The SVSP’s employment and service uses are intended to complement and further diversify the City’s employment, retail, service, and revenue base.

Neighborhood Parks - Neighborhood parks are proposed throughout the SVSP, some are located adjacent to the elementary schools and middle school sites, maximizing the potential for joint-use opportunities with the outdoor recreation facilities. Park facilities range from approximately one to approximately 10 acres in size. Some of the SVSP’s neighborhood parks would be linked to a system of paseos, providing a comprehensive network of pedestrian and bikeway connections to the SVSP’s parks and open space system. Neighborhood parks typically include a mix of soccer and baseball fields, tot lots, playgrounds, picnic area, and hard surface game courts.

Open Space - Approximately 317 acres of the SVSP are proposed as Open Space, comprising approximately 15 percent of the total project site acreage. Open Space land use and zoning is generally applied to lands that are environmentally sensitive or otherwise significant due to habitat, natural features, or man-made features. Open space corridors provide for passive recreation opportunities, preservation of significant resources, viewsheds, potential floodwater conveyance and retention, resource mitigation, wildlife

movement corridors, and can function to improve the interface between uses. In many locations, the preserve area accommodates a dedicated Class I pedestrian pathway to be shared with a vehicle maintenance road for maintenance activities. In addition, open space areas could accommodate utility lines and provide the conduit for drainage and space for storm water treatment and detention facilities within the SVSP area. Any disturbance or construction within open space preserve areas of the SVSP would comply with the provisions of the Army Corps of Engineers approved Open Space Management Plan and Section 404 permit requirements.

Land Use Plan. The SVSP land use plan includes a blend of residential, service, employment, open space and public uses. The SVSP area is statistically projected to house approximately 22,045 residents and in excess of 9,000 employees. The SVSP includes a total of 8,679 dwelling units on approximately 2,064 gross acres. Proposed land uses include a total of approximately 317 acres set aside in open space; 106 acres for dedication to parks; 71 acres of public/quasi-public uses; 190 acres of community commercial; 27 acres of business professional; and 41 acres of commercial mixed use.

THE DISTRICT

Location and Description of the District and the Immediate Area

General. John Mourier Construction, Inc. (referred to herein as “JMC Homes”) is developing approximately 73.6 acres of property into 395 residential units, within the initial boundary of the District. The District is located in the SVSP area, which is in the northwest portion of the City. Property in the District is within the Center Joint Unified School District. The property was annexed into the City in 2010 when the property was owned by Mourier Investments, LLC (“MILLC”), an investment affiliate of JMC Homes. Areas of future annexation into the District are currently owned by MILLC and consist of approximately 604 acres of property. The land owned by JMC Homes and MILLC in the SVSP area is generally level topography, currently with large open annual grassland areas. The SVSP has targeted a majority of the creek corridors, and a portion of the seasonal wetlands, for preservation in permanent open space. See “THE SIERRA VISTA SPECIFIC PLAN” above.

Map. A map showing the entire project, including both the initial boundary of the District and the areas in the Future Annexation Area, is shown on the following page.

[Reserved for boundary map]

Entitlements and Anticipated Development

JMC Homes has provided the following information with respect to entitlements and anticipated development of land in the District. No assurance can be given that all information is complete. No assurance can be given that development of the property will be completed, or that it will be completed in a timely manner. Since the ownership of the parcels is subject to change, the development plans outlined below may not be continued by the subsequent owner if the parcels are sold, although development by any subsequent owner will be subject to the SVSP, the Development Agreements described herein and the policies and requirements of the City. No assurance can be given that the plans or projections detailed below will actually occur.

Overview. As noted above, development within the initial District boundary is anticipated by JMC Homes to be consistent with the SVSP land uses, which primarily consist of low-density and medium-density residential neighborhoods. Permitted land uses are configured to reinforce the neighborhood identity and sense of community. See “THE SIERRA VISTA SPECIFIC PLAN” above.

MILLC and JMC Homes currently own approximately 677 acres in the SVSP area, which is approved for development in the SVSP for 2,839 residential units and 25.3 acres of non-residential (retail/office) uses. JMC Homes is a homebuilder and expects to build-out the entirety of the 395 residential units in the initial boundary of the District over time. Further, JMC Homes expects to purchase the property comprising the future annexation areas from MILLC, as market conditions warrant.

Entitlements. The entitlements permit a development proposal related to a particular parcel to proceed through tentative map subdivision and design-review permitting processes to final mapping provided the development application is in accord with the entitlements and the final map conditions. The land received full land use approval in 2010, including, but not limited to, approval of Specific Plan Zoning and Development Agreements, and subsequently received a Section 404 (wetlands) permit, California Water Board Section 401 Certification, and U.S. Fish and Wildlife Service Biological Opinion. The 395 lots in the initial District boundary received a grading permit and site improvement plans from the City. Site development commenced in May 2018 and concluded in April 2019, and the acceptance of the improvements by the City is anticipated in May 2019. [confirm/update closer to posting POS]

Property currently within the District encompasses approximately 73 gross acres, planned for development into 395 residential units. Property in the Future Annexation Area encompasses approximately 604 gross acres, planned for development into an additional 2,444 residential units; these parcels are not currently in the District and are therefore not currently subject to the Special Tax securing the Bonds. There are no units in the initial District boundary that are designated as affordable high-density residential units not subject to a Special Tax. JMC Homes anticipates annexing additional lots into the District every few years as market conditions warrant. JMC Homes expects that each annexation will contain a similar number of lots as the initial number of lots in the District. However, the timing of each annexation and number of lots in each annexation may vary based on market conditions.

The table on the following page shows the entitlements for all of the land owned by MILLC and JMC Homes in the SVSP. Currently, only parcels JM-2A, JM-3A, JM-4 and JM-20A are located within the boundary of the District and subject to the Special Tax securing the Bonds.

Table 1
City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Planned Units in District and Future Annexation Area

Initial District Boundary – Owned by JMC Homes

Village (Parcel)	Land Use	Acres	Planned Units
JM-2A	LDR	15.3	92
JM-3A	LDR	19.5	83
JM-4	LDR	25.6	132
JM-20A	MDR	12.4	88
Total		72.8	395

Future Annexation Area (Not in District) – Owned by MILLC

Village (Parcel)	Land Use	Acres	Planned Units
JM-1	LDR	17.00	84
JM-2B	LDR	14.40	95
JM-3B	LDR	10.63	44
JM-20B	MDR	27.19	231
JM-21	MDR	18.28	171
JM-30	HDR	7.51	159
JM-40	CMU	5.65	40
JM-41	CC	13.48	--
FD-6	LDR	14.37	69
FD-7	LDR	8.80	42
FD-8A	LDR	16.21	78
FD-8B	LDR	18.82	86
FD-10	LDR	20.26	93
FD-21	MDR	24.39	204
FD-23	MDR	17.40	143
FD-24	MDR	10.71	96
FD-32	HDR	8.90	178
FD-33 (1/2 owner)	HDR	4.30	86
FD-41	CMU	5.92	40
CO-1	LDR	17.38	86
CO-2A	LDR	14.04	71
CO-2B	LDR	14.65	73
CO-3	LDR	17.16	78
CO-20	MDR	11.61	84
CO-21	MDR	9.15	70
CO-22	MDR	6.01	43
CO-41	CC	0.16	--
Parks / OS / ROW / Other	Misc.	249.82	--
Total		604.20	2,444

Source: JMC Homes. Based on (a) Development Agreement (if applicable) or (b) the Sierra Vista Specific Plan.

Development Agreements

General. MILLC entered into Development Agreements, dated June 18, 2010 (“**Development Agreements**”) with the City in accordance with applicable state and local codes. The Development Agreements vest development rights, set forth infrastructure improvements and dedication requirements, secure the timing and methods for financing improvements, and specify other performance obligations as related to development in the Sierra Vista Specific Plan area. All of the property in the District is subject to the requirements of the Development Agreements as well as the SVSP. The Development Agreements were entered into in accordance with Sections 65864 through 65869.5 of the California Government Code, as implemented through Article V, Chapter 19.84 of the City’s Zoning Ordinance No. 802.

Development Agreements are the primary implementation tools for the SVSP and are intended to create a binding contract between the City and MILLC and their assigned successors in interest, which set forth the needed infrastructure improvements, park dedication requirements, timing and method for financing improvements and other specific performance obligations of the City and MILLC, including obligations related to development of the property in the District, with the terms, conditions, rules, regulations, entitlements, vested rights and other provisions relating to the development of the property in the District according to the SVSP entitlements. Included are provisions relating to infrastructure improvements, public dedication requirements, landscaping amenities and other obligations of the parties. The Development Agreements have a 30-year term, run with the property, and may be modified only by mutual consent of the City and landowner and in a manner consistent with the SVSP. With the Development Agreements in place, subject to compliance with the terms of the Development Agreements, construction of homes within the District may occur upon City approval of subdivision maps, satisfaction of certain design requirements and conditions of such maps and issuance of building permits.

Land use and development entitlements granted under the Development Agreements for property in the District are consistent with the SVSP as described under the caption “THE SIERRA VISTA SPECIFIC PLAN” and summarized above.

Improvements. The Development Agreements set forth the responsibility of MILLC and its successors (including JMC Homes) for a portion of the costs of certain public improvements required for its development within the SVSP, including an electric substation. The dedication of the electric substation site occurred on May 26, 2017, and the City anticipates the electric substation will be completed by June 1, 2019. JMC Homes does not believe any of these improvements – including completion of the electric substation by the City – will impair its ability to timely obtain building permits.

Funding of the Improvements with Bond and Additional Bond proceeds will satisfy a portion, but not all, of the relevant obligations of the District for infrastructure improvements required by the Development Agreements. See Table 5 herein for a sources and uses table. The improvements not funded from Bond and Additional Bond proceeds or Special Taxes are required to be funded by JMC Homes. See “THE IMPROVEMENTS” below.

No Affordable Units. There are no affordable unit requirements for the initial District boundary.

Environmental Matters

Flood Hazard Map Information. According to the Federal Emergency Management Agency's flood insurance rate maps (Flood Area Panel Number 060243, with an effective date of November 2, 2018), the developable portions of the property in the project area (including land in the District) are located within Flood Zone X, described as areas of minimal flooding (outside of the 100 and 500-year floodplains).

Wetland Conditions. According to the City's planning department, some jurisdictional wetlands will be affected by the development of the project, however the impact has been mitigated by the landowner. No additional environmental permits are required to be obtained.

Seismic Conditions. The property expected to be developed as part of the project (including land in the District) is not located within a seismic special studies zone, designated by the California State Division of Mines and Geology, in accordance with the Alquist-Priolo Special Study Zone Act of 1972.

OWNERSHIP OF PROPERTY WITHIN THE DISTRICT

Unpaid Special Taxes do not constitute a personal indebtedness of the owners of the property within the District. There is no assurance that the present property owners or any subsequent owners will have the ability to pay the Special Taxes or that, even if they have the ability, they will choose to pay the Special Taxes. An owner may elect to not pay the Special Taxes when due and cannot be legally compelled to do so. Neither the City nor any Bond Owner will have the ability at any time to seek payment directly from the owners of property within the District of the Special Tax or the principal or interest on the Bonds, or the ability to control who becomes a subsequent owner of any property within the District.

JMC Homes has provided the information set forth in this section entitled "OWNERSHIP OF PROPERTY WITHIN THE DISTRICT." No assurance can be given that all information is complete. In addition, any Internet addresses included below are for reference only, and the information on those Internet sites is not a part of this Official Statement or incorporated by reference into this Official Statement.

No assurance can be given that development of the property will be completed, or that it will be completed in a timely manner, as described herein. The Special Taxes are not personal obligations of JMC Homes or of any subsequent landowners; the Bonds are secured only by the Special Taxes and moneys available under the Fiscal Agent Agreement. See "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS" and "SPECIAL RISK FACTORS" herein.

Information Regarding JMC Homes

JMC Homes has been doing business in the greater Sacramento area as a homebuilder since 1978. It has averaged annual new homes sales volume in excess of \$110 million for the past five years and is currently ranked as the 100th largest homebuilder by *Professional Builder* magazine. It is currently building and selling homes in Roseville, Rocklin, Lincoln and Marysville in the Sacramento area. *JMC Homes' website address is <http://www.jmchomes.com>. The website address is given for reference and convenience only, the information on the website may be incomplete or inaccurate and has not been reviewed by the City or the Underwriters. Nothing on the website is a part of this Official Statement or incorporated into this Official Statement by reference.*

Proposed Development by JMC Homes

Overview. As noted above, development within the initial District boundary is anticipated by JMC Homes to be consistent with the SVSP land uses, which primarily consist of low-density residential neighborhoods. Permitted land uses are configured to reinforce the neighborhood identity and sense of community. See “THE SIERRA VISTA SPECIFIC PLAN” above.

Subdivision Maps. The property in the initial District boundary consists of five large-lot APNs, with three of the large-lot parcels having recorded small lot final maps. The current configuration of parcels in the District, together with final map status, is set forth in the following table. In addition to the Improvements completed, subdivision in-tract improvements commenced in September 2018 and are anticipated to be complete in May 2019 for JM-2A, JM-3A, and JM-20A. In-tract improvements for JM-4 are expected to commence May 2019 with completion expected in late 2019.

Table 2
City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Tentative Map and Final Map Status for Taxable Residential Parcels in
the Initial District Boundary

Large-Lot Parcel/Village	Land Use	Planned Units	Tentative Map Approval Date	Small Lot Final Map Record Date
JM-2A	LDR (Residential)	92	12/12/2013	12/27/2018
JM-3A	LDR (Residential)	83	12/12/2013	12/27/2018
				<i>Expected Sept./Oct.</i>
JM-4 (2 APNs)	LDR (Residential)	132	12/12/2013	2019
JM-20A	MDR (Residential)	88	12/12/2013	12/27/2018
	Total	395		

Source: JMC Homes.

Backbone Infrastructure. JMC Homes has substantially completed all basic (sometimes referred to as “backbone”) infrastructure required for development of the initial 395 homes in the District (including major roads and offsite improvements), and expects acceptance by the City in May 2019.

Upon completion of various components of such infrastructure, JMC Homes is eligible to be reimbursed for the cost thereof from proceeds of the Bonds as provided in an acquisition agreement entered into with the City, provided such proceeds are available. The pace of home construction in the District will be determined by JMC Homes, largely by market conditions and demand for homes.

JMC Homes is responsible for the cost of construction of the infrastructure improvements and other costs required for the initial District boundary. Proceeds of the Bonds and any additional bonds will provide a portion of the cost of improvements and the remainder will be contributed by JMC Homes. See “THE IMPROVEMENTS – Estimated Cost of the Improvements”. Bonds for the District are expected to be issued in multiple series as development progresses.

Utilities. All typical urban utility services for finished lots are available at the lots or will be extended to the lots. These utilities include electric power, natural gas, telephone, cable television, water, refuse, and sanitary sewer and storm water facilities. The City provides electric, water, sewer refuse and storm water facilities, and police and fire services. Pacific Gas & Electric provides natural gas.

Timing of Model Homes and Production Homes. As of May 1, 2019 (the date of value of the Appraisal), JMC Homes had 12 model homes under construction in the initial District boundary. The model homes are located in JM-2A, JM-3A, and JM-20A. The grand opening for the model homes in JM-3A is expected to occur in June 2019. Production homes are anticipated to begin construction in May 2019 with first sales to homeowners expected in July 2019. JMC Homes estimates that the last of the 395 homes planned for the initial District boundary will be completed and sold to individual homeowners by January 2024. [confirm/update closer to posting POS]

Planned Home Pricing. The following table sets forth JMC Homes' current home sale prices in the District. Sales prices are subject to change and exclude options, upgrades, lot premiums and any incentives or price reductions being offered. There can be no assurance that sales prices of the remaining homes in the future annexation areas will equal or exceed the base sales prices set forth in the following table.

Table 3
City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Planned Home Sale Prices – Initial District Boundary⁽¹⁾

Village	No. of Models Built	No. of Lots	Project Floorplans	Floorplan Size Range (sf)		Price Range ⁽¹⁾	
				Low	High	Low	High
JM-2A		92	4	1,645	2,508	TBD	TBD
JM-3A (Gated)		83	5	2,201	2,911	TBD	TBD
JM-4		132	TBD	TBD	TBD	TBD	TBD
JM-20A		88	8	1,343	2,184	TBD	TBD

[[(1) Home sales prices are projected as of the date of the Official Statement. All of the base sales prices listed above are subject to change and exclude options, upgrades, lot premiums and any incentives or price reductions being offered. There can be no assurance that actual base sales prices of the remaining homes in the District will equal or exceed the base sales prices set forth above.]]

Source: JMC Homes.

THE IMPROVEMENTS

Eligible Facilities

The Bonds will provide a funding source to JMC Homes for moneys expended for a portion of the cost of the Improvements and for certain JMC Homes fees paid or to be paid by JMC Homes. The eligible Improvements authorized to be funded with proceeds of the Bonds include, but are not limited to, the following:

Transportation Improvements. Public roadway improvements designed to meet the needs of the project, including those improvements identified in the Development Agreement, including but not limited to:

- Federico Drive.
- Fiddyment Road.
- Market Street.

- Santucci Boulevard.
- Summerfaire Drive.
- Silver Spruce Drive.
- Sierra Glen Drive.
- Vista Park Drive.
- Vista Grande Boulevard.
- Westbrook Boulevard.

Eligible roadway improvements include the following items: acquisition of land and easements; roadway design; project management; geotechnical engineering, testing and observations, bridge crossings and culverts; clearing, grubbing, and demolition; grading, soil import/export, paving (including slurry seal), and decorative/enhanced pavement concrete or pavers; power pole relocations; joint trenches, underground utilities, and undergrounding of existing utilities; dry utilities and appurtenances; curbs, gutters, sidewalks, bike trails (including on- and off-site), park and ride facilities, bus rapid transit improvements, including transfer stations and regional public transit improvements; retaining walls, sound walls, enhanced fencing, and access ramps; street lights, signalization, and traffic signal control systems; bus turnouts; signs and striping; erosion control; median and parkway landscaping and irrigation; entry monumentation; bus shelters; masonry walls; traffic control and agency fees; and other improvements related thereto. Eligible improvements for the roads listed above also include any and all necessary underground potable and non-potable water, sanitary sewer, and storm drainage system improvements.

Potable and Non-Potable Water System Improvements. Authorized facilities include any and all on- and off-site backbone water facilities designed to meet the needs of development of the project. These facilities include potable and non-potable mains, valves, services, and appurtenances; wells; and water treatment and storage facilities, and related improvements, including but not limited to: site clearing, grading, and paving; curbs and gutters; recycled water storage tanks, booster pump stations, and all appurtenances thereto; wells; water treatment; stand-by generator; site lighting, drainage, sanitary sewer, and water service; landscaping and irrigation; access gates and fencing; striping and signage; among others.

Drainage System Improvements. Authorized facilities include any and all on- and off-site backbone drainage and storm drainage improvements designed to meet the needs of development of the project. These facilities include mains, pipelines and appurtenances, outfalls and water quality measures, temporary drainage facilities, detention/retention basins, and drainage pretreatment facilities; drainage ways/channels, pump stations, landscaping, and irrigation; access roads, gates, and fencing; striping and signage, among others.

Wastewater System Improvements. Authorized facilities include any and all on- and off-site backbone wastewater facilities designed to meet the needs of development of the project. These facilities include pipelines and all appurtenances thereto; manholes; tie-in to existing main line; force mains; lift stations; odor-control facilities; sewer treatment plant improvements and permitting related thereto; and related sewer system improvements, among others.

Solid Waste Improvements. Authorized facilities include any and all backbone solid waste improvements designed to meet the needs of development of the project. Eligible improvements also include the project's pro-rata contribution, as described in the project DA, to the SVSP Solid Waste Recycling Center.

Park, Landscape Corridor and Paseo Improvements. Authorized facilities include any and all improvements to parks, landscape corridors and paseos located in the project, including but

not limited to construction of Park Sites as identified by the Specific Plan, and construction of Paseos as identified by the SVSP.

Open Space Improvements. Authorized facilities include any and all open space improvements designed to meet the needs of development of the project, including bike trails, bike/pedestrian bridges, storm drain crossings, storm drain detention/retention, wetland mitigation, tree mitigation, on- and off-site hawk/raptor mitigation, agricultural mitigation or wetland mitigation, property acquisition, endowment payments for open space management, landscaping and irrigation, access gates and fencing, and related open space improvements, among others.

Utilities. Authorized facilities include any and all on- and off-site utility improvements designed to meet the needs of development of the project. All utility improvements, easement payments, and land acquisition not located under or alongside transportation improvements are considered authorized facilities. Authorized facilities also shall include costs related to the acquisition of the off-site electric substation site; site clearing; grading; street frontage improvements, including curbs, gutters, and paving; and construction of an all-weather access road to the site from the nearest public street or extension of temporary 12kV overhead lines as described in the project DA, among others.

Other Public Facilities and Impact Fees. Authorized facilities includes any and all public facilities or infrastructure, including the project's pro-rata contribution to the land acquisition of the off-site fire station site, site clearing, grading, and street frontage improvements including curbs, gutters, and paving, including fire station site reimbursement obligations in the Development Agreement. Authorized facilities also include development impact fees paid and not otherwise reimbursed, whether standard City or County fees levied at the time of the issuance of a building permit or required as part of the DA for the property. Fees include, but are not limited to, the South Placer Regional Transportation Authority Tier II Traffic Fee, City of Roseville City Wide Park Fee, City of Roseville Public Facilities Fee, and Public Benefit Fee.

Estimated Cost of the Improvements

General. The total estimated cost of the Improvements for the initial District boundary of the project (395 units) is approximately \$59.3 million, as shown in the table on the following page. The Bonds are expected to provide approximately \$10.5 million* of that cost. Additional infrastructure will be required for areas of future annexation and Additional Bonds are expected to be sold in the future.

* Preliminary; subject to change.

Table 4
City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Summary of Partial Authorized Facilities and Estimated Cost in Initial District Boundary

Item	Estimated Total Cost ⁽¹⁾
Transportation Improvements	\$9,257,576
Potable and Non-Potable Water System Improvements	2,274,538
Drainage System Improvements	3,685,036
Wastewater System Improvements	3,671,763
Parks, Landscape Corridor and Paseo Improvements	3,638,713
Open Space Improvements	5,802,951
Utilities	2,932,062
Other Public Facilities and Impact Fees	28,024,677
Total	\$59,287,316

(1) Includes soft cost and contingency
Source: JMC Homes.

Funding Sources. In connection with the issuance of the Bonds, the City and JMC Homes have entered into a Funding, Construction and Acquisition Agreement (the “**Acquisition Agreement**”) which provides that JMC Homes will construct (or cause to be constructed or funded) the Improvements and related facilities, and the City, upon completion of construction and acceptance by the City, or through progress payments prior to completion of the entire improvement, will purchase the Improvements or reimburse JMC Homes for expended amounts using a portion of the proceeds of the Bonds pursuant to the terms of the Acquisition Agreement. JMC Homes will be responsible for the portion of the cost of construction of the Improvements not paid with Bond proceeds. There are currently no construction loans or deeds of trust encumbering the property in the initial boundary of the District.

The Special Tax Formula provides that the funding of Improvement costs can also be made from collections of the Special Tax available as the “pay-as-you-go” component of Special Taxes. The pay-as-you-go funding component is expected to provide for funding of the cost of a portion of the Improvements in excess of the amount provided from bond proceeds (if such proceeds are not sufficient) through annual Special Tax collections in excess of the amount needed to pay the debt service. The City and JMC Homes contemplate utilizing this funding mechanism during the time the Bonds are outstanding. Additionally, after the final maturity date of the Bonds and any additional bonds issued to reimburse JMC Homes for costs of the Improvements, the City expects to continue to levy Special Taxes for payment of the “Development Impact Fee Deferral” (as defined in the Special Tax Formula) which levy may secure future bonds issued after payment in full of the Bonds and any additional bonds issued under the Fiscal Agent Agreement. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Special Tax Methodology” and “ – Special Tax Fund.”

VALUE OF PROPERTY WITHIN THE DISTRICT

The Appraisal

General. Integra Realty Resources, Sacramento, California (the “**Appraiser**”) prepared an appraisal report dated _____, 2019, with a date of value of May 1, 2019 (the “**Appraisal**”). The Appraisal was prepared at the request of the City. The Appraisal is set forth in APPENDIX B hereto. The description herein of the Appraisal is intended for limited purposes only; the Appraisal should be read in its entirety. The conclusions reached in the Appraisal are subject to certain assumptions and qualifications which are set forth in the Appraisal.

Property Appraised. The appraised properties consist of all of the taxable property in the initial boundary of the District, which is owned by JMC Homes and planned for development into 395 single-family residential units.

Value Estimates. The Appraisal provides a market value, in bulk, of the appraised property as of the date of value (based on the hypothetical condition the improvements to be financed by the 2019 Bonds were in place as of the date of valuation). The valuation accounts for the impact of the lien of the Special Tax and represents the hypothetical market value (based on the hypothetical condition) of all the land in the District. The property appraised excludes property in the District designated for public and quasi-public purposes.

The aggregate value estimate for the appraised properties as of the May 1, 2019 date of value, using the methodologies described in the Appraisal and subject to the limiting conditions and special assumptions set forth in the Appraisal, and based on the ownership of the property as of that date, is \$48,015,000.

The bulk sale value represents the most probable price, in a sale of parcels within the District, to a single purchaser or sales to multiple buyers, over a reasonable absorption period discounted to present value.

Hypothetical Condition. *The value estimate is subject to a hypothetical condition, defined as that which is contrary to what exists but is supposed for the purposes of analysis. For purposes of the hypothetical condition, the Appraiser assumed that certain proceeds of the 2019 Bonds are available to reimburse for infrastructure improvements completed.*

Assumptions and Limiting Conditions. In considering the estimate of value evidenced by the Appraisal, the Appraisal is based upon a number of standard and special assumptions which affect the estimates as to value, some of which include the following. See “APPENDIX B – THE APPRAISAL.”

- The value estimates assume the completion of the public facilities to be financed by the 2019 Bonds, but not any Additional Bonds that may be issued in the future. See “THE IMPROVEMENTS.”
- The Appraisal relies on infrastructure and development cost estimates from JMC Homes, as well as presumed Special Taxes and 2019 Bond proceeds expected to be available. Accordingly, the value estimate is connected to such estimates of infrastructure and development costs, Special Taxes and 2019 Bond proceeds; any changes to these variables may necessarily affect the estimated value. It is therefore an extraordinary assumption that the infrastructure and development costs are as represented in the Appraisal. The estimates of market value account for the impact of the Lien of the Special Taxes securing the Bonds.

- The Appraiser has assumed that there is no hazardous material on or in the property that would cause a loss in value. Should future conditions and events reduce the level of permitted development or delay the completion of any projected development, the value of the undeveloped land would likely be reduced from that estimated by the Appraiser. See “APPENDIX B – THE APPRAISAL” hereto for a description of certain assumptions made by the Appraiser. Accordingly, because the Appraiser arrived at an estimate of current market value based upon certain assumptions which may or may not be fulfilled, no assurance can be given that should the parcels become delinquent due to unpaid Special Taxes, and be foreclosed upon and offered for sale for the amount of the delinquency, that any bid would be received for such property or, if a bid is received, that such bid would be sufficient to pay such delinquent Special Taxes.

Exposure Time. Exposure time is the length of time the subject property would have been exposed for sale in the market had it sold on the effective valuation date at the concluded market value. Exposure time is always presumed to precede the effective date of the Appraisal. Based on the Appraiser’s review of recent sales transactions for similar properties and its analysis of supply and demand in the local land market, the Appraiser’s opinion was that the probable exposure time for the appraised property at the concluded market value stated previously is 12 months.

Marketing Time. Marketing time is an estimate of the amount of time it might take to sell a property at the concluded market value immediately following the effective date of value. As the Appraiser foresees no significant changes in market conditions in the near term, the Appraiser’s opinion was that a reasonable marketing period for the appraised property in bulk is likely to be the same as the exposure time. Accordingly, the Appraiser estimated the marketing period at 12 months.

No assurance can be given that a sale of the property in bulk by JMC Homes could be achieved or attained over an extended period of time; real estate is cyclical in nature, and it is impossible to accurately forecast and project specific demand over a particular period. See “SPECIAL RISK FACTORS – Property Values and Property Development.”

Limitations of Appraisal Valuation. Property values may not be evenly distributed throughout the District; thus, certain parcels may have a greater value than others. This disparity is significant because in the event of nonpayment of the Special Tax, the only remedy is to foreclose against the delinquent parcel.

No assurance can be given that the foregoing valuation can or will be maintained during the period of time that the 2019 Bonds are outstanding in that the City has no control over the market value of the property within the District or the amount of additional indebtedness that may be issued in the future by other public agencies, the payment of which, through the levy of a tax or an assessment, may be on a parity with the Special Taxes. See “—Overlapping Liens and Priority of Lien” below.

For a description of certain risks that might affect the assumptions made in the Appraisal, see “SPECIAL RISK FACTORS” herein.

Value to Special Tax Burden Ratios

In comparing the value of the real property within the District and the principal amount of the Bonds, it should be noted that only the real property upon which there is a delinquent Special Tax can be foreclosed upon, and the real property within the District cannot be foreclosed upon as a whole to pay delinquent Special Taxes of the owners of such parcels within the District unless all of

the property is subject to a delinquent Special Tax. In any event, individual parcels may be foreclosed upon separately to pay delinquent Special Taxes levied against such parcels.

Other public agencies whose boundaries overlap those of the District could, without the consent of the City and in certain cases without the consent of the owners of the land within the District, impose additional taxes or assessment liens on the land within the District. Property owners can also voluntarily add Property Assessed Clean Energy (PACE) assessment liens on their property to finance energy efficiency improvements. The lien created on the land within the District through the levy of such additional taxes or assessments may be on a parity with the lien of the Special Tax. In addition, construction loans may be obtained by JMC Homes or home loans may be obtained by ultimate homeowners. The deeds of trust securing such debt on property within the District, however, will be subordinate to the lien of the Special Tax.

Appraised Value to Lien Ratios by Development Status. The following table sets forth appraised value, maximum special tax, allocable District debt, and average value to lien ratios by status of development, based on the status of development in the District as of May 1, 2019 (the Appraiser's date of value), and on assumptions detailed therein.

Table 6
City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Value to Lien Ratios – By Development Status

Development Status ⁽¹⁾ / Phase Number ⁽²⁾	Planned Residential Units ⁽²⁾	Land Use	Appraised Value ⁽³⁾⁽⁴⁾	FY 2019-20 Maximum Facilities Tax	Projected FY 2019-20 Special Tax Levy ⁽⁵⁾	Allocable Debt CFD Bonds ^{(6) *}	% Total CFD Bonded Debt ⁽⁶⁾	Overlapping Debt ⁽⁷⁾	Total Direct & Overlapping Debt	Average Value to Lien Ratios ⁽⁴⁾
Homes Partially Completed (Phase 1) ⁽¹⁾⁽⁸⁾										
JM-2	4	LDR	\$508,000	\$7,344	\$7,344	\$132,391	1.0%	\$1,234	\$133,625	3.80
JM-3	4	LDR	644,000	7,344	7,344	132,391	1.0%	1,042	133,433	4.83
JM-20	4	MDR	408,000	6,528	6,528	117,681	0.9%	1,113	118,794	3.43
Subtotal	12		\$1,560,000	\$21,216	\$21,216	\$382,463	3.0%	\$3,389	\$385,853	4.04
Final Map Lots (Phase 1) ⁽¹⁾										
JM-2	88	LDR	\$11,176,000	\$161,568	\$161,568	\$2,912,605	22.8%	\$27,150	\$2,939,755	3.80
JM-3	79	LDR	12,719,000	145,044	145,044	2,614,725	20.5%	20,583	2,635,308	4.83
JM-20	84	MDR	8,568,000	137,088	137,088	2,471,301	19.4%	23,376	2,494,677	3.43
Subtotal	251		\$32,463,000	\$443,700	\$443,700	\$7,998,630	62.7%	\$71,110	\$8,069,740	4.02
Tentative Map Lots										
JM-4 (Phase 1) ⁽⁹⁾	92	LDR	\$9,752,000	\$168,912	pending	\$3,044,996	23.9%	\$20,637	\$3,065,633	3.18
JM-4 (Phase 2) ⁽⁹⁾	40	LDR	4,240,000	73,440	pending	1,323,911	10.4%	8,498	1,332,409	3.18
Subtotal	132		\$13,992,000	\$242,352	pending	\$4,368,907	34.3%	\$29,135	\$4,398,042	3.18
Total	395		\$48,015,000	\$707,268	pending	\$12,750,000	100.0%	\$103,634	\$12,853,634	3.74

* Preliminary; subject to change.

(1) Development Status as of May 1, 2019 per JMC Homes.

(2) Phase number and number of residential lots of each Large Lot per the Special Tax Formula.

(3) Bulk Appraised Values as of May 1, 2019.

(4) Average per lot values were used to determine the table's average value to lien ratios by development status of lots within each of the District's large lots. Each average value per lot was calculated by dividing the bulk appraised value of each large lot by the number of lots of each. The values of the partially completed homes shown will be understated by some degree while the values of the final lots shown will be overstated; therefore, the value of each large lot parcel should be considered in aggregate.

(5) The Projected Fiscal Year 2019-20 Special Tax Levy assumes a Maximum Special Tax Levy to all Final Map Parcels while each parcel of Tentative Map Property is projected to be taxed at approximately ____% of its Maximum Tax. The Fiscal Year 2019-20 Special Tax Levy shall include the debt service on the Bonds during the 2020 Bond Year and district administration costs. [Debt service on the 2019 Series Bonds due September 1, 2019 would be funded through capitalized interest.]

(6) This table allocates the CFD Debt using each lot's Maximum Special Tax.

(7) The overlapping debt liens of the District parcels as of May 1, 2019 as summarized under "Direct and Overlapping Tax and Assessment Debt" table in the overlapping debt report prepared by California Municipal Statistics, Inc.

(8) A partially completed home represents a single family lot upon which a building permit has been issued together with substantial construction towards the completion of the structure's footings or more.

(9) The \$13,992,000 bulk appraised value of the 132 Tentative Map Lots within Large Lot JM-4 has been allocated to Phase 1 and Phase 2 of JM-4 based upon the total residential lots of each phase.

Sources: Development Status by lot - JMC Homes; Bulk Appraised Values by Large Lot - Integra Realty Resources, Inc.; Overlapping Debt - California Municipal Statistics, Inc., as compiled by Willdan Financial Services and Maximum Special Tax - as compiled by Willdan Financial Services.

Appraised Value to Lien Ratio Categories. The appraised value of all taxable property within the District is \$48,015,000. The principal amount of direct and overlapping bonded debt in the District (including the 2019 Bonds) is \$12,853,634*. Consequently, the estimated value of the taxable property within the District is approximately 3.74* times the principal amount of the direct and overlapping bonded debt. The following table sets forth the appraised value, maximum special tax, projected special tax levy tax and allocable District debt by value to lien ratio range categories.

Table 7
City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Average Value to Lien Ratio Categories

Value-to-Lien Ratio Range *	No. of Parcels	Planned Residential Units ⁽¹⁾	Appraised Value ⁽²⁾	FY 2019-20 Maximum Facilities Tax	Allocable Debt CFD Bonds ⁽³⁾	% Total CFD Bonded Debt ^{(4) *}	Overlapping Debt ⁽⁵⁾	Total Direct & Overlapping Debt *	Average Value to Lien Ratios
4:1 to 4.99:1	1	83	\$13,363,000	\$152,388	\$2,747,116	21.55%	\$21,625	\$2,768,741	4.83
3:1 to 3.99:1	4	312	34,652,000	554,880	10,002,884	78.45	82,009	10,084,893	3.44
Total	5	395	\$48,015,000	\$707,268	\$12,750,000	100.00%	\$103,634	\$12,853,634	3.74

* Preliminary, subject to change.

(1) Planned number of residential lots per the Special Tax Formula.

(2) Appraised Values as of May 1, 2019.

(3) Represents the \$12,750,000* par amount of the Series 2019 Special Tax Bonds.

(4) The CFD Bonded Debt has been allocated based upon each parcel's Maximum Facilities Special Tax.

(5) The overlapping debt liens of the District parcels as of May 1, 2019 as summarized under "Direct and Overlapping Tax and Assessment Debt" table in the overlapping debt report prepared by California Municipal Statistics, Inc.

Sources: Appraised Value - Integra Realty Resources, Inc.; Overlapping Debt - California Municipal Statistics, Inc, as compiled by Willdan Financial Services and Maximum Special Tax - Willdan Financial Services.

No History of Special Tax Collections

Fiscal Year 2019-20 will be the first year in which the Special Tax is levied in the District.

Overlapping Liens and Priority of Lien

The principal of and interest on the Bonds are payable from the Special Tax authorized to be collected within the District, and payment of the Special Tax is secured by a lien on certain real property within the District. Such lien is co-equal to and independent of the lien for general taxes and any other liens imposed under the Act, regardless of when they are imposed on the property in the District. The imposition of additional special taxes, assessments and general property taxes will increase the amount of independent and co-equal liens which must be satisfied in foreclosure. The City, the County and certain other public agencies are authorized by the Act to form other community facilities districts and improvement areas and, under other provisions of State law, to form special assessment districts, either or both of which could include all or a portion of the land within the District.

Set forth below is an overlapping debt table showing the existing direct and overlapping bonded debt payable with respect to property within the District. This table has been prepared by California Municipal Statistics Inc. as of the date indicated, and is included for general information purposes only. The City has not reviewed the data for completeness or accuracy and makes no representations in connection therewith. In addition to bonded debt, property in the District is also subject to Fiscal Year 2019-20 special taxes authorized to be levied on behalf of the City's Sierra Vista Community Facilities District No. 2 (Public Services) and Community Facilities District No. 3 (Municipal Services) for municipal services, which districts provide for escalating annual special taxes on residential property currently in the respective approximate Fiscal Year 2019-20 annual amount of \$339.07 (low density and medium density) for CFD No. 2 and Fiscal Year 2018-19 amounts of 256.78 (low density)/\$439.10 (medium density) for CFD No. 3; the CFD No. 3 tax rates are subject to annual escalation up to 4% depending on the City's public safety budget each year.

Table 8
City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Summary of Overlapping Debt
As of May 1, 2019

2018-19 Local Secured Assessed Valuation: \$6,292,283

<u>DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT:</u>	<u>% Applicable</u>	<u>Debt</u>	
Center Joint Unified School District General Obligation Bonds	0.287%	\$103,634	
City of Roseville Villages at Sierra Vista CFD No. 1	100.000	--	(1)
TOTAL DIRECT AND OVERLAPPING TAX AND ASSESSMENT DEBT		\$103,634	
 <u>OVERLAPPING GENERAL FUND DEBT:</u>			
Placer County Certificates of Participation	0.008%	\$ 2,114	
Placer County Office of Education Certificates of Participation	0.008	75	
Sierra Joint Community College District Certificates of Participation	0.006	234	
Center Joint Unified School District Certificates of Participation	0.287	1,239	
City of Roseville Certificates of Participation	0.028	6,299	
Placer County Mosquito and Vector Control District Certificates of Participation	0.008	2,115	
TOTAL OVERLAPPING GENERAL FUND DEBT		\$12,076	
Less: City of Roseville supported obligations		677	
TOTAL OVERLAPPING GENERAL FUND DEBT		\$11,399	
 GROSS COMBINED TOTAL DEBT		\$115,710	(2)
NET COMBINED TOTAL DEBT		\$115,033	

Ratios to 2018-19 Assessed Valuation:

Direct Debt (\$0)	0.00%
Total Direct and Overlapping Tax and Assessment Debt.....	1.65%
Combined Total Debt.....	1.84%
Net Combined Total Debt	1.83%

(1) Excludes the 2019 Bonds to be sold.

(2) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and non-bonded capital lease obligations.

Source: California Municipal Statistics, Inc.

There can be no assurance that JMC Homes, its affiliates or any subsequent owner will not petition for the formation of other community facilities districts and improvement areas or for a special assessment district or districts and that parity special taxes or special assessments will not be levied by the County or some other public agency to finance additional public facilities; however, no other special districts are currently contemplated by the City or JMC Homes.

Private liens, such as deeds of trust securing loans obtained by JMC Homes, may be placed upon property in the District at any time. Under California law, the Special Taxes have priority over all existing and future private liens imposed on property subject to the lien of the Special Taxes.

Estimated Tax Burden on Single-Family Home

Based on estimated sales prices for the smallest floorplan for LDR and MDR homes provided by JMC Homes, the Special Tax Administrator has projected that the overall tax burden for the smallest floorplan homes planned for the District will be approximately 1.81%, as shown in the following table. The projected overall tax burden for larger floorplan homes is expected to be smaller, as a percentage of the projected assessed value of the homes.

Table 9
City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Projected Overall Tax Burden for Single-Family Residential Parcels
Fiscal Year 2019-20

	Land Use Designations	
	MDR Home	LDR Home
Net Taxable Value		
Projected Assessed Value - Representative Homes ⁽¹⁾	\$379,990	\$449,990
Less: Homeowner's Exemption	(\$7,000)	(\$7,000)
Net Taxable Value	\$372,990	\$442,990
Ad Valorem Property Taxes ⁽²⁾	Rate ⁽²⁾	Taxes
Base Property Tax	1.000000%	\$3,730
Center Joint Unified School District	0.241200%	900
Total Ad Valorem Property Taxes	1.241200%	\$4,630
Parcel Charges, Special Taxes and Assessments ⁽³⁾	Charges	Charges
Placer Mosquito & Vector ⁽⁴⁾	\$29	\$29
City of Roseville, Villages of Sierra Vista CFD No. 1 (Public Facilities) ⁽⁵⁾	1,632	1,836
City of Roseville, Sierra Vista CFD No. 2 (Public Services) ⁽⁶⁾	339	339
City of Roseville CFD No. 3 (Municipal Services) ⁽⁷⁾	267	457
Total Parcel Charges, Assessments, and Special Taxes	\$2,267	\$2,661
Total Projected Taxes and Direct Charges	\$6,897	\$8,160
Total Effective Projected Tax Rate	1.81%	1.81%

(1) Values shown for each representative home is the lowest estimated home price of the MDR and LDR homes planned for construction within the District.

(2) Fiscal Year 2018-19 Ad Valorem Property Taxes Rates for TRA 005-070 per Placer County Resolution 2018-146.

(3) Assumes no optional PACE related special taxes or assessments.

(4) The Fiscal Year 2018-19 rate per home.

(5) Equal to the applicable Maximum Public Facilities Special Tax for FY 2019-20.

(6) Equal to the applicable Maximum Public Services Special Tax for FY 2019-20.

(7) Projected applicable Maximum Municipal Services Special Tax for FY 2019-20.

Sources: FY 2018-19 Ad Valorem Tax Rates of TRA 005-070 and Placer Mosquito & Vector charges - Placer County Tax Collector; Projected home prices for selection of Representative Homes - JMC Homes; Maximum Special Tax Rates, Roseville CFD Nos 1, 2 and 3 - Willdan Financial Services.

SPECIAL RISK FACTORS

The purchase of the 2019 Bonds described in this Official Statement involves a degree of risk that may not be appropriate for some investors. The following includes a discussion of some of the risks that should be considered before making an investment decision.

Limited Obligation of the City to Pay Debt Service

The City has no obligation to pay principal of and interest on the 2019 Bonds in the event Special Tax collections are delinquent, other than from amounts, if any, on deposit in the Reserve Fund or funds derived from the tax sale or foreclosure and sale of parcels on which levies of the Special Tax are delinquent, nor is the City obligated to advance funds to pay such debt service on the 2019 Bonds. The 2019 Bonds are not general obligations of the City but are limited obligations of the City and the District payable solely from the proceeds of the Special Tax and certain funds held under the Fiscal Agent Agreement, including amounts deposited in the Reserve Fund and investment income thereon, and the proceeds, if any, from the sale of property in the event of a foreclosure. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS.” Any tax for the payment of the 2019 Bonds will be limited to the Special Tax to be collected within the jurisdiction of the District.

Concentration of Ownership

Land in the District is 100% owned by a single entity, JMC Homes. Owners of property are not personally obligated to pay the Special Tax attributable to their property. Rather, the Special Tax is an obligation only against the parcel of property, secured by the amount which could be realized in a foreclosure proceeding against the property, and not by any promise of the owner to pay. If the value of the property is not sufficient, taking into account other obligations also constituting a lien against the property, the City, Fiscal Agent and owners of the 2019 Bonds have no recourse against the owner, such as filing a lawsuit to collect money.

Failure of JMC Homes or any future owner of significant property subject to the Special Taxes in the District to pay installments of Special Taxes when due could cause the depletion of the Reserve Fund prior to reimbursement from the resale of foreclosed property or payment of the delinquent Special Tax and, consequently, result in the delinquency rate reaching a level that would cause an insufficiency in collection of the Special Tax to meet the District’s obligations on the 2019 Bonds. For a description of JMC Homes, see “OWNERSHIP OF PROPERTY WITHIN THE DISTRICT.” In that event, there could be a delay or failure in payments on the 2019 Bonds. See “– Bankruptcy and Foreclosure Delays” below and “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure.”

Appraised Values

The Appraisal summarized in APPENDIX B estimates the market value of the taxable property within the District. This market value is merely the present opinion of the Appraiser, and is subject to the assumptions and limiting conditions stated in the Appraisal. The City has not sought the present opinion of any other appraiser of the value of the taxed parcels. A different present opinion of value might be rendered by a different appraiser.

The opinion of value relates to sale by a willing seller to a willing buyer as of the date of valuation, each having similar information and neither being forced by other circumstances to sell or

to buy. Consequently, the opinion is of limited use in predicting the selling price at a foreclosure sale, because the sale is forced and the buyer may not have the benefit of full information.

In considering the estimates of value evidenced by the appraisal, it should be noted that the appraisal is based upon a number of standard and special assumptions which affect the estimates as to value, in addition to hypothetical conditions, as set forth in the Appraisal (see APPENDIX B hereto). The improvements to be financed by the 2019 Bonds were not in place as of the date of inspection; thus, the value estimate is subject to a hypothetical condition (of such improvements being in place)

In addition, the opinion is a present opinion. It is based upon present facts and circumstances. Differing facts and circumstances may lead to differing opinions of value. The appraised market value is not evidence of future value because future facts and circumstances may differ significantly from the present.

No assurance can be given that any of the appraised property in the District could be sold in a foreclosure for the estimated market value contained in the Appraisal. Such sale is the primary remedy available to Bondowners if that property should become delinquent in the payment of Special Taxes.

Property Values and Property Development

The value of Taxable Parcels within the District is a critical factor in determining the investment quality of the 2019 Bonds. If a property owner defaults in the payment of the Special Tax, the District's only remedy is to foreclose on the delinquent property in an attempt to obtain funds with which to pay the delinquent Special Tax. Land development and land values could be adversely affected by economic and other factors beyond the City's control, such as: a general economic downturn; adverse judgments in future litigation that could affect the scope, timing or viability of development; relocation of employers out of the area; stricter land use regulations; shortages of water, electricity, natural gas or other utilities; destruction of property caused by earthquake, flood or other natural disasters; environmental pollution or contamination.

The Appraisal information included as APPENDIX B sets forth certain assumptions of the Appraiser in estimating the market value of the property within the District as of the date indicated. No assurance can be given that the land values are accurate if these assumptions are incorrect or that the values will not decline in the future if one or more events, such as natural disasters or adverse economic conditions, occur. See "Appraised Values" above.

Neither the District, the Underwriter, nor the City has evaluated development risks. Since these are largely business risks of the type that property owners customarily evaluate individually, and inasmuch as changes in land ownership may well mean changes in the evaluation with respect to any particular parcel, the District is issuing the 2019 Bonds without regard to any such evaluation. Thus, the creation of the District and the issuance of the 2019 Bonds in no way implies that the District, the Underwriter, or the City has evaluated these risks or the reasonableness of these risks.

The following is a discussion of specific risk factors that could affect the timing or scope of property development in the District or the value of property in the District.

Land Development. Land values are influenced by the level of development in the area in many respects.

First, undeveloped or partially developed land is generally less valuable than developed land and provides less security to the owners of the 2019 Bonds should it be necessary for the District to foreclose on undeveloped or partially developed property due to the nonpayment of Special Taxes.

Second, failure to complete development on a timely basis could adversely affect the land values of those parcels that have been completed. Lower land values would result in less security for the payment of principal of and interest on the 2019 Bonds and lower proceeds from any foreclosure sale necessitated by delinquencies in the payment of the Special Tax. See "VALUE OF PROPERTY WITHIN THE DISTRICT – Value to Special Tax Burden Ratios." No assurance can be given that the proposed development within the District will be completed, and in assessing the investment quality of the 2019 Bonds, prospective purchasers should evaluate the risks of noncompletion.

JMC Homes provides no assurances to the City that the project will be developed or that sources of financing that will actually be available will be sufficient to complete the currently projected development. JMC Homes has no obligation to the City or to owners of the 2019 Bonds to complete the project.

Risks of Real Estate Investment Generally. Continuing development of land within the District may be adversely affected by changes in general or local economic conditions, fluctuations in the real estate market, increased construction costs, development, financing and marketing capabilities of individual property owners, water or electricity shortages, and other similar factors. Development in the District may also be affected by development in surrounding areas, which may compete with the District. In addition, land development operations are subject to comprehensive federal, state and local regulations, including environmental, land use, zoning and building requirements. There can be no assurance that proposed land development operations within the District will not be adversely affected by future government policies, including, but not limited to, governmental policies to restrict or control development, or future growth control initiatives. There can be no assurance that land development operations within the District will not be adversely affected by these risks.

Natural Disasters. The value of the parcels in the District in the future can be adversely affected by a variety of natural occurrences, particularly those that may affect infrastructure and other public improvements and private improvements on the parcels in the District and the continued habitability and enjoyment of such private improvements. For example, the areas in and surrounding the District, like those in much of California, may be subject to earthquakes or other unpredictable seismic activity, however, the District is not located in a seismic special studies zone.

Other natural disasters could include, without limitation, landslides, floods, droughts, wildfires or tornadoes. One or more natural disasters could occur and could result in damage to improvements of varying seriousness. Although the District is not in a high-risk area for landslides, floods, wildfires or tornadoes, natural disasters such as these are unpredictable and may occur anywhere throughout the State, with devastating consequences. The damage may entail significant repair or replacement costs and that repair or replacement may never occur either because of the cost, or because repair or replacement will not facilitate habitability or other use, or because other considerations preclude such repair or replacement. Under any of these circumstances there could be significant delinquencies in the payment of Special Taxes, and the value of the parcels may well depreciate.

Drought. California has been subject to droughts from time-to-time in the past. Although the City does not believe any future drought would impact development in the District, no assurances can be given in this regard.

The City employs a portfolio approach to its water supplies which includes the use of surface water, groundwater and recycled water. This portfolio approach is designed to provide a more reliable water supply. Surface water is the City's primary water supply which is delivered from the Folsom Reservoir under contracts with the Bureau of Reclamation and the Placer County Water Agency. The City also uses groundwater to supplement its surface water supplies during emergency and drought conditions. These ground water wells are designated to accommodate Aquifer Storage and Recovery (ASR). The City's ASR program allows for the storage of treated surface water in the groundwater basin through direct injection through the ASR wells. This water can be extracted later from the same wells for use during emergency or drought conditions. This water "banking" allows the City to use groundwater without significant impact to the ground water table when surface water supplies are limited. The City also uses recycled water generated from its wastewater treatment facilities for irrigation purposes in commercial landscaping, public rights-of way, parks and golf courses. The use of recycled water reduces the demand for treated water for these purposes and leaving more for domestic use. However, no assurance can be given that a future drought affecting homes in the District would not result in decreased values.

JMC Homes and the City indicate that the existing Development Agreement protects JMC Homes's ability to access water for the project through an agreed upon water allocation. Further, the City indicates it has adequate surface water and groundwater supplies to meet the allocation for all three phases of development in accordance with applicable law and regulations. However, in the event that the City's water supply is severely limited or cut off by virtue of future actions beyond its control resulting from ongoing or future drought conditions, development within the District may be delayed or even stopped. The Development Agreement provides that should the City need to restrict development it must do so City-wide and cannot single out the Villages at Sierra Vista property in restricting development activity. In turn, the anticipated diversity of land ownership within the District could also be reduced, making the owners of the 2019 Bonds more dependent upon JMC Homes's or other owners of undeveloped land timely payment of the Special Taxes levied on undeveloped property. Furthermore, such an increased period of concentrated ownership of undeveloped land increases the potential negative impact of any bankruptcy or other financial difficulties experienced by JMC Homes or successor owners. Any reduction or interruption in the water supply would also likely cause a reduction in the land value and thus a reduction in the security in the event of a need to foreclose on land within the District following a delinquency in the payment of Special Taxes.

Legal Requirements. Other events that may affect the value of a parcel include changes in the law or application of the law. Such changes may include, without limitation, local growth control initiatives, local utility connection moratoriums and local application of statewide tax and governmental spending limitation measures. Development in the District may also be adversely affected by the application of laws protecting endangered or threatened species.

Hazardous Substances. Any discovery of a hazardous substance detected on property within the District would affect the marketability and the value of some or all of the property in the District. In that event, the owners and operators of a parcel within the District may be required by law to remedy conditions of the parcel relating to releases or threatened releases of hazardous substances. The federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, sometimes referred to as "CERCLA" or the "Superfund Act," is the most well-known and widely applicable of these laws. California laws with regard to hazardous substances are also applicable to property within the District and are as stringent as the federal laws. Under many of

these laws, the owner (or operator) is obligated to remedy a hazardous substance condition of property whether or not the owner (or operator) has anything to do with creating or handling the hazardous substance. The effect, therefore, should any of the parcels be contaminated by a hazardous substance is to reduce the marketability and value of the parcel by the costs of remedying the condition, because the purchaser, upon becoming owner, will become obligated to remedy the condition just as is the seller.

The values set forth in the Appraisal do not take into account the possible reduction in marketability and value of any of the parcels within the District by reason of the possible liability of the owner (or operator) for the remedy of a hazardous substance condition on a parcel. Although the City is not aware that the owner (or operator) of any of the property within the District has a current liability for a hazardous substance with respect to any of the parcels, it is possible that such liabilities do currently exist and that the City is not aware of them.

Further, it is possible that liabilities may arise in the future with respect to any of the parcels within the District resulting from the existence, currently, on the parcel of a substance presently classified as hazardous but which has not been released or the release of which is not presently threatened, or may arise in the future resulting from the existence, currently, on the parcel of a substance not presently classified as hazardous but which may in the future be so classified. Further, such liabilities may arise not simply from the existence of a hazardous substance but from the method of handling it. All of these possibilities could significantly affect the value of a parcel within the District that is realizable upon a foreclosure sale.

Endangered and Threatened Species. It is illegal to harm or disturb any plants or animals in their habitat that have been listed as endangered species by the United States Fish & Wildlife Service under the Federal Endangered Species Act or by the California Fish & Game Commission under the California Endangered Species Act without a permit. Although JMC Homes believes that no federally listed endangered or threatened species would be affected by the proposed development within the District, other than any that are permitted by the entitlements already received (which allow for the impact of development and specify the mitigation required), the discovery of an endangered plant or animal could delay development of vacant property in the District or reduce the value of undeveloped property.

Levy and Collection of Special Taxes

General. The principal source of payment of principal of and interest on the 2019 Bonds is the proceeds of the annual levy and collection of the Special Tax against property within the District.

Limitation on Maximum Special Tax Rate. The annual levy of the Special Tax is subject to the Maximum Annual Facilities Special Tax rate authorized in the Special Tax Formula. The levy cannot be made at a higher rate even if the failure to do so means that the estimated proceeds of the levy and collection of the Special Tax, together with other available funds, will not be sufficient to pay debt service on the 2019 Bonds.

In addition to the Maximum Annual Facilities Special Tax rate limitation in the Special Tax Formula, Section 53321(d) of the Act provides that the special tax levied against any parcel for which an occupancy permit for private residential use has been issued may not be increased as a consequence of delinquency or default by the owner of any other parcel within a community facilities district by more than 10% above the amount that would have been levied in such Fiscal Year had there never been any such delinquencies or defaults. In cases of significant delinquency, these factors may result in defaults in the payment of principal of and interest on the 2019 Bonds.

No Relationship Between Property Value and Special Tax Levy. Because the Special Tax Formula is not based on property value, the levy of the Special Tax will rarely, if ever, result in a uniform relationship between the value of particular parcels of Taxable Property and the amount of the levy of the Special Tax against those parcels. Thus, there will rarely, if ever, be a uniform relationship between the value of the parcels of Taxable Property and their proportionate share of debt service on the 2019 Bonds, and certainly not a direct relationship.

Factors that Could Lead to Special Tax Deficiencies. The following are some of the factors that might cause the levy of the Special Tax on any particular parcel of Taxable Property to vary from the Special Tax that might otherwise be expected:

Transfers to Governmental Entities. The number of parcels of Taxable Property could be reduced through the acquisition of Taxable Property by a governmental entity and failure of the government to pay the Special Tax based upon a claim of exemption or, in the case of the federal government or an agency thereof, immunity from taxation, thereby resulting in an increased tax burden on the remaining taxed parcels.

Property Tax Delinquencies. Failure of the owners of Taxable Property to pay property taxes (and, consequently, the Special Tax), or delays in the collection of or inability to collect the Special Tax by tax sale or foreclosure and sale of the delinquent parcels, could result in a deficiency in the collection of Special Tax revenues. See “– Tax Delinquencies” below. There is currently no history of tax levies in the District.

Delays Following Special Tax Delinquencies and Foreclosure Sales. The Fiscal Agent Agreement generally provides that the Special Tax is to be collected in the same manner as ordinary *ad valorem* property taxes are collected and, except as provided in the special covenant for foreclosure described in “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure” and in the Act, is subject to the same penalties and the same procedure, sale and lien priority in case of delinquency as is provided for ordinary *ad valorem* property taxes. Under these procedures, if taxes are unpaid for a period of five years or more, the property is deeded to the State and then is subject to sale by the County.

If sales or foreclosures of property are necessary, there could be a delay in payments to owners of the 2019 Bonds pending such sales or the prosecution of foreclosure proceedings and receipt by the City of the proceeds of sale if the Reserve Fund is depleted. See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure.”

The ability of the City to collect interest and penalties specified by State law and to foreclose against properties having delinquent Special Tax installments may be limited in certain respects with regard to properties in which the Federal Deposit Insurance Corporation (the “**FDIC**”) has or obtains an interest. The FDIC would obtain such an interest by taking over a financial institution that has made a loan that is secured by property within the District. See “– FDIC/Federal Government Interests in Properties” below.

Other laws generally affecting creditors’ rights or relating to judicial foreclosure may affect the ability to enforce payment of Special Taxes or the timing of enforcement of Special Taxes. For example, the Soldiers and Sailors Civil Relief Act of 1940 affords protections such as a stay in enforcement of the foreclosure covenant, a six-month period after termination of military service to

redeem property sold to enforce the collection of a tax or assessment and a limitation on the interest rate on the delinquent tax or assessment to persons in military service if the court concludes the ability to pay such taxes or assessments is materially affected by reason of such service.

FDIC/Federal Government Interests in Properties

General. The ability of the District to foreclose the lien of delinquent unpaid Special Tax installments may be limited with regard to properties in which the Federal Deposit Insurance Corporation (the “**FDIC**”), the Drug Enforcement Agency, the Internal Revenue Service, or other federal agency has or obtains an interest.

Federal courts have held that, based on the supremacy clause of the United States Constitution, in the absence of Congressional intent to the contrary, a state or local agency cannot foreclose to collect delinquent taxes or assessments if foreclosure would impair the federal government interest.

The supremacy clause of the United States Constitution reads as follows: “This Constitution, and the Laws of the United States which shall be made in Pursuance thereof; and all Treaties made, or which shall be made, under the Authority of the United States, shall be the supreme Law of the Land; and the Judges in every State shall be bound thereby, any Thing in the Constitution or Laws of any State to the contrary notwithstanding.”

This means that, unless Congress has otherwise provided, if a federal governmental entity owns a parcel that is subject to Special Taxes within the District but does not pay taxes and assessments levied on the parcel (including Special Taxes), the applicable state and local governments cannot foreclose on the parcel to collect the delinquent taxes and assessments.

Moreover, unless Congress has otherwise provided, if the federal government has a mortgage interest in the parcel and the District wishes to foreclose on the parcel as a result of delinquent Special Taxes, the property cannot be sold at a foreclosure sale unless it can be sold for an amount sufficient to pay delinquent taxes and assessments on parity with the Special Taxes and preserve the federal government's mortgage interest. In *Rust v. Johnson* (9th Circuit; 1979) 597 F.2d 174, the United States Court of Appeal, Ninth Circuit held that the Federal National Mortgage Association (“**FNMA**”) is a federal instrumentality for purposes of this doctrine, and not a private entity, and that, as a result, an exercise of state power over a mortgage interest held by FNMA constitutes an exercise of state power over property of the United States.

Bankruptcy and Foreclosure Delays

The payment of the Special Tax and the ability of the District to foreclose the lien of a delinquent unpaid tax, as discussed in “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure,” may be limited by bankruptcy, insolvency or other laws generally affecting creditors' rights or by the laws of the State of California relating to judicial foreclosure. The various legal opinions to be delivered concurrently with the delivery of the 2019 Bonds (including Bond Counsel's approving legal opinion) will be qualified as to the enforceability of the various legal instruments by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights, by the application of equitable principles and by the exercise of judicial discretion in appropriate cases.

Although bankruptcy proceedings would not cause the Special Taxes to become extinguished, bankruptcy of a property owner could result in a delay in prosecuting superior court

foreclosure proceedings and could result in the possibility of delinquent Special Tax installments not being paid in full. Such a delay would increase the likelihood of a delay or default in payment of the principal of and interest on the 2019 Bonds. To the extent that property in the District continues to be owned by a limited number of property owners, the chances are increased that the Reserve Fund established for the 2019 Bonds could be fully depleted during any such delay in obtaining payment of delinquent Special Taxes. As a result, sufficient moneys would not be available in the Reserve Fund for transfer to the Bond Fund to make up shortfalls resulting from delinquent payments of the Special Tax and thereby to pay principal of and interest on the 2019 Bonds on a timely basis.

To the extent that bankruptcy or similar proceedings were to involve a large property owner, the chances would increase the likelihood that the Reserve Fund could be fully depleted during any resulting delay in receiving payment of delinquent Special Taxes. As a result, sufficient monies would not be available in the Reserve Fund for transfer to the Bond Fund to make up any shortfalls resulting from delinquent payments of the Special Tax and thereby to pay principal of and interest on the 2019 Bonds on a timely basis.

On July 30, 1992, the United States Court of Appeals for the Ninth Circuit issued its opinion in a bankruptcy case entitled *In re Glasply Marine Industries*. In that case, the court held that *ad valorem* property taxes levied by Snohomish County in the State of Washington after the date that the property owner filed a petition for bankruptcy were not entitled to priority over a secured creditor with a prior lien on that property. The court upheld the priority of unpaid *ad valorem* taxes imposed before the bankruptcy petition (the “pre-petition taxes”), but unpaid taxes imposed after the filing of the bankruptcy petition (“post-petition taxes”) were declared to be unsecured “administrative expenses” of the bankruptcy estate, and were therefore held to be payable from the bankruptcy estate only after payment of all secured creditors. As a result, the secured creditor of the property was able to foreclose on the property and retain all of the proceeds of the sale except for the amount of the pre-petition taxes.

According to the court’s ruling, as administrative expenses, post-petition taxes would have to be paid, but only if the debtor had sufficient assets not subject to other perfected security interests to do so. In certain circumstances, payment of such administrative expenses may also be allowed to be deferred. Once the property is transferred out of the bankruptcy estate (through foreclosure or otherwise) it would at that time again become subject to and would secure liens for then current and future *ad valorem* taxes.

Glasply was controlling precedent on bankruptcy courts in the State of California for several years subsequent to the date of the Ninth Circuit’s holding. Pursuant to state law, the lien date for general *ad valorem* property taxes levied in the State of California is the January 1 preceding the fiscal year for which the taxes are levied. Under the *Glasply* holding, a bankruptcy petition filing would have prevented the lien for general *ad valorem* property taxes levied in fiscal years subsequent to the filing of a bankruptcy petition from attaching and becoming a lien so long as the property was a part of the estate in bankruptcy. However, the *Glasply* holding was for the most part subsequently rendered inoperative with respect to the imposition of a lien for and the collection of *ad valorem* taxes by amendments to the federal Bankruptcy Code (Title 11 U.S.C.) which were part of the Bankruptcy Reform Act of 1994 (the “Bankruptcy Reform Act”) passed by Congress during the later part of 1994. The Bankruptcy Reform Act added a provision to the automatic stay section of the Bankruptcy Code which, pursuant to Section 362(b)(18) thereof, excepts from the Bankruptcy Code’s automatic stay provisions, “the creation of a statutory lien for an *ad valorem* property tax imposed by . . . a political subdivision of a state, if such tax comes due after the filing of the petition” by a debtor in bankruptcy court. The effect of this provision is to continue the secured interest of *ad*

valorem taxes on real property (i.e., post-petition taxes) in effect during the period following the filing of a bankruptcy petition, including during the period bankruptcy proceedings are pending.

Without further clarification by the courts or Congress, the original rationale of the *Glasply* holding could, however, still result in the treatment of post-petition special taxes as “administrative expenses,” rather than as tax liens secured by real property, at least during the pendency of bankruptcy proceedings. This treatment might result from the fact that, although the lien of special taxes is of record from the date of the filing of a Notice of Special Tax Lien, the actual special tax is levied annually. As noted above, special taxes have a different lien date than the lien date for general *ad valorem* taxes in the State of California noted above. The lien of a Mello-Roos special tax attaches upon recordation of the notice of the special tax lien, as provided for in Section 53328.3 of the Act, as opposed to the annual January 1 lien date for general *ad valorem* taxes. Thus, in deciding whether the original *Glasply* ruling is applicable to a bankruptcy proceeding involving special taxes rather than general *ad valorem* property taxes, a court might consider the differences in the statutory provisions for creation of the applicable tax lien (general *ad valorem* or special tax) in determining whether there is a basis for post petition special taxes to be entitled to a lien on the property during pending bankruptcy proceedings. If a court were to apply *Glasply* to eliminate the priority of the special tax lien as a secured claim against property with respect to post-petition levies of the Special Taxes made against property owners within the District who file for bankruptcy, collections of the Special Taxes from such property owners could be reduced as the result of being treated as “administrative expenses” of the bankruptcy estate. Also, and most importantly, is the fact that the original holding in *Glasply* and the mitigation of that holding by the Bankruptcy Reform Act of 1994 both appear to be applicable only to general *ad valorem* taxes, and, therefore, the exemption from the automatic stay in Section 362(b)(18) discussed above may not be applicable to special taxes since they were not expressly mentioned or provided for in this section, nor defined to be included within the term “*ad valorem* taxes.”

Parity Taxes and Special Assessments; Private Debt

The City, the County and certain other public agencies are authorized by the Act to form other community facilities districts and improvement areas and, under other provisions of State law, to form special assessment districts, either or both of which could include all or a portion of the land within the District.

Property in the District is currently subject to certain overlapping tax and assessment liens, as shown in the overlapping debt statement. Property in the District is also subject to the special tax of two additional community facilities districts formed to fund services and known as the Sierra Vista Community Facilities District No. 2 (Public Services) and the City’s Community Facilities District No. 3 (Municipal Services). The property is not subject to any other special tax or assessment liens (other than the lien of the Special Tax). See “VALUE OF PROPERTY WITHIN THE DISTRICT – Estimated Tax Burden on Single Family Home.”

In addition, other governmental obligations may be authorized and undertaken or issued in the future, the tax, assessment or charge for which may become an obligation of one or more of the parcels of taxable property and may be secured by a lien on a parity with the lien of the Special Tax securing the 2019 Bonds. The principal of and interest on the 2019 Bonds are payable from the Special Tax authorized to be collected within the District, and payment of the Special Tax is secured by a lien on certain real property within the District. Such lien is co-equal to and independent of the lien for general taxes and any other liens imposed under the Act, regardless of when they are imposed on the property in the District. The imposition of additional special taxes, assessments and general property taxes will increase the amount of independent and co-equal liens which must be

satisfied in foreclosure if unpaid. The City, the County and certain other public agencies are authorized by the Act to form other community facilities districts and improvement areas and, under other provisions of State law, to form special assessment districts, either or both of which could include all or a portion of the land within the District. Although the Special Taxes will generally have priority over non-governmental liens on a parcel of taxable property, regardless of whether the non-governmental liens were in existence at the time of the levy of the Special Tax or not, this result may not apply in the case of bankruptcy. See “– Bankruptcy and Foreclosure Delays” above.

There can be no assurance that property owners within the District will not petition for the formation of other community facilities districts and improvement areas or for a special assessment district or districts and that parity special taxes or special assessments will not be levied by the County or some other public agency to finance additional public facilities. In addition to liens for special taxes or assessments to finance public improvements of benefit to land within the District, owners of property may obtain loans from banks or other private sources which loans may be secured by a lien on the parcels in the District. Such loans would increase amounts owed by the owner of such parcel with respect to development of its property in the District. However, the lien of such loans would be subordinate to the lien of the Special Taxes.

Tax Delinquencies

Under provisions of the Act, the Special Taxes will be billed to the properties within the District on the regular property tax bills sent to owners of such properties. Such Special Tax installments are due and payable, and bear the same penalties and interest for nonpayment, as do regular property tax installments. Special Tax installment payments cannot be made separately from property tax payments. Therefore, the unwillingness or inability of a property owner to pay regular property tax bills as evidenced by property tax delinquencies may also indicate an unwillingness or inability to make regular property tax payments and Special Tax payments in the future.

The annual Special Tax will be billed and collected in two installments payable without penalty by December 10 and April 10. In the event such Special Taxes are not timely paid, moneys available to pay debt service on the 2019 Bonds becoming due on the subsequent respective March 1 and September 1 may be insufficient, except to the extent moneys are available in the Reserve Fund.

In the event of non-payment of Special Taxes, funds in the 2019 Reserve Account of the Reserve Fund, if available, may be used to pay principal of and interest on the 2019 Bonds. If funds in the 2019 Reserve Account of the Reserve Fund for the 2019 Bonds are depleted, the funds can be replenished from the proceeds of the levy and collection of the Special Tax that are in excess of the amount required to pay all amounts to be paid to the 2019 Bond holders pursuant to the Fiscal Agent Agreement. However, no replenishment from the proceeds of a Special Tax levy can occur as long as the proceeds that are collected from the levy of the Special Tax against property within the District at the maximum Special Tax rates, together with other available funds, remains insufficient to pay all such amounts. Thus it is possible that the 2019 Reserve Account of the Reserve Fund will be depleted and not be replenished by the levy of the Special Tax.

See “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Delinquent Payments of Special Tax; Covenant for Superior Court Foreclosure” for a discussion of the provisions which apply, and procedures which the City is obligated to follow, in the event of delinquency in the payment of Special Taxes. See also “SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Special Tax Methodology” for a discussion of a limitation imposed by the Act applicable to Special Tax increases on residential property.

No Acceleration Provisions

The 2019 Bonds do not contain a provision allowing for the acceleration of the 2019 Bonds in the event of a payment default or other default under the terms of the 2019 Bonds or the Fiscal Agent Agreement. Under the Fiscal Agent Agreement, a 2019 Bond holder is given the right for the equal benefit and protection of all 2019 Bond holders similarly situated to pursue certain remedies. So long as the 2019 Bonds are in book-entry form, DTC will be the sole 2019 Bond holder and will be entitled to exercise all rights and remedies of 2019 Bond holders.

Ballot Initiatives

From time to time, initiative measures qualify for the State ballot pursuant to the State's constitutional initiative process, and those measures could be adopted by California voters. The adoption of any such initiative might place limitations on the ability of the State, the City, the County or other local districts to increase revenues or to increase appropriations or on the ability of the landowners to complete the development of the District. See “–Property Values and Property Development – Land Development” above. See also “–Voter Initiatives” below.

Voter Initiatives

Under the California Constitution, the power of initiative is reserved to the voters for the purpose of enacting statutes and constitutional amendments. Since 1978, the voters have exercised this power through the adoption of Proposition 13 and similar measures, including Proposition 218, which was approved in the general election held on November 5, 1996, and Proposition 26, which was approved on November 2, 2010.

Any such initiative may affect the collection of fees, taxes and other types of revenue by local agencies such as the District. Subject to overriding federal constitutional principles, such collection may be materially and adversely affected by voter-approved initiatives, possibly to the extent of creating cash-flow problems in the payment of outstanding obligations such as the 2019 Bonds.

Proposition 218—Voter Approval for Local Government Taxes—Limitation on Fees, Assessments, and Charges—Initiative Constitutional Amendment, added Articles XIII C and XIII D to the California Constitution, imposing certain vote requirements and other limitations on the imposition of new or increased taxes, assessments and property-related fees and charges.

On November 2, 2010, California voters approved Proposition 26, entitled the “Supermajority Vote to Pass New Taxes and Fees Act”. Section 1 of Proposition 26 declares that Proposition 26 is intended to limit the ability of the State Legislature and local government to circumvent existing restrictions on increasing taxes by defining the new or expanded taxes as “fees.” Proposition 26 amended Articles XIII A and XIII C of the State Constitution. The amendments to Article XIII A limit the ability of the State Legislature to impose higher taxes (as defined in Proposition 26) without a two-thirds vote of the Legislature. Article XIII C requires that all new local taxes be submitted to the electorate before they become effective. Taxes for general governmental purposes require a majority vote and taxes for specific purposes (“special taxes”) require a two-thirds vote.

The Special Taxes and the issuance of special tax bonds of the District were each authorized by not less than a two-thirds vote of the landowners within the District who constituted the qualified electors at the time of such voted authorization. The District believes, therefore, that issuance of the

2019 Bonds does not require the conduct of further proceedings under the Mello-Roos Act, Proposition 218 or Proposition 26.

Like their antecedents, Proposition 218 and Proposition 26 are likely to undergo both judicial and legislative scrutiny before the impact on the District can be determined. Certain provisions of Proposition 218 and Proposition 26 may be examined by the courts for their constitutionality under both State and federal constitutional law, the outcome of which cannot be predicted.

Recent Case Law Related to the Mello-Roos Act

On August 1, 2014, the California Court of Appeal, Fourth Appellate District, issued its opinion in *City of San Diego v. Melvin Shapiro, et al.* (D063997). The case involved a Convention Center Facilities District (the “CCFD”) established by the City of San Diego. The CCFD is a financing district established under the City’s charter (the “Charter”) and was intended to function much like a community facilities district established under the Mello-Roos Act. The CCFD was comprised of all of the real property in the entire City. However, the CCFD special tax was to be levied only on properties in the CCFD that were improved with a hotel.

At the election to authorize the CCFD special tax, the CCFD proceedings limited the electorate to owners of hotel properties and lessees of real property owned by a governmental entity on which a hotel was located. Registered voters in the City of San Diego were not permitted to vote. This definition of the qualified electors of the CCFD was based on Section 53326(c) of the Mello-Roos Act, which generally provides that, if a special tax will not be apportioned in any tax year on residential property, the legislative body may provide that the vote shall be by the landowners of the proposed community facilities district whose property would be subject to the special tax.

The *San Diego* Court held that the CCFD special tax election did not comply with the City’s Charter and with applicable provisions of the California Constitution -- specifically Article XIII A, section 4 (“Cities, Counties and special districts, by a two-thirds vote of the qualified electors of such district, may impose special taxes on such district...”) and Article XIII C, section 2(d) (“No local government may impose, extend, or increase any special tax unless and until that tax is submitted to the electorate and approved by a two-thirds vote.”) -- because the electors in the CCFD election should have been the registered voters residing within the CCFD (the boundaries of which were coterminous with the boundaries of the City of San Diego).

As to the District, there were no registered voters within the District at the time of the election to authorize the Special Taxes. Significantly, the *San Diego* Court expressly stated that it was not addressing the validity of a landowner election to impose special taxes on residential property pursuant to the Mello-Roos Act in situations where there are fewer than 12 registered voters. Therefore, by its terms, the *San Diego* Court’s holding does not apply to the special tax election in the District.

Moreover, Sections 53341 and 53359 of the Act establish a limited period of time in which special taxes levied under the Mello-Roos Act may be challenged by a third party:

53341. Any action or proceeding to attack, review, set aside, void, or annul the levy of a special tax or an increase in a special tax pursuant to [the Mello-Roos Act] shall be commenced within 30 days after the special tax is approved by the voters....

53359. An action to determine the validity of bonds issued pursuant to [the Mello-Roos Act] or the validity of any special taxes levied pursuant to [the Mello-Roos Act]

... shall be commenced within 30 days after the voters approve the issuance of the bonds or the special tax ...

Section 53326(b) of the Mello-Roos Act defines the authorized voters for an election in which the special taxes will be levied on residential property: "Except as otherwise provided in subdivision (c), if at least 12 persons, who need not necessarily be the same 12 persons, have been registered to vote within the territory of the proposed community facilities district for each of the 90 days preceding the close of the protest hearing, the vote shall be by the registered voters of the proposed district, with each voter having one vote. Otherwise, the vote shall be by the landowners of the proposed district and each person who is the owner of land at the close of the protest hearing, or the authorized representative thereof, shall have one vote for each acre or portion of an acre of land that he or she owns within the proposed community facilities district not exempt from the special tax...."

Landowner voters approved the Special Taxes and the issuance of bonds for the District in compliance with all applicable requirements of the Mello-Roos Act in 2018. Therefore, pursuant to Sections 53341 and 53359 of the Mello-Roos Act, the statute of limitations period to challenge the validity of the special tax has expired. Because the *San Diego* Court expressly stated that it did not consider the facts presented by the District and because the period for challenging the Special Taxes has passed, the City believes the Special Taxes are valid and cannot be challenged.

Recent Changes in Tax Law

H.R. 1 of the 115th U.S. Congress, known as the "Tax Cuts and Jobs Act," was enacted into law on December 22, 2017 (the "**Tax Act**"). The Tax Act makes significant changes to many aspects of the Code that could have an impact on future property development. The Tax Act reduces the amount of mortgage interest expense and state local income tax and property tax expense that individuals may deduct from their gross income for federal income tax purposes, which could increase the cost of home ownership within the District and could adversely affect the sale of homes by JMC Homes. However, neither the City nor JMC Homes can predict the effect that the Tax Act may have on the cost of home ownership or the price of homes in the District, the rate at which homes in the District are sold to individual homeowners, or the ability or willingness of homeowners to pay special taxes or property taxes on Taxable Property within the District. The appraised values do not take into account any of the potential impacts of the Tax Act on home values or home sales in the District.

CONSTITUTIONAL LIMITATIONS ON TAXATION AND APPROPRIATIONS

Article XIII A of the California Constitution, commonly known as “**Proposition 13**,” provides that each county will levy the maximum *ad valorem* property tax permitted by Proposition 13 and will distribute the proceeds to local agencies in accordance with an allocation formula based in part on pre-Proposition 13 *ad valorem* property tax rates levied by local agencies.

Article XIII A limits the maximum *ad valorem* tax on real property to 1% of “full cash value,” which is defined as the County Assessor’s valuation of real property as shown on the 1975-76 tax bill under full cash value, or, thereafter, the appraised value of real property when purchased, newly constructed, or a change in ownership has occurred after the 1975 assessment. The full cash value may be adjusted annually to reflect increases of no more than 2% per year or decreases in the consumer price index or comparable local data, or declining property value caused by damage, destruction or other factors.

Article XIII A exempts from the 1% tax limitation any taxes to repay indebtedness approved by the voters prior to July 1, 1978, and requires a vote of two-thirds of the qualified electorate to impose Special Taxes or any additional *ad valorem*, sales, or transaction taxes on real property. In addition, Article XIII A requires the approval of two-thirds of all members of the State Legislature to change any State laws resulting in increased tax revenues. On June 3, 1986, California voters approved an amendment to Article XIII A of the California Constitution to allow local governments and school districts to raise their property tax rates above the constitutionally mandated 1% ceiling for the purpose of paying off certain new general obligation debt issued for the acquisition or improvement of real property and approved by two-thirds of the votes cast by the qualified electorate. If any such voter-approved debt is issued, it may be on a parity with the lien of the Special Tax on the parcels within the District.

State and local government agencies in the State, and the State itself are subject to annual appropriation limits, imposed by Article XIII B of the State Constitution. Article XIII B prohibits government agencies and the State from spending “appropriations subject to limitation” in excess of the appropriations limits imposed. “Appropriations subject to limitation” are authorizations to spend “proceeds of taxes,” which consist of tax revenues, certain state subventions and certain other funds, including proceeds from regulatory licenses, user charges or other fees to the extent that such proceeds exceed the cost reasonably borne by such entity in providing the regulation, product or service. No limit is imposed on appropriations of funds which are not “proceeds of taxes” such as debt service on indebtedness existing or authorized before January 1, 1979, or subsequently authorized by the voters, appropriations required to comply with mandates of courts or the federal government, reasonable user charges or fees and certain other non-tax funds.

CONTINUING DISCLOSURE

The City has covenanted for the benefit of owners of the 2019 Bonds to provide certain financial information and operating data relating to the District by not later than nine months after the end of the City's fiscal year (presently June 30) in each year (the "**City Annual Report**") commencing with its report for the 2018-19 fiscal year (due April 1, 2020) and to provide notices of the occurrence of certain enumerated events.

JMC Homes has also covenanted for the benefit of owners of the 2019 Bonds to provide certain financial information and operating data relating to the property it or its affiliates owns in the District by not later than April 1st and October 1st of each year, beginning with the report due October 1, 2019 (the "**Developer Periodic Reports**") and to provide notices of the occurrence of certain enumerated events. The obligation of JMC Homes to provide such information is in effect only so long as JMC Homes and its affiliates, or their successors, are collectively responsible for 20% or more of the Special Taxes, as described in the Developer Periodic Reports and JMC Homes' undertaking includes a provision that if a portion of JMC Homes' property which is responsible for such 20% is sold, the reporting obligation may be assumed by the new owner and JMC Homes' obligations with respect to such property will be terminated, or if not so assumed, JMC Homes is to report such required information, as applicable to the transferee.

The City Annual Report and the Developer Periodic Reports and notices of listed events will be filed with the Municipal Securities Rulemaking Board. The covenants of the City have been made in order to assist the Underwriter in complying with Securities Exchange Commission Rule 15c2-12(b)(5) (the "**Rule**"). The specific nature of the information to be contained in the Annual Report or the notices of listed events by the City and JMC Homes is summarized in "APPENDIX E — FORM OF CONTINUING DISCLOSURE UNDERTAKINGS."

The City believes it currently is in material compliance with all of its continuing disclosure undertakings for the last five years. Notwithstanding the foregoing, in the last five years:

(1) The Annual Reports for Fiscal Year 2014-15 for certain of the City's then-outstanding obligations were not timely filed, including up to 510 days late.

(2) In the last five years, the City has not in a timely manner filed all significant event notices of changes in the ratings of certain then-outstanding obligations resulting from changes in ratings to the bond insurers who insured such obligations or the underlying rates for such obligations, including up to 1,983 days late. However, the City has submitted all undisclosed significant event notices of changes in ratings occurring during the last five years on all currently outstanding obligations.

JMC Homes has represented to the City that, during the past five years, JMC Homes has been in material compliance with its continuing disclosure undertakings. [**CONFIRM**]

UNDERWRITING

The 2019 Bonds were purchased through negotiation by Piper Jaffray & Co., as underwriter (the "**Underwriter**"). The Underwriter agreed to purchase the 2019 Bonds at a price of \$_____ (which is equal to the par amount of the 2019 Bonds, plus/less an original issue premium/discount of \$_____ and less the Underwriter's discount of \$_____). The initial public offering prices set forth on the cover page hereof may be changed by the

Underwriter. The Underwriter may offer and sell the 2019 Bonds to certain dealers and others at a price lower than the public offering prices set forth on the cover page hereof.

MUNICIPAL ADVISOR

The City has retained Hilltop Securities Inc., Encino, California, as registered municipal advisor (the “**Municipal Advisor**”) in connection with the issuance of the 2019 Bonds. The Municipal Advisor is not obligated to undertake, and has not undertaken to make, an independent verification or assume responsibility for the accuracy, completeness, or fairness of the information contained in this Official Statement. The fees of the Municipal Advisor are contingent upon the sale and delivery of the 2019 Bonds.

LEGAL OPINION

The validity of the 2019 Bonds and certain other legal matters are subject to the approving opinion of Jones Hall, a Professional Law Corporation, Bond Counsel. A complete copy of the proposed form of Bond Counsel opinion is contained in APPENDIX D to this Official Statement, and the final opinion will be made available to registered owners of the 2019 Bonds at the time of delivery. The fees of Bond Counsel are contingent upon the sale and delivery of the 2019 Bonds.

TAX MATTERS

Federal Tax Status. In the opinion of Jones Hall, A Professional Law Corporation, San Francisco, California, Bond Counsel, subject, however to the qualifications set forth below, under existing law, the interest on the 2019 Bonds is excluded from gross income for federal income tax purposes and such interest is not an item of tax preference for purposes of the federal alternative minimum tax.

The opinions set forth in the preceding paragraph are subject to the condition that the District comply with all requirements of the Internal Revenue Code of 1986, as amended (the “**Tax Code**”) relating to the exclusion from gross income for federal income tax purposes of interest on obligations such as the 2019 Bonds. The District has made certain representations and covenants in order to comply with each such requirement. Inaccuracy of those representations, or failure to comply with certain of those covenants, may cause the inclusion of such interest in gross income for federal income tax purposes, which may be retroactive to the date of issuance of the 2019 Bonds.

Tax Treatment of Original Issue Discount and Premium. If the initial offering price to the public at which a 2019 Bond is sold is less than the amount payable at maturity thereof, then such difference constitutes “original issue discount” for purposes of federal income taxes and State of California personal income taxes. If the initial offering price to the public at which a 2019 Bond is sold is greater than the amount payable at maturity thereof, then such difference constitutes “original issue premium” for purposes of federal income taxes and State of California personal income taxes. *De minimis* original issue discount and original issue premium are disregarded.

Under the Tax Code, original issue discount is treated as interest excluded from federal gross income and exempt from State of California personal income taxes to the extent properly allocable to each owner thereof subject to the limitations described in the first paragraph of this section. The original issue discount accrues over the term to maturity of the 2019 Bond on the basis of a constant interest rate compounded on each interest or principal payment date (with straight-line interpolations

between compounding dates). The amount of original issue discount accruing during each period is added to the adjusted basis of such 2019 Bonds to determine taxable gain upon disposition (including sale, redemption, or payment on maturity) of such 2019 Bond. The Tax Code contains certain provisions relating to the accrual of original issue discount in the case of purchasers of the 2019 Bonds who purchase the 2019 Bonds after the initial offering of a substantial amount of such maturity. Owners of such 2019 Bonds should consult their own tax advisors with respect to the tax consequences of ownership of 2019 Bonds with original issue discount, including the treatment of purchasers who do not purchase in the original offering, the allowance of a deduction for any loss on a sale or other disposition, and the treatment of accrued original issue discount on such 2019 Bonds under federal individual alternative minimum taxes.

Under the Tax Code, original issue premium is amortized on an annual basis over the term of the 2019 Bond (said term being the shorter of the 2019 Bond's maturity date or its call date). The amount of original issue premium amortized each year reduces the adjusted basis of the owner of the 2019 Bond for purposes of determining taxable gain or loss upon disposition. The amount of original issue premium on a 2019 Bond is amortized each year over the term to maturity of the 2019 Bond on the basis of a constant interest rate compounded on each interest or principal payment date (with straight-line interpolations between compounding dates). Amortized 2019 Bond premium is not deductible for federal income tax purposes. Owners of premium 2019 Bonds, including purchasers who do not purchase in the original offering, should consult their own tax advisors with respect to State of California personal income tax and federal income tax consequences of owning such 2019 Bonds.

California Tax Status. In the further opinion of Bond Counsel, interest on the 2019 Bonds is exempt from California personal income taxes.

Other Tax Considerations. Current and future legislative proposals, if enacted into law, clarification of the Tax Code or court decisions may cause interest on the 2019 Bonds to be subject, directly or indirectly, to federal income taxation or to be subject to or exempted from state income taxation, or otherwise prevent beneficial owners from realizing the full current benefit of the tax status of such interest. The introduction or enactment of any such legislative proposals, clarification of the Tax Code or court decisions may also affect the market price for, or marketability of, the 2019 Bonds. It cannot be predicted whether or in what form any such proposal might be enacted or whether, if enacted, such legislation would apply to bonds issued prior to enactment.

The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of such opinion, and Bond Counsel has expressed no opinion with respect to any proposed legislation or as to the tax treatment of interest on the 2019 Bonds, or as to the consequences of owning or receiving interest on the 2019 Bonds, as of any future date. Prospective purchasers of the 2019 Bonds should consult their own tax advisors regarding any pending or proposed federal or state tax legislation, regulations or litigation, as to which Bond Counsel expresses no opinion.

Owners of the 2019 Bonds should also be aware that the ownership or disposition of, or the accrual or receipt of interest on, the 2019 Bonds may have federal or state tax consequences other than as described above. Other than as expressly described above, Bond Counsel expresses no opinion regarding other federal or state tax consequences arising with respect to the 2019 Bonds, the ownership, sale or disposition of the 2019 Bonds, or the amount, accrual or receipt of interest on the 2019 Bonds.

NO RATINGS

The City has not applied to a rating agency for the assignment of a rating to the 2019 Bonds and does not contemplate applying for a rating.

NO LITIGATION

At the time of delivery of and payment for the 2019 Bonds, the City Attorney will deliver his opinion that to the best of its knowledge there is no action, suit, proceeding, inquiry or investigation at law or in equity before or by any court or regulatory agency pending against the City affecting its existence or the titles of its officers to office or seeking to restrain or to enjoin the issuance, sale or delivery of the 2019 Bonds, the application of the proceeds thereof in accordance with the Fiscal Agent Agreement, or the collection or application of the Special Tax to pay the principal of and interest on the 2019 Bonds, or in any way contesting or affecting the validity or enforceability of the 2019 Bonds, the Fiscal Agent Agreement or any action of the City contemplated by any of said documents, or in any way contesting the completeness or accuracy of this Official Statement or any amendment or supplement thereto, or contesting the powers of the City or its authority with respect to the 2019 Bonds or any action of the City contemplated by any of said documents.

EXECUTION

The execution and delivery of this Official Statement by the City has been duly authorized by the City Council on behalf of the District.

CITY OF ROSEVILLE

By: _____
Chief Financial Officer

APPENDIX A

RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

APPENDIX B
THE APPRAISAL

APPENDIX C

THE CITY OF ROSEVILLE AND PLACER COUNTY

The District is located in the City of Roseville (the “City”), which is located in southwestern Placer County (the “County”), California (the “State”). Certain financial and economic data for the City, County and State are presented in this appendix for information purposes only. The 2019 Bonds are not a debt or obligation of the City, County or State, but are a limited obligation of the City, secured solely by the Special Tax Revenues and other amounts pledged under the Fiscal Agent Agreement, all as described in more detail in this Official Statement.

General

The City is located in the County, which is located in the Sacramento Valley near the foothills of the Sierra Nevada mountain range, about 16 miles northeast of Sacramento and 110 miles east of San Francisco. The City presently occupies 43 square miles in the southwestern part of the County and is the largest city in the County as well as the residential and business center of the County. It is bordered by Sacramento County to the south, the City of Rocklin to the north and un-incorporated Placer County to the east and west. The estimated population of the City as of January 2018 was approximately 137,213.

The City has warm summers typical of central California, with an average July temperature of 77 degrees. Winter temperatures are moderate; the average January temperature is 46 degrees. The temperature drops below freezing an average of eight days per year. Rainfall averages 20 inches annually and falls mostly during the winter.

The City is predominately comprised of residential housing, small and large businesses, as well as numerous retail centers, the latter of which play a vital role in the economy of the City and contribute significantly to City and County sales tax receipts. The City has the thirteenth highest retail sales of all cities in the State, and the City is considered a regional shopping destination. The Westfield Galleria at Roseville is the main shopping center in the City and the second largest shopping mall in Northern California. Across from the Westfield Galleria lies the “Fountains at Roseville,” a 330,000 square foot retail center, containing additional stores and several recreation centers. Plans call for future construction of hotel, additional retail, and office buildings in connection with the Fountains at Roseville project. In addition to the Westfield Galleria and Fountains at Roseville, the City has many shopping plazas surrounding the Westfield Galleria and the Douglas Boulevard financial corridor. The City is also home to one of the largest auto malls in the United States and a popular water park, Roseville Golf and SunSplash.

Municipal Government

The City was incorporated on April 10, 1909 and is a charter city. The City operates under the council-manager form of government, with a five-member City Council elected at large for staggered four-year terms. At each election, the council member receiving the most votes is appointed mayor pro-tempore for two years and becomes mayor for the final two years.

City services include, among others, police and fire protection, library services, street maintenance, and parks and recreation. The City also owns two golf courses and provides its own electricity, water, sewer and refuse services to its citizens.

Population

The City's population has increased 1% to 2% per year over the past four years. The following table sets forth population estimates for the City, County and State for the past five years.

POPULATION ESTIMATES
City, County and State
Calendar Years 2014 through 2018, as of January 1

<u>Year</u>	<u>City of Roseville</u>	<u>Placer County</u>	<u>State of California</u>
2014	128,048	367,108	38,568,628
2015	129,299	370,387	38,912,464
2016	132,167	375,618	39,179,627
2017	134,650	383,173	39,500,973
2018	137,213	389,507	39,809,693

Source: California State Department of Finance.

Effective Buying Income

Effective buying income (“**EBI**”) is designated as personal income less personal tax and non-tax payments. Personal income is the aggregate of wages and salaries, other labor income (such as employer contributions to private pension funds), proprietor’s income, rental income (which includes imputed rental income of owner-occupants of non-farm dwellings), dividends paid by corporations, personal interest income from all sources, and transfer payments (such as pensions and welfare assistance). Deducted from this total are personal taxes (federal, state and local), non-tax payments (such as fines, fees, penalties), and personal contributions for social insurance. Effective buying income is a bulk measure of market potential. It indicates the general ability to buy and is essential in comparing, selecting and grouping markets on that basis. The following table demonstrates the growth in annual estimated EBI for the City, the County, the State and the United States.

EFFECTIVE BUYING INCOME (EBI) City, County, State and United States As of January 1, 2015 through 2019

Year	Area	Total Effective Buying Income (000’s Omitted)	Median Household Effective Buying Income
2015	City of Roseville	\$3,507,655	\$59,074
	Placer County	10,287,888	58,583
	California	901,189,699	50,072
	United States	7,357,153,421	45,448
2016	City of Roseville	\$3,959,073	\$64,615
	Placer County	11,729,490	64,480
	California	981,231,666	53,589
	United States	7,757,960,399	46,738
2017	City of Roseville	\$4,126,395	\$66,668
	Placer County	12,122,101	65,269
	California	1,036,142,723	55,681
	United States	8,132,748,136	48,043
2018	City of Roseville	\$4,470,762	\$70,438
	Placer County	12,967,927	69,226
	California	1,113,648,181	59,646
	United States	8,640,770,229	50,735
2019	City of Roseville	\$4,981,208	\$75,784
	Placer County	14,736,480	74,797
	California	1,183,264,399	62,637
	United States	9,017,967,563	52,841

Source: The Nielsen Company (US), Inc for years 2015 through 2018; Claritas, LLC for 2019.

Employment and Industry

The unemployment rate in the Sacramento--Roseville--Arden-Arcade MSA was 3.4% in April 2018, down from a revised 3.8% in March 2018, and below the year-ago estimate of 4.5%. This compares with an unadjusted unemployment rate of 3.8% for California and 3.7% for the nation during the same period. The unemployment rate was 3.4% in El Dorado County, 2.9% in Placer County, 3.5% in Sacramento County, and 4.0% in Yolo County.

The following table summarizes the civilian labor force, employment and unemployment, as well as employment by industry, in the Sacramento--Arden-Arcade--Roseville MSA for the years 2013 through 2017. Annual figures are not yet available for 2018.

CIVILIAN LABOR FORCE, EMPLOYMENT AND UNEMPLOYMENT
Sacramento Arden Arcade Roseville Metropolitan Statistical Area
(El Dorado, Placer, Sacramento, and Yolo Counties)
Civilian Labor Force, Employment and Unemployment
Annual Averages

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
<u>Civilian Labor Force</u> ⁽¹⁾	1,046,800	1,049,200	1,060,200	1,070,900	1,080,900
Employment	956,100	974,100	998,100	1,014,300	1,031,700
Unemployment	90,800	75,100	62,100	56,000	49,200
Unemployment Rate	8.7%	7.2%	5.9%	5.3%	4.6%
<u>Wage and Salary Employment</u> ⁽²⁾					
Agriculture	8,900	9,200	9,300	9,700	9,200
Mining and Logging	500	500	600	400	500
Construction	43,300	45,400	49,900	54,900	58,600
Manufacturing	34,100	35,400	36,300	36,200	35,500
Wholesale Trade	25,000	24,500	24,600	25,700	26,600
Retail Trade	93,800	95,300	97,500	100,400	101,800
Transportation, Warehousing and Utilities	22,900	23,600	24,600	26,000	26,000
Information	14,800	13,900	14,200	13,800	12,500
Finance and Insurance	36,300	35,500	37,100	37,200	37,100
Real Estate and Rental and Leasing	13,100	13,400	13,900	14,500	15,100
Professional and Business Services	114,600	118,200	119,700	128,000	130,500
Educational and Health Services	130,700	134,300	140,300	145,600	152,200
Leisure and Hospitality	88,700	91,800	94,900	99,800	103,400
Other Services	29,000	30,200	30,800	31,700	32,300
Federal Government	13,500	13,600	13,700	14,000	14,200
State Government	109,900	113,400	115,400	116,600	118,600
Local Government	99,200	100,800	102,900	104,000	103,900
Total, All Industries ⁽³⁾	878,200	898,800	925,400	958,700	977,700

⁽¹⁾ Labor force data is by place of residence; includes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.

⁽²⁾ Industry employment is by place of work; excludes self-employed individuals, unpaid family workers, household domestic workers, and workers on strike.

⁽³⁾ Totals may not add due to rounding.

Source: State of California Employment Development Department.

Major Employers

The following table lists the major employers within the County, in alphabetical order.

MAJOR EMPLOYERS Placer County (In Alphabetical Order) 2019

<u>Employer</u>	<u>Location</u>	<u>Industry</u>
Adventist Health	Roseville	Health Services
Alpine Meadows Ski Resort	Alpine Meadows	Resorts
Backyard Bar & BBQ	Truckee	Restaurants
Costco Wholesale	Roseville	Wholesale Clubs
Golfland Sunsplash	Roseville	Water Parks
Hewlett-Packard	Roseville	Computer & Equipment Dealers
Kaiser Permanente Roseville MD	Roseville	Hospitals
Northstar California	Truckee	Resorts
Oracle	Rocklin	Computer Software-Manufacturers
Placer County Food Stamps	Auburn	County Government-Social/Human Resources
Placer County Sheriff	Auburn	Government Offices-County
Placer County Sheriff Dept	Tahoe City	Government Offices-County
PRIDE Industries	Roseville	Employment Agencies & Opportunities
Resort At Squaw Creek	Alpine Meadows	Resorts
Ritz Carlton Lake Tahoe	Truckee	Hotels & Motels
Ritz-Carlton-Club Lake Tahoe	Truckee	Hotels & Motels
Sheriff's Training	Auburn	Government Offices-County
Sierra Community College Dist	Rocklin	Schools-Universities & Colleges Academic
Stagg Howard A Pro Corp	Roseville	Attorneys
Sutter Auburn Faith Hospital	Auburn	Hospitals
Sutter Roseville Medical Ctr	Roseville	Hospitals
Tami Saner & Assoc	Roseville	Real Estate
TASQ Technology	Roseville	Importers (whls)
Thunder Valley Casino	Lincoln	Casinos
Union Pacific Railroad Co	Roseville	Railroads

Source: State of California Employment Development Department, extracted from the America's Labor Market Information System (ALMIS) Employer Database, 2019 1st Edition.

Principal Employers

The following table shows the principal employers in the City, as shown in the City's Comprehensive Annual Financial Report for fiscal year ending June 30, 2018.

PRINCIPAL EMPLOYERS City of Roseville As of June 30, 2018

<u>Employer</u>	<u>Number of Employees</u>
The Permanente Medical Group & Foundation Group	3,148
Sutter Roseville Medical Group	2,202
City of Roseville	1,896
Roseville Joint Union High School	1,626
Roseville City School District	1,133
PRIDE Industries	1,062
Adventist Health	940
Wal-Mart	625
Union Pacific Railroad Company	569
Consolidated Communications	475
Total – Top Ten	<u>13,676</u>
Total City-Wide Employment	83,221

Source: City of Roseville Comprehensive Annual Financial Report for Fiscal Year 2017-18.

Construction Permits

The following table shows valuations of residential and non-residential building permits issued for calendar years 2013 through 2017. Annual figures are not yet available for 2018.

BUILDING PERMIT VALUATION City of Roseville (Valuation in Thousands of Dollars)

<u>Permit Valuation</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
New Single-family	\$118,547.9	\$154,499.7	\$262,769.4	\$242,272.7	\$322,386.5
New Multi-family	6,632.0	15,360.4	0.0	5,900.3	51,882.2
Res. Alterations/Additions	<u>3,395.0</u>	<u>4,967.8</u>	<u>9,039.9</u>	<u>7,518.4</u>	<u>7,283.3</u>
Total Residential	\$128,574.9	\$174,827.9	\$271,809.3	\$255,691.4	\$381,552.0
New Commercial	\$26,058.9	\$19,546.6	\$36,704.0	\$27,783.7	\$81,544.8
New Industrial	0.0	0.0	0.0	0.0	0.0
New Other	2,627.4	10,935.1	9,340.5	18,126.2	8,356.1
Com. Alterations/Additions	<u>45,489.0</u>	<u>62,138.9</u>	<u>42,754.7</u>	<u>32,621.0</u>	<u>51,836.3</u>
Total Nonresidential	\$74,175.3	\$92,620.6	\$88,799.2	\$78,530.9	\$141,737.2
<u>New Dwelling Units</u>					
Single-Family	528	644	927	862	1,201
Multiple Family	<u>224</u>	<u>0</u>	<u>0</u>	<u>58</u>	<u>486</u>
Total New Dwelling Units	752	644	927	920	1,687

Source: Construction Industry Research Board, Building Permit Summary.

The County's 2016-17 assessment roll totaled \$66.8 billion as compared to the prior year's assessment roll of \$63.4 billion, which reflected a 5.38% increase this year. These numbers over the last two years contrast with the real estate decline years of 2008 and after, where the County assessment roll experienced declines.

The following table shows residential and non-residential building permits issued within the County for calendar years 2013 through 2017. Annual figures are not yet available for 2018.

BUILDING PERMIT VALUATION
County of Placer
(Valuation in Thousands of Dollars)

	2013	2014	2015	2016	2017
<u>Permit Valuation</u>					
New Single-family	\$378,286.0	\$523,638.2	\$683,806.3	\$776,410.8	\$771,800.5
New Multi-family	7,078.5	48,645.5	21,702.2	42,395.7	92,565.5
Res. Alterations/Additions	<u>50,358.2</u>	<u>59,428.5</u>	<u>82,577.5</u>	<u>79,543.6</u>	<u>89,429.2</u>
Total Residential	\$435,722.7	\$631,712.2	\$788,086.0	\$898,350.1	\$953,795.2
 New Commercial	 \$70,876.0	 \$38,343.5	 \$72,506.2	 \$84,953.2	 \$138,544.8
New Industrial	1,092.0	199.8	1,339.6	535.1	0.0
New Other	25,673.5	44,159.8	72,602.9	90,958.7	57,356.4
Com. Alterations/Additions	<u>73,037.0</u>	<u>101,977.7</u>	<u>80,457.5</u>	<u>64,524.2</u>	<u>94,058.6</u>
Total Nonresidential	\$170,678.5	\$184,680.8	\$226,906.2	\$240,971.2	\$289,959.8
 <u>New Dwelling Units</u>					
Single-Family	1,249	1,620	1,994	2,102	2,500
Multiple Family	<u>227</u>	<u>376</u>	<u>240</u>	<u>322</u>	<u>782</u>
Total New Dwelling Units	1,996	2,234	2,424	2,342	3,282

Source: Construction Industry Research Board, Building Permit Summary.

Commercial Activity

A summary of historic taxable sales within the City and the County during the past five years in which data is available is shown in the following tables.

The total taxable sales during first three quarters of calendar year 2017 in the City were reported to be \$3,425,912,498, a 6.13% increase from the total taxable sales of \$3,288,081,436 reported during the first three quarters of calendar year 2016. Annual figures for 2017 are not yet available.

TAXABLE TRANSACTIONS City of Roseville Calendar Years 2012 through 2016 (Dollars in Thousands)

	Retail Stores		Total All Outlets	
	Number of Permits	Taxable Transactions	Number of Permits	Taxable Transactions
2012	3,765	\$3,332,827	4,861	\$3,772,583
2013	3,757	3,558,765	4,819	4,171,738
2014	3,699	3,607,127	4,743	4,227,788
2015	3,828	3,684,238	5,334	4,446,457
2016	3,761	3,749,782	5,293	4,425,939

(1) Permit figures for calendar year 2015 are not comparable to that of prior years due to outlet counts in these reports including the number of outlets that were active during the reporting period. Retailers that operate part-time are now tabulated with store retailers.

Source: California State Board of Equalization, Taxable Sales in California (Sales & Use Tax).

The total taxable sales during the first three quarters of calendar year 2017 in the County were reported to be \$5,796,356,436, an 11.61% decrease over the total taxable sales of \$6,557,671,686 reported during the first three quarters of calendar year 2016. Annual figures for 2017 are not yet available.

TAXABLE TRANSACTIONS Placer County Calendar Years 2012 through 2016 (Dollars in Thousands)

	Retail Stores		Total All Outlets	
	Number of Permits	Taxable Transactions	Number of Permits	Taxable Transactions
2012	8,272	\$5,613,981	11,621	\$7,065,597
2013	8,487	6,050,198	11,713	7,724,406
2014	8,520	6,296,076	11,749	8,100,167
2015	8,678	6,594,126	13,124	8,675,315
2016	8,671	6,814,515	13,227	8,920,892

(1) Permit figures for calendar year 2015 are not comparable to that of prior years due to outlet counts in these reports including the number of outlets that were active during the reporting period. Retailers that operate part-time are now tabulated with store retailers.

Source: California State Board of Equalization, Taxable Sales in California (Sales & Use Tax).

Transportation

The transportation network in and around the City is an integral part of its development. Centrally located in the State, the area is the hub of several major highways. Interstate 80 runs through the City, connecting San Francisco to New York. Highway 65 runs north through the City, from I-80 to Lincoln and Marysville. Interstate 5, which is west of the City, runs north to Seattle and south to Los Angeles.

Union Pacific Railroad bought Southern Pacific in 1996 and the J.R. Davis Yard, located in Roseville, is the largest rail facility on the West Coast. Union Pacific owns and operates track in 23 states, primarily west of the Mississippi River. Amtrak provides passenger service daily to San Francisco and San Jose, and the California Zephyr connects the County to the Midwest and Chicago.

Greyhound operates a station in the City, providing interstate destination services. Greyhound also operates throughout the County, with bus depots or regularly scheduled stops in most of the communities along major highways and roads.

Sacramento International Airport serves the Roseville area. Served by ten major carriers and several commuter airlines, as well as air-freight carriers, the airport handles passenger flights to over 140 cities with more than 130 scheduled departures per day and 4.3 million passengers annually. Nearby Auburn Municipal Airport serves charter and private aircraft for coastal, state and transcontinental flights. Executive air service is available as well. Auburn Municipal has an elevation of 1,520 feet and an east/west runway 3,100 feet in length.

Several trucking companies serve the City, ranging from interstate lines to local haulers, and transporting a wide variety of goods. United Parcel Service, with a distribution center in Rocklin, offers freight transportation services as well.

APPENDIX D
FORM OF OPINION OF BOND COUNSEL

[Closing Date]

City Council
City of Roseville
311 Vernon Street
Roseville, California 95678

OPINION: \$_____ City of Roseville Villages at Sierra Vista Community Facilities
 District No. 1 (Public Facilities) Special Tax Bonds Series 2019

Members of the City Council:

We have acted as bond counsel to the City of Roseville (the "City") in connection with the issuance by the City of the \$_____ City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds Series 2019 (the "Bonds"), pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, constituting Section 53311, et seq. of the California Government Code (the "Act") and a Fiscal Agent Agreement dated as of _____ 1, 2019 (the "Fiscal Agent Agreement"), by and between the City, on behalf of the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities), and The Bank of New York Mellon Trust Company, N.A., as fiscal agent. We have examined the law and such certified proceedings and other papers as we deem necessary to render this opinion.

As to questions of fact material to our opinion, we have relied upon representations of the City contained in the Fiscal Agent Agreement, and in the certified proceedings and other certifications of public officials furnished to us, without undertaking to verify the same by independent investigation.

Based upon the foregoing, we are of the opinion, under existing law, as follows:

1. The City is duly created and validly existing as a public body, corporate and politic, with the power to adopt the resolution authorizing the issuance of the Bonds, enter into the Fiscal Agent Agreement and perform the agreements on its part contained therein, and to issue the Bonds.
2. The Bonds have been duly authorized, executed and delivered by the City and are valid and binding limited obligations of the City, payable solely from the sources provided therefor in the Fiscal Agent Agreement.
3. The Fiscal Agent Agreement has been duly entered into by the City and constitutes a valid and binding obligation of the City enforceable upon the City.

4. Pursuant to the Act, the Fiscal Agent Agreement creates a valid lien on the funds pledged by the Fiscal Agent Agreement.

5. The interest on the Bonds is excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax. The opinions set forth in the preceding sentence are subject to the condition that the City comply with all requirements of the Internal Revenue Code of 1986, as amended, relating to the exclusion from gross income for federal income tax purposes of interest on obligations such as the Bonds. The City has made certain representations and covenants in order to comply with each such requirement. Inaccuracy of those representations, or failure to comply with certain of those covenants, may cause the inclusion of such interest in gross income for federal income tax purposes, which may be retroactive to the date of issuance of the Bonds.

6. The interest on the Bonds is exempt from personal income taxation imposed by the State of California.

We express no opinion regarding any other tax consequences arising with respect to the ownership, sale or disposition of, or the amount, accrual or receipt of interest on, the Bonds.

The rights of the owners of the Bonds and the enforceability of the Bonds are limited by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights generally, and by equitable principles, whether considered at law or in equity.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention, or any changes in law that may hereafter occur. Our engagement with respect to this matter has terminated as of the date hereof.

Respectfully submitted,

A Professional Law Corporation

APPENDIX E

FORMS OF CONTINUING DISCLOSURE UNDERTAKINGS

CONTINUING DISCLOSURE CERTIFICATE (City)

This CONTINUING DISCLOSURE CERTIFICATE (this “Disclosure Certificate”) dated as of _____ 1, 2019, is executed and delivered by the CITY OF ROSEVILLE (the “City”) in connection with the execution and delivery of its City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds Series 2019 (the “Bonds”). The Bonds are being executed and delivered pursuant to a Fiscal Agent Agreement dated as of _____ 1, 2019 (the “Fiscal Agent Agreement”), by and between the City and The Bank of New York Mellon Trust Company, N.A., as fiscal agent (the “Fiscal Agent”).

The District covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the City for the benefit of the holders and beneficial owners of the Bonds and in order to assist the Participating Underwriter in complying with S.E.C. Rule 15c2-12(b)(5).

Section 2. Definitions. In addition to the definitions set forth above and in the Fiscal Agent Agreement, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section 2, the following capitalized terms shall have the following meanings:

“Annual Report” means any Annual Report provided by the City pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“Annual Report Date” means the date that is nine months after the end of the City’s fiscal year (currently April 1 based on the City’s fiscal year end of June 30).

“Dissemination Agent” means Willdan Financial Services, or any successor Dissemination Agent designated in writing by the City and which has filed with the City a written acceptance of such designation.

“Listed Events” means any of the events listed in Section 5(a) of this Disclosure Certificate.

“MSRB” means the Municipal Securities Rulemaking Board, which has been designated by the Securities and Exchange Commission as the sole repository of disclosure information for purposes of the Rule, or any other repository of disclosure information that may be designated by the Securities and Exchange Commission as such for purposes of the Rule in the future.

“Official Statement” means the final official statement executed by the City in connection with the issuance of the Bonds.

“Participating Underwriter” shall mean any of the original underwriters of the Bonds.

“Rule” means Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as it may be amended from time to time.

Section 3. Provision of Annual Reports.

(a) The City shall, or shall cause the Dissemination Agent to, not later than the Annual Report Date, commencing April 1, 2020, with the report for the 2018-19 fiscal year, provide to the MSRB, in an electronic format as prescribed by the MSRB, an Annual Report that is consistent with the requirements of Section 4 of this Disclosure Certificate. Not later than 15 Business Days prior to the Annual Report Date, the City shall provide the Annual Report to the Dissemination Agent (if other than the City). If by 15 Business Days prior to the Annual Report Date the Dissemination Agent (if other than the City) has not received a copy of the Annual Report, the Dissemination Agent shall contact the City to determine if the City is in compliance with the previous sentence. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may include by reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the City may be submitted separately from the balance of the Annual Report, and later than the Annual Report Date, if not available by that date. If the City’s fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(b). The City shall provide a written certification with each Annual Report furnished to the Dissemination Agent to the effect that such Annual Report constitutes the Annual Report required to be furnished by the City hereunder.

(b) If the City does not provide (or cause the Dissemination Agent to provide) an Annual Report by the Annual Report Date, the City shall provide (or cause the Dissemination Agent to provide) in a timely manner to the MSRB, in an electronic format as prescribed by the MSRB, a notice in substantially the form attached as Exhibit A to this Disclosure Certificate.

(c) With respect to each Annual Report, the Dissemination Agent shall:

(i) determine prior to each Annual Report Date the then-applicable rules and electronic format prescribed by the MSRB for the filing of annual continuing disclosure reports; and

(ii) if the Dissemination Agent is other than the City, file a report with the City certifying that the Annual Report has been provided pursuant to this Disclosure Certificate, and stating the date it was provided.

Section 4. Content of Annual Reports. The City’s Annual Report shall contain or incorporate by reference the following:

(a) The City’s audited financial statements prepared in accordance with generally accepted accounting principles as promulgated to apply to governmental entities from time to time by the Governmental Accounting Standards Board. If the City’s audited financial statements are not available by the Annual Report Date, the Annual Report shall contain unaudited financial statements in a format similar to the financial statements contained in the Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Report when they become available.

(b) The following information:

- (i) Principal amount of all outstanding bonds of the District.
 - (ii) Balance in the improvement fund.
 - (iii) Balance in 2019 Reserve Account of the Reserve Fund, and statement of the Reserve Requirement for the Bonds. Statement of projected draws on the 2019 Reserve Account of the Reserve Fund, if any.
 - (iv) Balance in other funds and accounts held by the City or fiscal agent related to the Bonds.
 - (v) Additional debt authorized by the City and payable from or secured by assessments or special taxes with respect to property within the District.
 - (vi) The Special Tax levy, the delinquency rate, total amount of delinquencies, number of parcels delinquent in payment for the five most recent fiscal years.
 - (vii) Notwithstanding the June 30th reporting date for the Annual Report, the following information shall be reported as of the last day of the month immediately preceding the date of the Annual Report rather than as of June 30th. Identity of each delinquent taxpayer responsible for 5 percent or more of total Special Tax levied, and the following information: assessor parcel number, assessed value of applicable properties, amount of Special Tax levied, amount delinquent by parcel number and status of foreclosure proceedings. If any foreclosure has been completed, summary of results of foreclosure sales or transfers.
 - (viii) Most recently available total assessed value of all parcels subject to the Special Tax.
 - (ix) List of landowners and assessor's parcel number of parcels subject to 20% or more of the Special Tax levy including the following information: development status to the extent shown in City records, land use classification, assessed value (land and improvements).
- (c) In addition to any of the information expressly required to be provided under this Disclosure Certificate, the City shall provide such further material information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.
- (d) Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the City or related public entities, which are available to the public on the MSRB's Internet web site or filed with the Securities and Exchange Commission. The City shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events.

(a) The City shall give, or cause to be given, notice of the occurrence of any of the following Listed Events with respect to the Bonds:

- (1) Principal and interest payment delinquencies.
- (2) Non-payment related defaults, if material.
- (3) Unscheduled draws on debt service reserves reflecting financial difficulties.
- (4) Unscheduled draws on credit enhancements reflecting financial difficulties.
- (5) Substitution of credit or liquidity providers, or their failure to perform.
- (6) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security.
- (7) Modifications to rights of security holders, if material.
- (8) Bond calls, if material, and tender offers.
- (9) Defeasances.
- (10) Release, substitution, or sale of property securing repayment of the securities, if material.
- (11) Rating changes.
- (12) Bankruptcy, insolvency, receivership or similar event of the City or other obligated person.
- (13) The consummation of a merger, consolidation, or acquisition involving the City or an obligated person, or the sale of all or substantially all of the assets of the City or an obligated person (other than in the ordinary course of business), the entry into a definitive agreement to undertake such an action, or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.
- (14) Appointment of a successor or additional fiscal agent or the change of name of the fiscal agent, if material.
- (15) Incurrence of a financial obligation of the City, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the City, any of which affect security holders, if material (for the definition of "financial obligation," see clause (e)).

- (16) Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the City, any of which reflect financial difficulties (for the definition of “financial obligation,” see clause (e)).

(b) Whenever the City obtains knowledge of the occurrence of a Listed Event, the City shall, or shall cause the Dissemination Agent (if not the City) to, file a notice of such occurrence with the MSRB, in an electronic format as prescribed by the MSRB, in a timely manner not in excess of 10 business days after the occurrence of the Listed Event. Notwithstanding the foregoing, notice of Listed Events described in subsections (a)(8) and (9) above need not be given under this subsection any earlier than the notice (if any) of the underlying event is given to holders of affected Bonds under the Fiscal Agent Agreement.

(c) The City acknowledges that the events described in subparagraphs (a)(2), (a)(7), (a)(8) (if the event is a bond call), (a)(10), (a)(13), (a)(14) and (a)(15) of this Section 5 contain the qualifier “if material” and that subparagraph (a)(6) also contains the qualifier “material” with respect to certain notices, determinations or other events affecting the tax status of the Bonds. The City shall cause a notice to be filed as set forth in paragraph (b) above with respect to any such event only to the extent that it determines the event’s occurrence is material for purposes of U.S. federal securities law. Whenever the City obtains knowledge of the occurrence of any of these Listed Events, the City will as soon as possible determine if such event would be material under applicable federal securities law. If such event is determined to be material, the City will cause a notice to be filed as set forth in paragraph (b) above. The Dissemination Agent shall not be responsible for determining whether an event is material.

(d) For purposes of this Disclosure Certificate, any event described in paragraph (a)(12) above is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the City in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the City, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the City.

(e) For purposes of Section 5(a)(15) and (16), “financial obligation” means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term financial obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

Section 6. Identifying Information for Filings with the MSRB. All documents provided to the MSRB pursuant to this Disclosure Certificate shall be accompanied by identifying information as prescribed by the MSRB.

Section 7. Termination of Reporting Obligation. The City’s obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the City shall give notice of such termination in the same manner as for a Listed Event under Section 5(b).

Section 8. Dissemination Agent. The City may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any Dissemination Agent, with or without appointing a successor Dissemination Agent. Any Dissemination Agent may resign by providing 30 days' written notice to the City.

Section 9. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the City may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

(a) if the amendment or waiver relates to the provisions of Sections 3(a), 4 or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of an obligated person with respect to the Bonds, or type of business conducted;

(b) the undertakings herein, as proposed to be amended or waived, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the primary offering of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) the proposed amendment or waiver either (i) is approved by holders of the Bonds in the manner provided in the Fiscal Agent Agreement for amendments to the Fiscal Agent Agreement with the consent of holders, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the holders or beneficial owners of the Bonds.

If the annual financial information or operating data to be provided in the Annual Report is amended pursuant to the provisions hereof, the first Annual Report filed pursuant hereto containing the amended operating data or financial information shall explain, in narrative form, the reasons for the amendment and the impact of the change in the type of operating data or financial information being provided.

If an amendment is made to this Disclosure Certificate modifying the accounting principles to be followed in preparing financial statements, the Annual Report for the year in which the change is made shall present a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. The comparison shall include a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information, in order to provide information to investors to enable them to evaluate the ability of the City to meet its obligations. To the extent reasonably feasible, the comparison shall be quantitative.

A notice of any amendment made pursuant to this Section 9 shall be filed in the same manner as for a Listed Event under Section 5(b).

Section 10. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the City from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the City chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically

required by this Disclosure Certificate, the City shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 11. Default. If the City fails to comply with any provision of this Disclosure Certificate, the Participating Underwriter or any holder or beneficial owner of the Bonds may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an Event of Default under the Fiscal Agent Agreement, and the sole remedy under this Disclosure Certificate in the event of any failure of the City to comply with this Disclosure Certificate shall be an action to compel performance.

Section 12. Duties, Immunities and Liabilities of Dissemination Agent.

(a) The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the City agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which they may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The Dissemination Agent shall have no duty or obligation to review any information provided to it by the City hereunder and shall not be deemed to be acting in any fiduciary capacity for the City, the Bond holders, or any other party. The obligations of the City under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

(b) The Dissemination Agent shall be paid compensation by the City for its services provided hereunder in accordance with its schedule of fees as amended from time to time, and shall be reimbursed for all expenses, legal fees and advances made or incurred by the Dissemination Agent in the performance of its duties hereunder.

Section 13. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the City, the Dissemination Agent, the Participating Underwriter and the holders and beneficial owners from time to time of the Bonds, and shall create no rights in any other person or entity.

Section 14. Counterparts. This Disclosure Certificate may be executed in several counterparts, each of which shall be regarded as an original, and all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Disclosure Certificate as of the date first above written.

CITY OF ROSEVILLE, for and on behalf of
City of Roseville Villages at Sierra Vista
Community Facilities District No. 1 (Public
Facilities)

By: _____
Name:
Title:

WILLDAN FINANCIAL SERVICES, as
Dissemination Agent

By: _____
Name:
Title:

EXHIBIT A

NOTICE TO REPOSITORIES OF FAILURE TO FILE ANNUAL REPORT

Name of Issuer: City of Roseville

Name of Bond Issue: \$_____ City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds Series 2019

Date of Issuance: _____, 2019

NOTICE IS HEREBY GIVEN that the City of Roseville (the "City") on behalf of City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) has not provided an Annual Report with respect to the above-named Bonds as required by the Fiscal Agent Agreement dated as of _____1, 2019 (the "Fiscal Agent Agreement") by and between the City and The Bank of New York Mellon Trust Company, N.A., as Fiscal Agent. The City anticipates that the Annual Report will be filed by _____.

Dated: _____

WILLDAN FINANCIAL SERVICES, as
Dissemination Agent, on behalf of City of
Roseville Villages at Sierra Vista
Community Facilities District No. 1 (Public
Facilities)

By: _____
Name:
Title:

cc: City of Roseville

**FORM OF CONTINUING DISCLOSURE CERTIFICATE
(Developer)**

THIS CONTINUING DISCLOSURE AGREEMENT (the “Disclosure Certificate”) dated as of _____ 1, 2019, is executed by John Mourier Construction, Inc., a California corporation (the “Developer”) in connection with the execution and delivery by the City of Roseville of its City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds Series 2019 (the “Bonds”). The Bonds are being executed and delivered pursuant to a Fiscal Agent Agreement, dated as of _____ 1, 2019 (the “Fiscal Agent Agreement”), by and between the City and The Bank of New York Mellon Trust Company, N.A., as fiscal agent (the “Fiscal Agent”).

The Developer covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Developer for the benefit of the holders and beneficial owners of the Bonds.

Section 2. Definitions. In addition to the definitions set forth above and in the Fiscal Agent Agreement, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“Affiliate” of another Person means (a) a Person directly or indirectly owning, controlling, or holding with power to vote, 5% or more of the outstanding voting securities of such other Person, (b) any Person, 5% or more of whose outstanding voting securities are directly or indirectly owned, controlled, or held with power to vote, by such other Person, and (c) any Person directly or indirectly controlling, controlled by, or under common control with, such other Person. For purposes hereof, control means the power to exercise a controlling influence over the management or policies of a Person, unless such power is solely the result of an official position with such Person.

“Assumption Agreement” means an undertaking of a Major Owner, or an Affiliate thereof, for the benefit of the holders and beneficial owners of the Bonds containing terms substantially similar to this Disclosure Certificate (as modified for such Major Owner’s development and financing plans with respect to the District), whereby such Major Owner or Affiliate agrees to provide periodic reports and notices of significant events, setting forth the information described in sections 4 and 5 hereof, respectively, with respect to the portion of the property in the District owned by such Major Owner and its Affiliates and, at the option of the Developer or such Major Owner, agrees to indemnify the Dissemination Agent (if any) pursuant to a provision substantially in the form of Section 11 hereof.

“Dissemination Agent” means Willdan Financial Services, or any successor Dissemination Agent designated in writing by the Developer, and which has filed with the Developer, the City and the Fiscal Agent a written acceptance of such designation, and which is experienced in providing dissemination agent services such as those required under this Disclosure Certificate.

“Listed Events” means any of the events listed in Section 5(a) of this Disclosure Certificate.

“Major Owner” means, as of any Report Date, an owner of land in the District that is responsible in the aggregate for 20% or more of the Special Taxes in the District anticipated to be levied at any time during the then-current fiscal year.

“MSRB” means the Municipal Securities Rulemaking Board, which has been designated by the Securities and Exchange Commission as the sole repository of disclosure information for purposes of the Rule, or any other repository of disclosure information that may be designated by the Securities and Exchange Commission as such for purposes of the Rule in the future.

“Official Statement” means the final official statement executed by the City in connection with the issuance of the Bonds.

“Participating Underwriter” means Piper Jaffray & Co., the original Underwriter of the Bonds.

“Periodic Report” means any Periodic Report provided by the Developer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“Person” means an individual, a corporation, a partnership, a limited liability company, an association, a joint stock company, a trust, any unincorporated organization or a government or political subdivision thereof.

“Property” means the property owned by the Developer in the District.

“Report Date” means April 1 and October 1 of any fiscal year.

“Rule” means Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

“Special Taxes” means the special taxes of the District levied on taxable property within the District.

Section 3. Provision of Periodic Reports.

(a) The Developer shall, or, upon written direction of the Developer the Dissemination Agent shall, not later than the Report Date, commencing October 1, 2019, file or cause to be filed with the MSRB a Periodic Report which is consistent with the requirements of Section 4 of this Disclosure Certificate with a copy to the Fiscal Agent (if different from the Dissemination Agent), the Participating Underwriter and the City. Not later than 15 calendar days prior to the Report Date, the Developer shall provide the Periodic Report to the Dissemination Agent (if different from the Developer). The Developer shall provide a written certification with (or included as a part of) each Periodic Report furnished to the Dissemination Agent (if different from the Developer), the Fiscal Agent (if different from the Dissemination Agent), the Participating Underwriter and the City to the effect that such Periodic Report constitutes the Periodic Report required to be furnished by it under this Disclosure Certificate. The Dissemination Agent, the Fiscal Agent, the Participating Underwriter and the City may conclusively rely upon such certification of the Developer and shall have no duty or obligation to review the Periodic Report. The Periodic Report may be submitted as a single document or as separate documents comprising a package, and may incorporate by reference other information as provided in Section 4 of this Disclosure Certificate.

(b) If the Dissemination Agent does not receive a Periodic Report by 15 calendar days prior to the Report Date, the Dissemination Agent shall send a reminder notice to the Developer that the Periodic Report has not been provided as required under Section 3(a) above. The reminder notice shall instruct the Developer to determine whether its obligations under this Disclosure Certificate have terminated (pursuant to Section 6 below) and, if so, to provide the Dissemination Agent with a notice of such termination in the same manner as for a Listed Event (pursuant to Section 5 below). If the Developer does not provide, or cause the Dissemination Agent to provide, a Periodic Report to the MSRB by the Report Date as required in subsection (a) above, the Dissemination Agent shall send a notice to the MSRB in substantially the form attached hereto as Exhibit A, with a copy to the Fiscal Agent (if other than the Dissemination Agent), the City and the Participating Underwriter.

(c) With respect to the Periodic Report, the Dissemination Agent shall, to the extent the Periodic Report has been furnished to it, file the Periodic Report with the MSRB and file a report with the Developer (if the Dissemination Agent is other than the Developer), the City and the Participating Underwriter certifying that the Periodic Report has been provided pursuant to this Disclosure Certificate, stating the date it was provided to and filed with the MSRB.

Section 4. Content of Periodic Reports. The Developer's Periodic Report shall contain or incorporate by reference the information set forth in Exhibit B relating to the Developer, any or all of which may be included by specific reference to other documents, including official statements of debt issues of the Developer or related public entities, which have been submitted to the MSRB or the Securities and Exchange Commission. If the document included by reference is a final official statement, it must be available from the MSRB. The Developer shall clearly identify each such other document so included by reference.

In addition to any of the information expressly required to be provided in Exhibit B, the Developer's Periodic Report shall include such further information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

Section 5. Reporting of Significant Events.

(a) The Developer shall give, or cause to be given, notice of the occurrence of any of the following Listed Events with respect to itself or the Property, if material:

(i) bankruptcy or insolvency proceedings commenced by or against the Developer and, if known, any bankruptcy or insolvency proceedings commenced by or against any Affiliate of the Developer that is reasonably likely to have a significant impact on the Developer's ability to pay Special Taxes or to sell or develop the Property;

(ii) failure to pay any taxes, special taxes (including the Special Taxes) or assessments due with respect to the Property on or prior to the delinquency date;

(iii) filing of a lawsuit of which the Developer is aware against the Developer or an Affiliate seeking damages, which is reasonably likely to have a significant impact on the Developer's ability to pay Special Taxes or to sell or develop the Property;

(iv) material damage to or destruction of any of the improvements on the Property; and

(v) any payment default or other material default by the Developer on any loan with respect to the construction of improvements on the Property.

(b) Whenever the Developer obtains knowledge of the occurrence of a Listed Event, the Developer shall as soon as possible determine if such event would be material under applicable Federal securities law.

(c) If the Developer determines that knowledge of the occurrence of a Listed Event would be material under applicable Federal securities law, the Developer shall, or shall cause the Dissemination Agent to, promptly file a notice of such occurrence with the MSRB, with a copy to the Fiscal Agent, the City and the Participating Underwriter.

Section 6. Duration of Reporting Obligation.

(a) All the Developer's obligations hereunder shall commence on the date hereof and terminate (except as provided in Section 11) on the earliest to occur of the following:

(i) upon the legal defeasance, prior redemption or payment in full of all the Bonds, or

(ii) at such time as property owned by the Developer is no longer responsible for payment of 20% or more of the Special Taxes, or

(iii) the date on which the Developer prepays in full all of the Special Taxes attributable to the Property, or

(iv) the date on which (A) the Developer has completed construction of all buildings to be constructed within property it owns in the District and (B) each such building constructed by the Developer and intended for lease by the Developer has been, since completion of construction, at least 80% occupied at one time or another.

The Developer shall give notice of the termination of its obligations under this Disclosure Certificate in the same manner as for a Listed Event under Section 5.

(b) If a portion of the Property owned by the Developer, or any Affiliate of the Developer, is conveyed to a Person that, upon such conveyance, will be a Major Owner, the obligations of the Developer hereunder with respect to the property in the District owned by such Major Owner and its Affiliates may be assumed by such Major Owner or by an Affiliate thereof, and if so assumed the Developer's obligations hereunder with respect to such portion of the Property will be terminated. In order to effect such an assumption, such Major Owner or Affiliate shall enter into an Assumption Agreement in form and substance reasonably satisfactory to the City and the Participating Underwriter. If not so assumed, the Developer shall report the information, as applicable to the transferee, required herein so long as the transferee is a Major Owner.

Section 7. Dissemination Agent. The Developer may, from time to time, appoint or engage a Dissemination Agent to assist the Developer in carrying out its obligations under this Disclosure Certificate, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent may resign by providing thirty days' written notice to the City, the Developer and the Participating Underwriter.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Developer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied (provided, however, that the Dissemination Agent shall not be obligated under any such amendment that modifies or increases its duties or obligations hereunder without its written consent thereto):

(a) if the amendment or waiver relates to the provisions of sections 3(a), 4 or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature, or status of an obligated person with respect to the Bonds, or type of business conducted; and

(b) the proposed amendment or waiver either (i) is approved by holders of the Bonds in the manner provided in the Fiscal Agent Agreement, with the consent of holders, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the holders or beneficial owners of the Bonds.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Developer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Periodic Report or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Developer chooses to include any information in any Periodic Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Developer shall have no obligation under this Disclosure Certificate to update such information or include it in any future Periodic Report or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the Developer to comply with any provision of this Disclosure Certificate, the Fiscal Agent shall (upon written direction and only to the extent indemnified to its satisfaction from any liability, cost or expense, including fees and expenses of its attorneys), and the Participating Underwriter and any holder or beneficial owner of the Bonds may, take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Developer to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an Event of Default under the Fiscal Agent Agreement, and the sole and exclusive remedy under this Disclosure Certificate in the event of any failure of the Developer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Developer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents (each, an "Indemnified Party"), harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the reasonable costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding loss, liabilities, costs and expenses due to an Indemnified Party's negligence or willful misconduct or failure to perform its duties hereunder. The Dissemination Agent shall be paid compensation for its services provided hereunder in accordance with its schedule of fees as amended from time to time, which schedule, as amended, shall be reasonably acceptable, and all reasonable expenses, reasonable legal fees and advances made or incurred by the Dissemination Agent in the performance of its duties hereunder. The Dissemination Agent shall have no duty or obligation to review any information

provided to it hereunder and shall not be deemed to be acting in any fiduciary capacity for the City, the Developer, the Fiscal Agent, the Bond owners, or any other party. The obligations of the Developer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Bonds.

Section 12. Notices. Any notice or communications to be among any of the parties to this Disclosure Certificate may be given as follows:

To the Developer	John Mourier Construction, Inc. Attn: _____ _____ _____
To the Dissemination Agent:	Willdan Financial Services 27368 Via Industria, Suite 200 Temecula, CA 92590
To the Issuer/City:	City of Roseville 311 Vernon Street Roseville, CA 95678 Attn: CFD Administrator
To the Fiscal Agent:	The Bank of New York Mellon Trust Company, N.A. 400 South Hope Street, Suite 400 Los Angeles, CA 90071 Attn: Corporate Trust
To the Participating Underwriter:	Piper Jaffray & Co. Attn: _____ _____ _____

Any person may, by written notice to the other persons listed above, designate a different address or telephone number(s) to which subsequent notices or communications should be sent.

Section 13. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the City, the Developer (its successors and assigns), the Fiscal Agent, the Dissemination Agent, the Participating Underwriter and holders and beneficial owners from time to time of the Bonds, and shall create no rights in any other person or entity. All obligations of the Developer hereunder shall be assumed by any legal successor to the obligations of the Developer as a result of a sale, merger, consolidation or other reorganization.

Section 14. Counterparts. This Disclosure Certificate may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

IN WITNESS WHEREOF, the Developer has executed this Disclosure Certificate as of the date first above written.

John Mourier Construction, Inc., a California corporation

By: _____
Name:
Title:

ACCEPTED by DISSEMINATION AGENT:

Willdan Financial Services,
as Dissemination Agent

By: _____
Name:
Title:

EXHIBIT A

NOTICE TO REPOSITORIES OF FAILURE TO FILE PERIODIC REPORT

Name of Issuer: City of Roseville

Name of Bond Issue: \$_____ City of Roseville, Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities), Special Tax Bonds, Series 2019

Date of Issuance: _____, 2019

NOTICE IS HEREBY GIVEN that _____ (the "Major Owner") has not provided a Periodic Report with respect to the above-named Bonds as required by the Continuing Disclosure Certificate of the Developer dated as of the date of issuance of such Bonds. The Developer anticipates that the Periodic Report will be filed by _____.

Dated: _____

Dissemination Agent

By: _____

Its: _____

cc: Developer

EXHIBIT B

PERIODIC REPORT

This Periodic Report is hereby submitted under Section 4 of the Continuing Disclosure Certificate (the "Disclosure Certificate") dated _____, 20__, executed by the undersigned (the "Developer") in connection with the issuance of the above-captioned bonds by the City of Roseville (the "City") with respect to its City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the "District").

Capitalized terms used in this Periodic Report but not otherwise defined have the meanings given to them in the Disclosure Certificate.

I. Property Ownership and Development

The information in this section is provided as of _____ (this date must be not more than 60 days before the date of this Periodic Report).

A. Property currently owned by the Developer in the District (the "Property"):

Development name: _____

Number of lots (acreage): _____

B. Status of land development or construction activities:

C. Status of building permits and any significant amendments to land use or development entitlements:

D. Aggregate property sold, optioned or leased by the Developer to end users or merchant builders:

Since the Date of Issuance of the Bonds		Since the Last Periodic Report	
Acres*	_____	Acres*	_____
Lots	_____	Lots	_____
Bldg. Sq. Ft.	_____	Bldg. Sq. Ft.	_____

* For bulk land sales only (excluding sales of finished lots or completed buildings).

E. Status of any land purchase contracts with regard to the Property, whether acquisition of land in the District by the Developer or sales of land in the District to other property

owners, distinguishing between (i) end users (e.g., condominiums), (ii) developers and (iii) merchant builders.

F. With respect to occupied buildings owned and leased by Developer, (i) occupancy percentage and (ii) a rent roll consisting solely of (A) term of lease and (B) number of square feet subject to the lease.

II. Legal and Financial Status of Developer

Unless such information has previously been included or incorporated by reference in a Periodic Report, describe any change in the legal structure of the Developer or the financial condition and financing plan of the Developer that would materially and adversely interfere with its ability to complete its development plan described in the Official Statement.

III. Change in Development or Financing Plans

Unless such information has previously been included or incorporated by reference in a Periodic Report, describe any development plans or financing plans relating to the Property *that are materially different from* the proposed development and financing plan described in the Official Statement.

IV. Official Statement Updates

Unless such information has previously been included or incorporated by reference in a Periodic Report, describe any other significant changes in the information relating to the Developer or the Property contained in the Official Statement under the heading "OWNERSHIP OF PROPERTY WITHIN THE DISTRICT" that would materially and adversely interfere with the Developer's ability to develop and sell the Property as described in the Official Statement.

V. Other Material Information

In addition to any of the information expressly required above, provide such further information, if any, as may be necessary to make the specifically required statements, in the light of the circumstances under which they are made, not misleading.

Certification

The undersigned Developer hereby certifies that this Periodic Report constitutes the Periodic Report required to be furnished by the Developer under the Disclosure Certificate.

ANY STATEMENTS REGARDING THE DEVELOPER, THE DEVELOPMENT OF THE PROPERTY, THE DEVELOPER'S FINANCING PLAN OR FINANCIAL CONDITION, OR THE BONDS, OTHER THAN STATEMENTS MADE BY THE DEVELOPER IN AN OFFICIAL RELEASE, OR FILED WITH THE MUNICIPAL SECURITIES RULEMAKING BOARD, ARE NOT AUTHORIZED BY THE DEVELOPER. THE DEVELOPER IS NOT RESPONSIBLE FOR THE ACCURACY, COMPLETENESS OR FAIRNESS OF ANY SUCH UNAUTHORIZED STATEMENTS.

THE DEVELOPER HAS NO OBLIGATION TO UPDATE THIS PERIODIC REPORT OTHER THAN AS EXPRESSLY PROVIDED IN THE DISCLOSURE CERTIFICATE.

Dated: _____

[John Mourier Construction, Inc.]

By: _____

APPENDIX F

SUMMARY OF CERTAIN PROVISIONS OF FISCAL AGENT AGREEMENT

APPENDIX G

DTC AND THE BOOK-ENTRY ONLY SYSTEM

The following description of the Depository Trust Company (“DTC”), the procedures and record keeping with respect to beneficial ownership interests in the 2019 Bonds, payment of principal, interest and other payments on the 2019 Bonds (herein, the “Securities”) to DTC Participants or Beneficial Owners, confirmation and transfer of beneficial ownership interest in the Securities and other related transactions by and between DTC, the DTC Participants and the Beneficial Owners is based solely on information provided by DTC. Accordingly, no representations can be made concerning these matters and neither the DTC Participants nor the Beneficial Owners should rely on the foregoing information with respect to such matters, but should instead confirm the same with DTC or the DTC Participants, as the case may be.

Neither the issuer of the Securities (the “Issuer”) nor the fiscal agent appointed with respect to the Securities (the “Agent”) takes any responsibility for the information contained in this Appendix.

No assurances can be given that DTC, DTC Participants or Indirect Participants will distribute to the Beneficial Owners (a) payments of interest, principal or premium, if any, with respect to the Securities, (b) certificates representing ownership interest in or other confirmation or ownership interest in the Securities, or (c) redemption or other notices sent to DTC or Cede & Co., its nominee, as the registered owner of the Securities, or that they will so do on a timely basis, or that DTC, DTC Participants or DTC Indirect Participants will act in the manner described in this Appendix. The current “Rules” applicable to DTC are on file with the Securities and Exchange Commission and the current “Procedures” of DTC to be followed in dealing with DTC Participants are on file with DTC.

1. The Depository Trust Company (“DTC”) will act as securities depository for the securities (the “Securities”). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for each issue of the Securities, each in the aggregate principal amount of such issue, and will be deposited with DTC. If, however, the aggregate principal amount of any issue exceeds \$500 million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.

2. DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding

company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com. *The information contained on this Internet site is not incorporated herein by reference.*

3. Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Security ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.

4. To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

5. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

6. Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

7. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to Issuer as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting

rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

8. Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from Issuer or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of Issuer or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

9. DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to Issuer or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.

10. Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.

11. The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that Issuer believes to be reliable, but Issuer takes no responsibility for the accuracy thereof.

\$ _____
CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2019

BOND PURCHASE AGREEMENT

_____, 2019

City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
311 Vernon Street
Roseville, California 95678

Ladies and Gentlemen:

The undersigned, Piper Jaffray & Co., as underwriter (the “**Underwriter**”), acting not as a fiduciary or agent for you, but on behalf of itself, offers to enter into this Bond Purchase Agreement (this “**Purchase Agreement**”) with the City of Roseville (the “**City**”) for its Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the “**Community Facilities District**”), which upon acceptance will be binding upon the Underwriter and the City. The agreement of the Underwriter to purchase the Bonds (as hereinafter defined) is contingent upon the City satisfying all of the obligations imposed upon it under this Purchase Agreement. This offer is made subject to the City’s acceptance by the execution of this Purchase Agreement and its delivery to the Underwriter at or before 11:59 p.m., California time, on the date hereof, and, if not so accepted, will be subject to withdrawal by the Underwriter upon notice delivered to the City at any time prior to the acceptance hereof by the City. All capitalized terms used herein, which are not otherwise defined, shall have the meaning provided for such terms in the Fiscal Agent Agreement, dated as of _____ 1, 2019 (the “**Fiscal Agent Agreement**”), between the City and The Bank of New York Mellon Trust Company, N.A., as fiscal agent (the “**Fiscal Agent**”).

1. Purchase, Sale and Delivery of the Bonds.

A. Subject to the terms and conditions and in reliance upon the representations, warranties and agreements set forth herein: the Underwriter hereby agrees to purchase from the City and the City hereby agrees to sell to the Underwriter all (but not less than all) of the \$ _____ aggregate principal amount of the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2019 (the “**Bonds**”), dated the Closing Date (as hereinafter defined), bearing interest at the rates and maturing on the dates and in the principal amounts set forth in Appendix A hereto.

B. The purchase price for the Bonds shall be \$ _____ (being 100% of the aggregate principal amount thereof, plus net original issue premium of \$ _____, less an Underwriter’s discount of \$ _____).

The Underwriter agrees to make a bona fide initial public offering of all of the Bonds in compliance with federal and state securities laws, at a price not in excess of the initial offering prices (or yields) set forth in Appendix A attached hereto and incorporated herein by reference. Subsequent to the initial public offering, the Underwriter reserves the right to change the public offering prices (or yields) as it deems necessary in connection with the offering of the Bonds, without any requirement of prior notice, provided that the Underwriter shall not change the interest rates set forth in Appendix A. The Bonds may be offered and sold to certain dealers at prices lower than such initial offering prices.

The Bonds shall be substantially in the form described in, shall be issued and secured under the provisions of, and shall be payable from the Special Taxes and certain other amounts as provided in the Fiscal Agent Agreement, the Preliminary Official Statement (as hereinafter defined), and the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2, Title 5 of the Government Code of the State of California (the “**Community Facilities District Act**” or the “**Act**”). The issuance of the Bonds has been duly authorized by the City pursuant to a resolution (the “**Resolution**”), adopted by its City Council (the “**City Council**”) on behalf of the Community Facilities District, on _____, 2019.

The proceeds of the Bonds shall be used to (i) construct and acquire certain public facilities of benefit to the Community Facilities District, (ii) provide for a deposit to a debt service reserve account for the Bonds, (iii) provide capitalized interest on the Bonds through September 1, 2019, and (iv) pay costs of issuance of the Bonds.

C. The City hereby acknowledges that the Underwriter is entering into this Purchase Agreement in reliance on the representations, warranties and agreements made by the City on behalf of itself and on behalf of the Community Facilities District herein, and the City shall take all action necessary to enforce its rights hereunder for the benefit of the Underwriter and shall immediately notify the Underwriter if it becomes aware that any representation, warranty or agreement made by the City, on behalf of itself or on behalf of the Community Facilities District, herein is incorrect in any material respect.

D. The City acknowledges and agrees that: (i) the primary role of the Underwriter, as an underwriter, is to purchase securities for resale to investors in an arm’s-length commercial transaction between the City and the Underwriter and that the Underwriter has financial and other interests that differ from those of the City and the Community Facilities District; (ii) the Underwriter is not acting as a municipal advisor, financial advisor or fiduciary to the City, the Community Facilities District, or any other person or entity and has not assumed any advisory or fiduciary responsibility to the City or the Community Facilities District with respect to the transaction contemplated hereby and the discussions, undertakings and proceedings leading thereto (irrespective of whether the Underwriter has provided other services or is currently providing other services to the City or the Community Facilities District on other matters); (iii) the only obligations the Underwriter has to the City or the Community Facilities District with respect to the transaction contemplated hereby expressly are set forth in this Purchase Agreement, except as otherwise provided by applicable rules and regulations of the Securities and Exchange Commission or the rules of the Municipal Securities Rulemaking Board (the “**MSRB**”); and (iv) the City has consulted its own legal, accounting, tax, financial and other advisors, as applicable, to the extent it has deemed appropriate in connection with the transaction contemplated herein. The City acknowledges that it has previously provided the Underwriter with an acknowledgement of receipt of the required Underwriter disclosure under Rule G-17 of the MSRB and acknowledges that it has engaged Hilltop Securities Inc. (the “**Municipal Advisor**”), as its municipal advisor (as defined in Securities and

Exchange Commission Rule 15Ba1) and will rely solely on the Municipal Advisor for financial advice with respect to the Bonds.

E. Pursuant to the authorization of the City, the Underwriter has distributed copies of the Preliminary Official Statement dated _____, 2019, relating to the Bonds, which, together with the cover page, inside cover page and appendices thereto is herein called the **“Preliminary Official Statement.”** By its acceptance of this Purchase Agreement, the City hereby consents to and ratifies the use and distribution by the Underwriter of the Preliminary Official Statement, and the City agrees to execute a final official statement relating to the Bonds (the **“Official Statement”**) which will consist of the Preliminary Official Statement with such changes as may be made thereto, with the approval of Jones Hall, a Professional Corporation, Bond Counsel and Disclosure Counsel (herein called **“Bond Counsel”**), and the Underwriter, and to provide copies thereof to the Underwriter as set forth in Section 2(S) hereof. The City hereby authorizes and requires the Underwriter to use and promptly distribute, in connection with the offer and sale of the Bonds, the Preliminary Official Statement, the Official Statement and any supplement or amendment thereto. The City further authorizes the Underwriter to use and distribute, in connection with the offer and sale of the Bonds, the Fiscal Agent Agreement, this Purchase Agreement and all information contained herein, and all other documents, certificates and statements furnished by or on behalf of the City or the Community Facilities District to the Underwriter in connection with the transactions contemplated by this Purchase Agreement. The Preliminary Official Statement and/or the Official Statement may be delivered and printed in a “designated electronic format” as defined in the MSRB’s Rule G-32 and as may be agreed to by the City and the Underwriter. The City confirms that it does not object to distribution of the Preliminary Official Statement or the Official Statement in electronic form. A copy of the most recent Preliminary Official Statement sent to a potential purchaser shall be sent by first class mail or electronically (or other equally prompt means) not later than the first business day following the day upon which each such request is received.

F. To assist the Underwriter in complying with Securities and Exchange Commission Rule 15c2-12(b)(5) (the **“Rule”**), the City will undertake pursuant to the City Continuing Disclosure Certificate, in the form attached as an appendix to the Official Statement (the **“City Continuing Disclosure Certificate”**), to provide annual reports and notices of certain enumerated events. A description of this undertaking is set forth in the Preliminary Official Statement and will also be set forth in the Official Statement.

G. Except as the Underwriter and the City may otherwise agree, the City will deliver to the Underwriter, at the offices of Bond Counsel in San Francisco, California, or at such other location as may be mutually agreed upon by the Underwriter and the City, the documents hereinafter mentioned; and the City will deliver to the Underwriter through The Depository Trust Company’s (**“DTC”**) FAST delivery system, the Bonds, in definitive form (all Bonds bearing CUSIP® numbers printed thereon), duly executed by the City and authenticated by the Fiscal Agent in the manner provided for in the Fiscal Agent Agreement and the Community Facilities District Act at 8:00 a.m. California time, on _____, 2019 (the **“Closing Date”**), and the Underwriter will accept such delivery and pay the purchase price of the Bonds as set forth in paragraph (A) of this Section by wire transfer, payable in federal or other immediately available funds (such delivery and payment being herein referred to as the **“Closing”**). The Bonds shall be in fully registered book-entry form (which may be typewritten) and shall be registered in the name of Cede & Co., as nominee of DTC, which will act as securities depository for the Bonds, and the specimen Bonds will be made available for checking by the Underwriter not less than 5 days prior to the Closing.

H. Except as the City and the Underwriter may otherwise agree, the City will deliver to the Underwriter, at the offices of Bond Counsel in San Francisco, California, or at such other location as may be mutually agreed upon by the Underwriter and the City, the documents hereinafter mentioned on the Closing Date.

2. Representations, Warranties and Covenants of the Community Facilities District. The City represents, warrants and covenants to the Underwriter, on behalf of itself and the Communities Facilities District, as the case may be, that:

A. The City is a municipal corporation duly organized and validly existing pursuant to the Constitution and laws of the State of California (the “**State**”), and has duly authorized the formation of the Community Facilities District pursuant to resolutions duly adopted by the City Council (the “**Community Facilities District Formation Resolution**” and, together with the Resolution, the “**Community Facilities District Resolutions**”) and the Act. The City Council, as the legislative body of the Community Facilities District, has duly adopted the Community Facilities District Formation Resolution, has duly adopted a Resolution and Ordinance levying the Special Taxes (for all purposes herein, as such are defined in the Fiscal Agent Agreement) within the Community Facilities District (the “**Ordinance**”), and has caused to be recorded in the real property records of Placer County, a notice of special tax lien (the “**Notice of Special Tax Lien**”) (the Community Facilities District Formation Resolution, the Ordinance, and the Notice of Special Tax Lien being collectively referred to herein as the “**Formation Documents**”), and the City Council has duly adopted the Resolution. Each of the Formation Documents remains in full force and effect as of the date hereof and has not been amended. The Community Facilities District is duly organized and validly existing as a community facilities district under the laws of the State. The City has, and at the Closing Date will have, as the case may be, full legal right, power and authority: (i) to execute, deliver and perform its obligations under this Purchase Agreement and the Fiscal Agent Agreement and to carry out all transactions contemplated by each of such agreements; (ii) to enter into the City Continuing Disclosure Certificate; and (iii) to carry out, give effect to and consummate the transactions contemplated by the Formation Documents, the Fiscal Agent Agreement, this Purchase Agreement and the Official Statement.

This Purchase Agreement, the Fiscal Agent Agreement, and the City Continuing Disclosure Certificate are collectively referred to herein as the “**City Documents**.”

B. By all necessary official action of the City, the City has duly authorized and approved the execution and delivery by the City of, and the performance by City of, the obligations on its part contained in, the City Documents and has approved the use and distribution by the Underwriter of the Preliminary Official Statement and the execution, use and distribution by the Underwriter of the Official Statement, and, as of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified or rescinded. When executed and delivered by the parties thereto, the City Documents will constitute the legally valid and binding obligations of the City, on its own behalf and on behalf of the Communities Facilities District, enforceable upon the City and the Community Facilities District in accordance with their respective terms, except as enforcement may be limited by bankruptcy, insolvency, reorganization, moratorium or similar laws or equitable principles relating to or affecting creditors’ rights generally. To the best of the City’s knowledge, the City has complied, and will at the Closing Date be in compliance in all respects, with the terms of the City Documents that are applicable to the City, and the Community Facilities District has complied, and will at the Closing Date be in compliance in all respects, with the terms of the City Documents that are applicable to the Community Facilities District.

C. The information in the Preliminary Official Statement (other than statements pertaining to the book-entry system and under the headings “THE DISTRICT – Entitlements and Anticipated Development,” as to which no view is expressed) as of its date was and as of the date hereof is, and in the Official Statement (other than statements pertaining to the book-entry system and under the headings “THE DISTRICT – Entitlements and Anticipated Development,” as to which no view is expressed) as of its date is, true and correct in all material respects and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading; and, upon delivery and up to and including 25 days after the End of the Underwriting Period (as defined in paragraph (D) below), the Official Statement will be amended and supplemented so as to contain no misstatement of any material fact or material omission of any statement necessary to make the statements contained therein, in the light of the circumstances in which such statements were made, not misleading.

D. Up to and including 25 days after the End of the Underwriting Period (as defined below), the City will advise the Underwriter promptly of any proposal to amend or supplement the Official Statement and will not effect or consent to any such amendment or supplement without the consent of the Underwriter, which consent will not be unreasonably withheld. The City will advise the Underwriter promptly of the institution of any proceedings known to it by any governmental agency prohibiting or otherwise materially affecting the use of the Official Statement in connection with the offering, sale or distribution of the Bonds. As used herein, the term “End of the Underwriting Period” means the later of such time as: (i) the Bonds are delivered to the Underwriter; or (ii) the Underwriter does not retain, directly or as a member of an underwriting syndicate, an unsold balance of the Bonds for sale to the public. Unless the Underwriter gives notice to the contrary, the End of the Underwriting Period shall be deemed to be the Closing Date. Any notice delivered pursuant to this provision shall be written notice delivered to the City at or prior to the Closing Date and shall specify a date (other than the Closing Date) to be deemed the “End of the Underwriting Period.” If in the opinion of the Underwriter any such event or proceedings requires the preparation and distribution of a supplement or amendment to the Official Statement, the City shall prepare and furnish to the Underwriter, at the City’s expense, such number of copies of the supplement or amendment to the Official Statement, in (i) a “designated electronic format” consistent with the requirements of the MSRB’s Rule G-32 and (ii) a printed format form in substance mutually agreed upon by the City and the Underwriter as the Underwriter may reasonably request. If such amendment or supplement to the Official Statement shall be made subsequent to the Closing Date, the City also shall furnish, or cause to be furnished, such additional legal opinions, certificates, instruments and other documents as the Underwriter may reasonably deem necessary to evidence the truth and accuracy of any such supplement or amendment to the Official Statement.

E. As of the time of acceptance hereof and as of the Closing Date, the City and the Community Facilities District, as applicable, have each complied, and will at the Closing Date be in compliance in all material respects, with the Formation Documents and the City Documents, and any immaterial noncompliance by the City or the Community Facilities District, if any, will not impair the ability of the City or the Community Facilities District, as applicable, to carry out, give effect to or consummate the transactions contemplated by the foregoing. From and after the date of issuance of its Bonds, the City will continue to comply with the covenants of the City contained in the City Documents and it shall cause the Community Facilities District to continue to comply with the covenants of the Community Facilities District contained in the City Documents.

F. Except as described in the Preliminary Official Statement, neither the City nor the Community Facilities District is, and as of the Closing Date, neither will be, in any respect

material to the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District, as the case may be, is a party or is otherwise subject or bound; and, to the City's knowledge, no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or event of default under any such instrument which breach, default or event could have an adverse effect on the City's ability or the Community Facilities District's ability to perform their respective obligations under the City Documents; and as of such times, except as disclosed in the Official Statement, the authorization, execution and delivery of the City Documents and compliance with the provisions of each thereof, or the performance of the conditions precedent to be performed by the City pursuant to this Purchase Agreement, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City is a party or is otherwise subject or bound, in any manner which would materially and adversely affect the performance by the City or the Community Facilities District of their respective obligations under the City Documents or the performance of the conditions precedent to be performed by the City pursuant to this Purchase Agreement. The City has received all licenses, permits or other regulatory approvals required, if any, for the pledge, collection and/or application by the Community Facilities District of the Special Taxes (as defined in the Fiscal Agent Agreement) and other moneys pledged to the payment of the principal of and interest on the Bonds under the Fiscal Agent Agreement.

G. Except as may be required under the "blue sky" or other securities laws of any jurisdiction, all approvals, consents, authorizations, elections and orders of, or filings or registrations with, any governmental authority, board, agency or commission having jurisdiction which would constitute a condition precedent to, or the absence of which would materially adversely affect, the performance by the City or the Community Facilities District of their respective obligations under the City Documents, and the performance of the conditions precedent to be performed by the City pursuant to this Purchase Agreement, have been or will be obtained at the Closing Date and are or will be in full force and effect at the Closing Date.

H. At the time of acceptance hereof there is and as of the Closing there will be no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body (collectively and individually, an "**Action**") pending (notice of which has been served on the City or the Community Facilities District) or to the best knowledge of the City or the Community Facilities District threatened, in which any such Action: (i) in any way questions the powers of the City Council or the existence of the Community Facilities District or the titles of the officers of the City and/or the Community Facilities District to their respective offices; (ii) affects, contests or seeks to prohibit, restrain or enjoin the issuance or delivery of the Bonds or the payment or collection of Special Taxes or any amounts pledged or to be pledged to pay the principal of and interest on the Bonds, or in any way contests or affects the validity of the City Documents or the consummation of the transactions on the part of the City or the Community Facilities District contemplated thereby; (iii) contests the exclusion of interest on the Bonds from federal or State income taxation or contests the powers of the City or the Community Facilities District which may result in any material adverse change relating to the financial condition of the City or the Community Facilities District; (iv) except as disclosed in the Official Statement, wherein an unfavorable decision, ruling or finding would materially adversely affect the financial position or

condition of the City or the Community Facilities District or would result in any material adverse change in the ability of the City to pledge or apply the Special Taxes or to pay debt service on the Bonds; or (v) contests the completeness or accuracy of the Preliminary Official Statement or the Official Statement or any supplement or amendment thereto or asserts that the Preliminary Official Statement or the Official Statement contained any untrue statement of a material fact or omitted to state any material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; and as of the time of acceptance hereof there is and, as of the Closing Date, there will be no known basis for any Action of the nature described in clauses (i) through (v) of this sentence.

I. The City will furnish such information, execute such instruments and take such other action in cooperation with the Underwriter and at the expense of the Underwriter as the Underwriter may reasonably request in order: (i) to qualify the Bonds for offer and sale under the “blue sky” or other securities laws and regulations of such states and other jurisdictions of the United States of America as the Underwriter may designate; and (ii) to determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions and will use its best efforts to continue such qualifications in effect so long as required for the distribution of the Bonds, provided; however, that the City will not be required to execute a special or general consent to service of process or qualify as a foreign corporation in connection with any such qualification in any jurisdiction.

J. The City Documents conform as to form and tenor to the descriptions thereof contained in the Preliminary Official Statement. The City represents that the Bonds, when issued, executed and delivered in accordance with the Fiscal Agent Agreement and sold to the Underwriter as provided herein, will be validly issued and outstanding obligations of the City, entitled to the benefits of the Fiscal Agent Agreement. The City and the Community Facilities District will each comply with the covenant in the Fiscal Agent Agreement to cause the Special Taxes to be levied and collected at the same time and in the same manner as ordinary *ad valorem* property taxes. The Fiscal Agent Agreement creates a valid pledge of, first lien upon and security interest in, the Special Taxes, and in the moneys in the Special Tax Fund established pursuant to the Fiscal Agent Agreement, on the terms and conditions set forth in the Fiscal Agent Agreement. The Fiscal Agent Agreement creates a valid pledge of the moneys in certain funds and accounts established pursuant to the Fiscal Agent Agreement, subject in all cases to the provisions of the Fiscal Agent Agreement permitting the application thereof for the purposes and on the terms and conditions set forth therein.

K. Except as disclosed in the Preliminary Official Statement, there are, to the best of the City’s knowledge, no entities with outstanding assessment liens against any of the properties within the Community Facilities District which are senior to or on a parity with the Special Taxes.

L. The issuance and sale of the Bonds is not subject to any transfer or other documentary stamp taxes of the State or any political subdivision thereof.

M. The City shall not knowingly take or omit to take any action that, under existing law, may adversely affect the exclusion from gross income for federal income tax purposes, or the exemption from State of California personal income tax, of the interest on the Bonds. The City has not been notified of any listing or proposed listing by the Internal Revenue Service to the effect that the City is a bond issuer whose arbitrage certifications may not be relied upon.

N. Any certificate signed on behalf of the Community Facilities District by any officer or employee of the City authorized to do so and delivered to the Underwriter in connection with the issuance and sale of the Bonds shall be deemed to be a representation and covenant by the Community Facilities District to the Underwriter as to the statements made therein.

O. The City will apply the proceeds of the Bonds in accordance with the Fiscal Agent Agreement and as described in the Official Statement.

P. At or prior to the Closing, the City will have duly authorized, executed and delivered the City Continuing Disclosure Certificate. Based on a review of previous undertakings, the Preliminary Official Statement and the Official Statement describe the instances in which the City has failed to comply with any previous undertakings with regard to the Rule to provide annual reports or notices of enumerated events in the last five years.

Q. Between the date of this Purchase Agreement and the date of Closing, the City will not offer or issue any bonds, notes or other obligations for borrowed money not previously disclosed to the Underwriter and the City shall not create, assume or guarantee any indebtedness payable from, or pledge or otherwise encumber, the Special Taxes or other assets, properties, funds or interests that will be pledged as security for the Bonds pursuant to the City Documents.

R. Until such time as moneys have been set aside in an amount sufficient to pay all then outstanding Bonds at maturity or to the date of redemption if redeemed prior to maturity, plus unpaid interest thereon and premium, if any, to maturity or to the date of redemption if redeemed prior to maturity, the City will faithfully perform and abide by all of the covenants, undertakings and provisions contained in the Fiscal Agent Agreement.

S. The Preliminary Official Statement was deemed final by a duly authorized officer of the City prior to its delivery to the Underwriter, except for the omission of such information as is permitted to be omitted in accordance with paragraph (b)(1) of the Rule. The City hereby covenants and agrees that, within seven (7) business days from the date hereof, or upon reasonable written notice from the Underwriter within sufficient time to accompany any confirmation requesting payment from any customers of the Underwriter, the City shall cause a final electronic and/or printed form of the Official Statement as set forth in Section 1 above to be delivered to the Underwriter in sufficient quantity to comply with paragraph (b)(4) of the Rule and Rules G-12, G-15, G-32 and G-36 of the Municipal Securities Rulemaking Board.

T. The City hereby approves the preparation and distribution of the Official Statement, consisting of the Preliminary Official Statement with such changes as are noted thereon and as may be made thereto, with the approval of Bond Counsel and the Underwriter from time to time prior to the Closing Date.

U. The issuance of the Bonds complies with the City's "Local Agency Goals and Policies for Community Facilities Districts," pursuant to Section 53312.7 of the Act.

V. The City hereby ratifies any prior use of and authorizes the future use by the Underwriter, in connection with the offering and sale of the Bonds, of the Preliminary Official Statement, the Official Statement, this Purchase Agreement and all information contained herein, and all other documents, certificates and written statements furnished by the City to the Underwriter in connection with the transactions contemplated by this Purchase Agreement.

The execution and delivery of this Purchase Agreement by the City shall constitute a representation by the City to the Underwriter that the representations and warranties contained in this Section 2 with respect to the City and the Community Facilities District are true as of the date hereof.

3. Conditions to the Obligations of the Underwriter. The obligation of the Underwriter to accept delivery of and pay for the Bonds on the Closing Date shall be subject, at the option of the Underwriter, to the accuracy in all material respects of the representations and warranties on the part of the City, on its own behalf and on behalf of the Community Facilities District, contained herein, to the accuracy in all material respects of the statements of the officers and other officials of the City and the Community Facilities District made in any certificates or other documents furnished pursuant to the provisions hereof, to the performance by the City and the Community Facilities District of their obligations to be performed hereunder at or prior to the Closing Date and, to the following additional conditions:

A. At the Closing Date, the Community Facilities District Resolutions, the Formation Documents, and the City Documents shall be in full force and effect, and shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, and there shall have been taken in connection therewith, with the issuance of the Bonds, and with the transactions contemplated thereby, and by this Purchase Agreement, all such actions as, in the opinion of Bond Counsel, shall be necessary and appropriate.

B. At the Closing Date, except as was described in the Preliminary Official Statement, neither the City nor the Community Facilities District shall be, in any respect material to the Bonds, the City Documents or the transactions referred to herein or contemplated hereby, in breach of or in default under, any law or administrative rule or regulation of the State, the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District, respectively, is a party or is otherwise subject or bound, and the performance by the City or the Community Facilities District, respectively, of its obligations under the Bonds, the City Documents, the Community Facilities District Resolutions, this Purchase Agreement and any other instruments contemplated by any of such documents, and compliance with the provisions of each thereof, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State, the United States of America or of any department, division, agency or instrumentality of either thereof or under any applicable court or administrative decree or order or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District, respectively, is a party or is otherwise subject or bound, in any manner which would materially and adversely affect the performance by the City or the Community Facilities District, respectively, of its obligations under the City Documents, the Bonds or the Community Facilities District Resolutions.

C. The information contained in the Official Statement is, as of the Closing Date and as of the date of any supplement or amendment thereto pursuant hereto, true and correct in all material respects and does not, as of the Closing Date or as of the date of any supplement or amendment thereto, contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

D. The Underwriter shall have the right to cancel its obligation to purchase the Bonds and to terminate this Purchase Agreement by written notice to the City if, between the date of

this Purchase Agreement and the Closing Date, in the Underwriter's sole and reasonable judgment any of the following events shall occur (each a "**Termination Event**"):

1. Between the date hereof and the Closing Date, the market price or marketability, at the initial offering prices set forth on the cover page of the Official Statement, of the Bonds, or the ability of the Underwriter to enforce contracts for the sale of the Bonds, shall have been materially adversely affected, in the judgment of the Underwriter (evidenced by a written notice to the City terminating the obligation of the Underwriter to accept delivery of and pay for the Bonds), by reason of any of the following:

a. Legislation introduced in or enacted (or resolution passed) by the Congress of the United States of America or the legislature of the State or recommended to the Congress by the President of the United States of America or a member of the President's Cabinet, the Department of the Treasury, the Internal Revenue Service or any member of Congress or favorably reported for passage to either House of Congress by any committee of such House to which such legislation had been referred for consideration, or a decision rendered by a court established under Article III of the Constitution of the United States of America or by the Tax Court of the United States of America, or an order, ruling, regulation (final, temporary or proposed), press release or other form of notice issued or made by or on behalf of the Treasury Department of the United States of America, the Internal Revenue Service or other federal or State authority with appropriate jurisdiction, with the purpose or effect, directly or indirectly, of imposing federal or State income taxation upon such interest as would be received by any owners of the Bonds beyond the extent to which such interest is subject to taxation as of the date hereof;

b. Legislation introduced in or enacted (or resolution passed) by the Congress, or shall have been favorably reported out of committee or be pending in committee, or shall have been recommended to the Congress for passage by the President of the United States of America or a member of the President's Cabinet, or an order, decree, injunction or decision issued by any court of competent jurisdiction, or an order, ruling, regulation (final, temporary or proposed), press release, statement or other form of notice issued or made by or on behalf of the Securities and Exchange Commission, or any other governmental agency having jurisdiction of the subject matter, to the effect that obligations of the general character of the Bonds, the Resolution or the City Documents, are not exempt from registration under or other requirements of the Securities Act of 1933, as amended, or that the Fiscal Agent Agreement is not exempt from qualification under or other requirements of the Trust Indenture Act of 1939, as amended, or that the issuance, offering or sale of obligations of the general character of the Bonds, as contemplated hereby or by the Official Statement or otherwise, is or would be in violation of the federal securities laws as amended and then in effect;

c. A general suspension of trading in securities on the New York Stock Exchange or other major exchange shall be in force, or minimum or maximum prices for trading shall have been fixed and be in force, or maximum ranges for prices for securities shall have been required and be in force on any such exchange, whether by virtue of determination by that exchange or by order of the Securities and Exchange Commission or any other governmental authority having jurisdiction;

d. There shall have occurred, (1) any material outbreak or escalation of hostilities or the declaration by the United States of America of a national emergency or war, (2) any other calamity or crisis in the financial markets of the United States of America or elsewhere, (3) the sovereign debt rating of the United States of America is downgraded by any major

credit rating agency or a payment default occurs on United States Treasury obligations, or (4) a default with respect to the debt obligations of, or the institution of proceedings under any federal bankruptcy laws by or against, any state of the United States of America or any city, county or other political subdivision located in the United States of America having a population of over 500,000;

e. Except as disclosed in or contemplated by the Official Statement, any material adverse change in the affairs of the City or the Community Facilities District shall have occurred;

2. The introduction, proposal or enactment of any amendment to the federal or California Constitution or any action by any federal or State court, legislative body, regulatory body or other authority materially adversely affecting the tax status of the City or the Community Facilities District, their property, income, securities (or interest thereon), the validity or enforceability of Special Taxes;

3. Any event occurring or information becoming known which, in the judgment of the Underwriter, makes untrue or incorrect in any material respect any statement or information contained in the Preliminary Official Statement or in the Official Statement or has the effect that the Preliminary Official Statement or the Official Statement contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading;

4. A general banking moratorium shall have been declared by federal, State of New York or State of California officials authorized to do so or a material disruption in securities settlement, payment or clearance services affecting the Bonds shall have occurred;

5. Any new restriction on transactions in securities materially affecting the market for securities (including the imposition of any limitation in interest rates) or the extension of credit by, or a charge to the net capital requirements of, underwriters shall have been established by the New York Stock Exchange, the Comptroller of the Currency, the Securities and Exchange Commission or any other federal or State agency or the Congress of the United States of America, or by Executive Order;

6. A decision by a court of the United States of America shall be rendered, or a stop order, release, regulation or no-action letter by or on behalf of the Securities and Exchange Commission or any other governmental agency having jurisdiction of the subject matter shall have been issued or made, to the effect that the issuance, offering or sale of the Bonds as contemplated by this Purchase Agreement or by the Official Statement, or any document relating to the issuance, offering or sale of the Bonds is or would be in violation of any provision of the federal securities laws at the Closing Date, including the Securities Act of 1933, the Securities Exchange Act of 1934 and the Trust Indenture Act of 1939;

7. Any proceeding shall have been commenced or be threatened in writing by the Securities and Exchange Commission against the City or the Community Facilities District.

8. The commencement of an Action described in Section 2(H).

Upon the occurrence of a Termination Event and the termination of this Purchase Agreement by the Underwriter, all obligations of the City, the Community Facilities District, and the Underwriter under this Agreement shall terminate, without further liability, except that the City and the Underwriter shall pay their respective expenses as set forth in Section 6 below.

E. At or prior to the Closing Date, the Underwriter shall have received a counterpart original or certified copy of the following documents, in each case satisfactory in form and substance to the Underwriter:

1. Official Statement. The Official Statement and each supplement or amendment, if any thereto, executed by an authorized officer of the City;

2. Fiscal Agent Agreement. The Fiscal Agent Agreement, duly executed and delivered by the City and the Fiscal Agent;

3. Resolutions. Certifications by the City Clerk with respect to each resolution and ordinance of the City Council, for the City or as the legislative body of the Community Facilities District, relating to the City Documents, the transactions contemplated thereby, formation of the Community Facilities District and issuance of the Bonds;

4. City Continuing Disclosure Certificate. The City Continuing Disclosure Certificate executed and delivered by the City;

5. Bond Counsel Opinion. An unqualified approving opinion for the Bonds, dated the Closing Date and addressed to the City, of Bond Counsel, to the effect that the Bonds are the valid, legal and binding obligations of the City and that the interest thereon is excluded from gross income for federal income tax purposes and exempt from personal income taxes of the State, in substantially the form included as Appendix D to the Official Statement, together with a letter of Bond Counsel, dated the Closing Date and addressed to the Underwriter, to the effect that such opinion addressed to the City may be relied upon by the Underwriter to the same extent as if such opinion was addressed to it;

6. Supplemental Opinion. A supplemental opinion or opinions, dated the Closing Date and addressed to the Underwriter, of Bond Counsel, to the effect that:

(i) this Purchase Agreement has been duly authorized, executed and delivered by the City and, assuming due authorization, execution and delivery by the other parties thereto, constitutes the legal, valid and binding agreement of the City and is enforceable in accordance with its terms, except to the extent that enforceability may be limited by moratorium, bankruptcy, reorganization, insolvency or other similar laws affecting creditors' rights generally or by the exercise of judicial discretion in accordance with general principles of equity or otherwise in appropriate cases and by limitations on legal remedies against public agencies in the State;

(ii) the Bonds are not subject to the registration requirements of the Securities Act of 1933, as amended, and the Fiscal Agent Agreement is exempt from qualification under the Trust Indenture Act of 1939, as amended;

(iii) the information contained in the Official Statement on the cover and under the captions "THE BONDS" (other than by reference Appendix G – THE BOOK ENTRY SYSTEM), "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS," "LEGAL

OPINION,” “TAX MATTERS” and in Appendices D and F to the Official Statement (excluding any financial, statistical and economic data, forecasts, numbers, charts, graphs, estimates, projections, and assumptions and any information regarding The Depository Trust Company and the book-entry system as to which Bond Counsel need express no opinion or view, and further, excluding any material that may be treated as included under such captions by cross-reference), are accurate insofar as such statements purport to summarize certain provisions of the Bonds, the Fiscal Agent Agreement, Bond Counsel’s final approving opinion and the Community Facilities District Act; and

(iv) the Community Facilities District has been duly formed, and the Special Taxes have been duly and validly levied in accordance with the provisions of the Act and, except to the extent prohibited by moratorium, bankruptcy, reorganization, fraudulent conveyance or transfer, insolvency or other similar laws affecting creditors’ rights generally, a lien to secure payment of the Special Taxes has been imposed on taxable property in the Community Facilities District;

7. City Attorney Opinion. An opinion, dated the Closing Date and addressed to the Underwriter, of the City Attorney to the City and counsel to the Community Facilities District, substantially in the form of Appendix B hereto;

8. Closing Certificate of the City. A certificate, dated the Closing Date, and signed by an authorized officer of the City substantially in the form of Appendix C hereto, together with such additional certifications as Bond Counsel may require;

9. Bank Incumbency Certificate. Certified copies of the general resolution of the Fiscal Agent authorizing the execution and delivery of certain documents by certain officers of the Fiscal Agent, which resolution authorizes the execution of the Fiscal Agent Agreement and the authentication of the Bonds;

10. Fiscal Agent’s Certificate. A certificate of the Fiscal Agent, dated the Closing Date, in form and substance acceptable to the Underwriter and its counsel, substantially in the form of Appendix D hereto;

11. Fiscal Agent’s Counsel Opinion. An opinion of counsel to the Fiscal Agent, dated the Closing Date, addressed to the Underwriter and the City, substantially in the form of Appendix E hereto;

12. Disclosure Counsel Opinion. An opinion, dated the Closing Date and addressed to the Underwriter and to the City, of Jones Hall, a Professional Corporation, as disclosure counsel (“**Disclosure Counsel**”), in form and substance acceptable to the Underwriter;

13. Opinion of Underwriter’s Counsel. An opinion of Kutak Rock LLP, counsel to the Underwriter, dated the date of the Closing, addressed to the Underwriter, in form and substance acceptable to the Underwriter;

14. Special Tax Consultant Certificate. A certificate, dated the Closing Date from Willdan Financial Services substantially in the form attached as Appendix F hereto;

15. Transcript. A transcript of all proceedings relating to the authorization, issuance, sale and delivery of the Bonds, including certified copies of the Fiscal Agent Agreement and all resolutions of the City and the Community Facilities District relating thereto;

16. Nonarbitrage Certificate. A certificate of the City, dated the Closing Date, in a form acceptable to Bond Counsel and the Underwriter, that the Bonds are not arbitrage bonds within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended;

17. Specimen Bonds. Copies of the Specimen Bonds;

18. Issue Price Certificate. An issue price certificate of the Underwriter in the form attached as Appendix K hereto;

19. Certificate of Underwriter. A certificate from the Underwriter to the City, in form satisfactory to the City and signed by an authorized officer of the Underwriter, accepting delivery of the Bonds to the Underwriter and receipt of all documents required by the Underwriter, and the satisfaction or waiver of all conditions and terms of this Purchase Agreement by the City, and confirming to the City that as of the Closing Date, all of the representations of the Underwriter contained in this Purchase Agreement are true, complete and correct in all material respects;

20. Form 8038-G. An Information Return for Tax-Exempt Bond Issues (Internal Revenue Service Form 8038-G), in a form satisfactory to Bond Counsel for filing, executed by a duly authorized officer of the City, together with evidence that such Form 8038-G has been mailed;

21. CDIAC Statements. Copies of filings with the California Debt and Investment Advisory Commission relating to the issuance of the Bonds;

22. Letter of Representations. A copy of the Blanket Letter of Representations to DTC relating to the Bonds signed by the City;

23. Certificate Regarding Preliminary Official Statement. Prior to and in connection with printing and distribution of the Preliminary Official Statement, (i) an executed certificate of the City, and (ii) an executed certificate of John Mourier Construction, Inc. (“**JMC Homes**” or the “**Property Owner**”) in the form under Appendix G hereto.

24. Property Owner Continuing Disclosure Certificate. An executed copy of the Property Owner Continuing Disclosure Certificate from JMC Homes in the form included as an appendix to the Official Statement.

25. Property Owner Bring-Down Certificate. An executed bring-down certificate from JMC Homes, dated as of the Closing Date, in forms and substance as set forth in Appendix H hereto.

26. Property Owner Counsel Opinion. The opinion of counsel to JMC Homes in the form attached under Appendix I hereto, addressed to the City and the Underwriter.

27. Appraiser Closing Certificate. A certificate in form and substance as set forth in Appendix J hereto of Integra Realty Resources, the appraiser of the property within the Community Facilities District, dated as of the Closing Date.

28. Additional Documents. Such additional legal opinions, certificates, instruments and other documents as the Underwriter may reasonably request to evidence the truth

and accuracy, as of the date hereof and as of the Closing Date, of the material representations and warranties of the City, on its own behalf and on behalf of the Community Facilities District, contained herein, and of the statements and information contained in the Official Statement and the due performance or satisfaction by the City at or prior to the Closing of all agreements then to be performed and all conditions then to be satisfied by the City and the Community Facilities District in connection with the transactions contemplated hereby and by the Fiscal Agent Agreement and the Official Statement.

If the City shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds contained in this Purchase Agreement, or if the obligations of the Underwriter to purchase, accept delivery of and pay for the Bonds shall be terminated for any reason permitted by this Purchase Agreement, this Purchase Agreement shall terminate and neither the City nor the Underwriter shall be under any further obligation hereunder, except that the respective obligations of the Underwriter and the City set forth in Section 6 hereof shall continue in full force and effect.

4. Representations and Agreements of the Underwriter. The Underwriter represents to and agrees with the City that, as of the date hereof and as of the date of the Closing:

A. The Underwriter is duly authorized to execute and deliver this Purchase Agreement and to take any action under the Purchase Agreement required to be taken by it.

B. The Underwriter is in compliance with MSRB Rule G-37 with respect to the City and the Community Facilities District, and is not prohibited thereby from acting as underwriter with respect to securities of the City and the Community Facilities District. The Underwriter is in compliance with MSRB Rule G-17 with respect to the City and the Community Facilities District.

C. The Underwriter has, and has had, no financial advisory relationship with the City or the Community Facilities District with respect to the Bonds, and no investment firm controlling, controlled by or under common control with the Underwriter has or has had any such financial advisory relationship, within the meaning of California Government Code Section 53590, or otherwise.

D. The Underwriter has not paid or agreed to pay, nor will it pay or agree to pay, any entity, company, firm or person (including, but not limited to, the City's financial consultants, or any officer, agent or employee thereof), other than a bona fide officer, agent or employee working for the Underwriter, any compensation, fee, gift or other consideration contingent upon or resulting from the award of or entering into this Purchase Agreement.

E. The Underwriter has reasonably determined that the City's undertaking in the City Continuing Disclosure Certificate to provide continuing disclosure with respect to the Bonds is sufficient to effect compliance with the Rule.

5. Establishment of Issue Price.

A. The Underwriter agrees to assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City at Closing an "issue price" or similar certificate, together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Appendix K, with such modifications as may be appropriate or necessary, in the

reasonable judgment of the Underwriter, the City and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds.

B. Except as otherwise set forth in Appendix A attached hereto, the City will treat the first price at which 10% of each maturity of the Bonds (the “**10% test**”) is sold to the public as the issue price of that maturity. At or promptly after the execution of this Purchase Agreement, the Underwriter shall report to the City the price or prices at which it has sold to the public each maturity of Bonds. If at that time the 10% test has not been satisfied as to any maturity of the Bonds, the Underwriter agrees to promptly report to the City the prices at which it sells the unsold Bonds of that maturity to the public. That reporting obligation shall continue, whether or not the Closing Date has occurred, until either (i) the Underwriter has sold all Bonds of that maturity or (ii) the 10% test has been satisfied as to the Bonds of that maturity, provided that, the Underwriter’s reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the City or Bond Counsel. For purposes of this Section, if Bonds mature on the same date but have different interest rates, each separate CUSIP number within that maturity will be treated as a separate maturity of the Bonds.

C. The Underwriter confirms that it has offered the Bonds to the public on or before the date of this Purchase Agreement at the offering price or prices (the “**initial offering price**”), or at the corresponding yield or yields, set forth in Appendix A attached hereto, except as otherwise set forth therein. Appendix A also sets forth, as of the date of this Purchase Agreement, the maturities, if any, of the Bonds for which the Underwriter represents that (i) the 10% test has been satisfied (assuming orders are confirmed by the close of the business day immediately following the date of this Purchase Agreement) and (ii) the 10% test has not been satisfied and for which the City and the Underwriter agree that the restrictions set forth in the next sentence shall apply, which will allow the City to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that maturity (the “**hold-the-offering-price rule**”). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- a. the close of the fifth (5th) business day after the sale date; or
- b. the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter will advise the City promptly after the close of the fifth (5th) business day after the sale date whether it has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

D. The Underwriter confirms that:

(i) any selling group agreement and any third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable:

(A)(i) to report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter and (ii) to comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter,

(B) to promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below), and

(C) to acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public.

(ii) any selling group agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred, until either all Bonds of that maturity allocated to it have been sold or it is notified by the Underwriter or the dealer that the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the Underwriter or the dealer, and (B) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter or the dealer and as set forth in the related pricing wires.

E. The City acknowledges that, in making the representation set forth in this section, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that a third-party distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds.

F. The Underwriter acknowledges that sales of any Bonds to any person that is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below) shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

a. “public” means any person other than an underwriter or a related party;

b. “underwriter” means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the public);

c. a purchaser of any of the Bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

d. “sale date” means the date of execution of this Purchase Agreement by all parties.

6. Expenses.

A. Whether or not the Underwriter accepts delivery of and pays for the Bonds as set forth herein, it shall be under no obligation to pay, and the City shall pay out of the proceeds of the Bonds or any other legally available funds of the City, all expenses incidental to the performance of the City’s obligations hereunder, including but not limited to the cost of printing and delivering the Bonds to the Underwriter; the costs of printing and shipping the Preliminary Official Statement and the Official Statement; the fees and disbursements of the City, the Community Facilities District, the Fiscal Agent, Bond Counsel, Disclosure Counsel, accountants and any other experts or consultants retained by the City or the Community Facilities District in connection with the issuance and sale of the Bonds; and any other expenses not specifically enumerated in paragraph (B) of this Section incurred in connection with the issuance and sale of the Bonds.

B. Whether or not the Bonds are delivered to the Underwriter as set forth herein, the City shall be under no obligation to pay, and the Underwriter shall be responsible for and pay, CUSIP® and CDIAC fees and expenses to qualify the Bonds for sale under any “blue sky” laws; and all other expenses incurred by the Underwriter in connection with its public offering and distribution of the Bonds not specifically enumerated in paragraph (A) of this Section, including the fees and disbursements of its counsel.

7. Undertakings of the City. The City agrees: (a) to inform the Underwriter, from time to time, upon the reasonable request of the Underwriter, of the amount then on deposit in the Reserve Fund and all accounts thereunder; and (b) to make available to the Underwriter, upon reasonable request of the Underwriter, at the expense of the City, sufficient copies of its audited financial statements, if any, and any resolutions of its legislative body with respect to the Community

Facilities District Resolutions, the Bonds, the Fiscal Agent Agreement, the Official Statement, any amendments or supplements thereto, and other documents relating to the Bonds and pertaining to the City or the Community Facilities District adopted or executed, as the case may be, after the Closing Date, to the extent that such documents are publicly available.

8. Notices. Any notice of other communication to be given to the City under this Purchase Agreement may be given by delivering the same in writing to the City of Roseville, 311 Vernon Street, Roseville, California 95678, Attention: Finance Director; any notice or other communication to be given to the Underwriter under this Purchase Agreement may be given by delivering the same in writing to Piper Jaffray & Co., 2321 Rosecrans Ave., Suite 3200, El Segundo, California 90245 Attention: Public Finance. All such notices, requests or other communications may be made by telephone, personal or courier delivery, registered or certified mail, facsimile transmission or electronic communication, provided that delivery by facsimile transmission or electronic communication must be confirmed by the sender. The City and the Underwriter may, by notice given as aforesaid, specify a different address for any such notices, requests or other communications.

9. Parties In Interest. This Purchase Agreement is made solely for the benefit of the City and the Underwriter (including any successors or assignees of the Underwriter) and no other person shall acquire or have any right hereunder or by virtue hereof. The City and the Underwriter may not assign this Agreement. The term “successor” shall not include any holder of any Bonds merely by virtue of such holding.

10. Survival of Representations and Warranties. The representations and warranties of the City under this Purchase Agreement shall not be deemed to have been discharged, satisfied or otherwise rendered void by reason of the Closing and regardless of any investigations made by or on behalf of the Underwriter (or statements as to the results of such investigations) concerning such representations and statements of the City or the Community Facilities District and regardless of delivery of and payment for the Bonds.

11. Severability. If any provision of this Purchase Agreement is, or is held or deemed to be, invalid, inoperative or unenforceable as applied in any particular case in any jurisdiction or jurisdictions, because it conflicts with any provisions of any constitution, statute, rule of public policy or for any other reason, such circumstances shall not make the provision in question invalid, inoperative or unenforceable in any other case or circumstance, or make any other provision or provisions of this Agreement invalid, inoperative or unenforceable to any extent whatsoever.

12. Execution in Counterparts. This Purchase Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument.

13. Effective. This Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the City and shall be valid and enforceable as of the time of such acceptance.

14. No Prior Agreements. This Purchase Agreement supersedes and replaces all prior negotiations, agreements and understanding between the parties hereto in relation to the sale of the Bonds by the City.

15. Governing Law. This Purchase Agreement shall be governed by the laws of the State.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

16. Effective Date. This Purchase Agreement shall become effective and binding upon the respective parties hereto upon the execution of the acceptance hereof by the City and shall be valid and enforceable as of the time of such acceptance.

Very truly yours,
PIPER JAFFRAY & CO.

By: _____
Its: Authorized Officer

The foregoing is hereby agreed to and
accepted as of the date first above written:

CITY OF ROSEVILLE

By: _____
Authorized Representative

Time of Execution: _____ p.m. California time

**[EXECUTION PAGE OF BOND PURCHASE AGREEMENT – CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC
FACILITIES) SPECIAL TAX BONDS, SERIES 2019]**

APPENDIX A

\$ _____
CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2019

MATURITY SCHEDULE

Maturity (September 1)	Principal Amount	Interest Rate	Yield	Price	10% Test Satisfied*	10% Test Not Satisfied	Subject to Hold-The- Offering- Price Rule
2020							
2021							
2022							
2023							
2024							
2025							
2026							
2027							
2028							
2029							
2030							
2031							
2032							
2033							
2034							
2035							
20__ ^(T)							
20__ ^(T)							
20__ ^(T)							

^(T) Term Bond.

^(C) Priced to optional call at [par] on September 1, 20__.

* At the time of execution of this Purchase Agreement and assuming orders are confirmed by the close of the business day immediately following the date of this Purchase Agreement.

APPENDIX B

OPINION OF CITY ATTORNEY

[Closing Date]

Piper Jaffray & Co.
2321 Rosecrans Ave., Suite 3200
El Segundo, California 90245
Attention: Public Finance

City of Roseville
Villages at Sierra Vista Community Facilities
District No. 1
(Public Facilities)
311 Vernon Street
Roseville, California 95678

Re: City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2019

Ladies and Gentlemen:

We have acted as City Attorney for the City of Roseville (the “City”) and counsel for the Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the “Community Facilities District”), in connection with the purchase and sale of the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2019 (the “Bonds”). As such Counsel, we have reviewed the Bond Purchase Agreement, dated [BPA Date] (the “Purchase Agreement”), by and between Piper Jaffray & Co. (the “Underwriter”) and the City, the Fiscal Agent Agreement, dated as of _____ 1, 2019 (the “Fiscal Agent Agreement”), between the City and The Bank of New York Mellon Trust Company, N.A., as fiscal agent (the “Fiscal Agent”), the City Continuing Disclosure Certificate, dated [Closing Date], by and between the Fiscal Agent and the City (the “City Continuing Disclosure Certificate”), the Preliminary Official Statement, dated _____, 2019, relating to the Bonds (the “Preliminary Official Statement”), the Official Statement, dated _____, 2019, relating to the Bonds (the “Official Statement”), Resolution No. 19-____ adopted by the City Council of the City on _____, 2019 (“Bond Resolution”), and such other documents, certificates, records and papers as we have deemed necessary to render the below opinions.

The Bonds, Fiscal Agent Agreement, Purchase Agreement, and the City Continuing Disclosure Certificate, are collectively referred to herein as the “Bond Documents.” Capitalized terms used herein and not otherwise defined shall have the meanings assigned to them in the Purchase Agreement.

With your permission we have assumed, without undertaking to verify the same by independent investigation, the following: (a) the authenticity of original documents and the genuineness of all signatures (other than those of the City and the Community Facilities District); (b) the conformity to the originals of all documents submitted to us as copies; (c) the truth, accuracy, and completeness of the information, representations, and warranties contained in these documents, certificates, records and papers we have reviewed; and (d) compliance with all covenants and agreements contained in such documents.

Based on the foregoing, and in reliance thereon, as of the date hereof, we are of the following

opinions:

1. The City is a municipal corporation duly organized and validly existing pursuant to the Constitution and laws of the State of California;

2. The Community Facilities District is duly organized and validly existing as a community facilities district under the Constitution and laws of the State;

3. The Bond Resolution was duly adopted at a meeting of the City Council, which meeting was duly called and held pursuant to law and with all public notice required by law and at which a quorum was present and acting throughout;

4. The preparation and distribution of the Preliminary Official Statement and the Official Statement have been duly approved by the City Council, acting for itself or as the Legislative Body of the Community Facilities District;

5. The execution and delivery by the City of the Bond Documents, and the Bonds and the performance of its obligations thereunder have been duly authorized by all requisite action of the City Council, acting for itself or as the Legislative Body of the Community Facilities District, and the Bonds and the Bond Documents have been duly executed and delivered by the Community Facilities District, and constitute legal, valid and binding obligations of the Community Facilities District enforceable against the Community Facilities District, in accordance with their respective terms, subject to bankruptcy, insolvency, reorganization, moratorium and other laws affecting the enforcement of creditors' rights in general and to the application of equitable principles if equitable remedies are sought;

6. To the best of our knowledge, no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body is pending or to the best of such counsel's knowledge, threatened in any way affecting the existence of the City or the Community Facilities District or the titles of the officers of each to their respective offices, or seeking to restrain or to enjoin the execution and delivery of the Bond Documents, or the issuance, sale or delivery of the Bonds or the application of the proceeds thereof or the collection or application of the Special Taxes, or the exclusion from gross income for State personal income taxes of interest on the Bonds, or in any way contesting or affecting the validity or enforceability of the Bonds, the Bond Documents or any action of the City or the Community Facilities District contemplated by any of said documents or in any way contesting the completeness or accuracy of the Preliminary Official Statement or the Official Statement or the powers of the City or its authority with respect to the Purchase Agreement or any other applicable agreement, or any action on the part of the City or the Community Facilities District contemplated by any of said documents;

7. To the best of our knowledge, the City and the Community Facilities District are not in breach of or in default under any court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District is a party or is otherwise subject or bound, including the Bond Documents, a consequence of which could be to materially and adversely affect the ability of the City or the Community Facilities District to perform their obligations under the Bonds, the Bond Documents or which, with the passage of time or the giving of notice or both, would constitute an event of default thereunder; and;

8. To the best of our knowledge, the adoption of the Bond Resolution and the execution and delivery of the Bonds and the Bond Documents, did not and will not conflict with or constitute a breach of or default under any applicable court or administrative decree or order, or under any loan agreement, note, ordinance, resolution, indenture, contract, agreement or other instrument to which the City or the Community Facilities District, as the case may be, is a party or is otherwise subject or bound, a consequence of which could be to materially and adversely affect the ability of City or the Community Facilities District to perform their obligations under the Bonds or any Bond Documents.

The opinions set forth above are subject to the following additional qualifications:

General principles of equity, regardless of whether such enforceability is considered in a proceeding in equity or at law; and limitations imposed by bankruptcy, insolvency, fraudulent conveyance, receivership, conservatorship, reorganization, arrangement, liquidation, moratorium or other similar laws affecting the enforcement of creditors' rights in general heretofore or hereafter enacted, as such laws may be applied in the event of bankruptcy, insolvency, reorganization, arrangement, receivership, conservatorship, liquidation, readjustment of debt or other similar proceedings of, or moratorium or similar occurrence affecting municipal corporations in the State.

We express no opinion as to matters governing by laws other than the laws of the State and the federal laws of the United States of America, or the enforceability of any choice of law provision in the documents described herein.

This opinion is solely for your benefit in connection with the transactions covered by the first paragraph of this letter and may not be relied upon or used by, circulated, quoted or referred to, nor may copies hereof be delivered to, any other person or for any other purpose without our prior written approval; provided, however, copies of this opinion may be included in the closing transcripts for the transactions connected with the issuance of the Bonds. We disclaim any obligation to update this opinion letter for events occurring or coming to our attention after the date hereof.

Respectfully submitted,

APPENDIX C

CITY OF ROSEVILLE VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES) SPECIAL TAX BONDS SERIES 2019

CLOSING CERTIFICATE OF THE CITY

I, the undersigned, hereby certify that I am the _____ of the City of Roseville (the “City”), the City Council (the “City Council”) of which is the Legislative Body for Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the “Community Facilities District”), a community facilities district duly organized and existing under the laws of the State of California (the “State”) and I am authorized to execute this Certificate on behalf of the City in connection with the issuance of the above-captioned bonds (the “Bonds”). All capitalized terms herein not otherwise defined shall have the meanings given such terms in the Bond Purchase Agreement (the “Bond Purchase Agreement”), dated [BPA Date], by and between the City and Piper Jaffray & Co.

I further certify on behalf of the City that:

(i) The representations, warranties and covenants of the City contained in the Bond Purchase Agreement, made on behalf of the City and the Community Facilities District, are true and correct in all material respects on and as of the date hereof as if made on the date hereof;

(ii) The Community Facilities District Resolutions, Formation Documents and the City Documents are in full force and effect and have not been amended, modified or supplemented;

(iii) Except as described in the Official Statement, there is no action, suit, proceeding, inquiry or investigation at law or in equity, or by any court or regulatory agency, public board or body pending, with respect to which the City or the Community Facilities District has been served with process, or to the best knowledge of the City or the Community Facilities District, threatened wherein an unfavorable decision, ruling or finding would: (a) affect the creation, organization, existence or powers of the City or the Community Facilities District, or the titles of their officers to their respective offices, (b) enjoin or restrain the issuance, sale and delivery of the Bonds, the levy or collection of the Special Taxes or any other moneys or property pledged or to be pledged under the Fiscal Agent Agreement, or the pledge thereof, (c) in any way question or affect any of the rights, powers, duties or obligations of the City or the Community Facilities District with respect to the Special Taxes or moneys and assets pledged or to be pledged to pay the principal of, premium, if any, or interest on the Bonds, (d) in any way question or affect any authority for the issuance of the Bonds, or the validity or enforceability of the Bonds or the proceedings relating to the issuance of the Bonds, or (e) in any way question or affect the Bond Purchase Agreement or the transactions contemplated thereby, the Official Statement or the City Documents;

(iv) The information in the Preliminary Official Statement (other than statements pertaining to the book-entry system and under the headings “THE DISTRICT – Entitlements and Anticipated Development,” as to which no view is expressed) as of its date was and as of the date hereof is, and in the Official Statement (other than statements pertaining to the book-entry system

and under the headings “THE DISTRICT – Entitlements and Anticipated Development,” as to which no view is expressed) as of its date was and as of the date hereof is, true and correct in all material respects and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading;

(v) The City has complied with all agreements and covenants, and satisfied all conditions, on its part to be complied with or satisfied under the Bond Purchase Agreement and under the Community Facilities District Resolutions, the Formation Documents, the City Documents and the Official Statement at or prior to the date hereof;

(vi) No event has occurred since the date of the Official Statement which either makes untrue or incorrect in any material respect as of the date hereof any statement or information contained in the Preliminary Official Statement or the Official Statement (other than statements pertaining to the book-entry system and under the headings “THE DISTRICT – Entitlements and Anticipated Development,” as to which no view is expressed) or is not reflected in the Official Statement but should be reflected therein in order to make the statements and information therein not misleading in any material respect;

(vii) The use of and distribution by the Underwriter of the Preliminary Official Statement and the Official Statement in connection with the offer and sale of the Bonds is hereby ratified; and

(viii) The City and the Community Facilities District are each in compliance with all covenants set forth in the Fiscal Agent Agreement.

IN WITNESS WHEREOF, the undersigned has executed this certificate as of the date set forth below.

Dated: [Closing Date]

CITY OF ROSEVILLE

By: _____

Its: _____

APPENDIX D

FISCAL AGENT'S CERTIFICATE

The undersigned is an authorized officer of The Bank of New York Mellon Trust Company, N.A. (the "Bank"), and as such, is familiar with the facts herein certified and is authorized and qualified to state and certify the following:

(i) The Bank is duly organized and existing as a national banking association under the laws of the United States of America, having the full power and authority to accept and perform its duties under the Fiscal Agent Agreement, dated as of _____ 1, 2019 (the "Fiscal Agent Agreement"), between the City and the Bank, as Fiscal Agent. Capitalized terms used herein and not otherwise defined have the meanings given to such terms in the Bond Purchase Agreement, dated [BPA Date], by and between the City and Piper Jaffray & Co.;

(ii) Pursuant to the Fiscal Agent Agreement, the Bank will apply the proceeds from the Bonds to the purposes specified in the Fiscal Agent Agreement;

(iii) The Bank is duly authorized to accept the obligations created by the Fiscal Agent Agreement and to authenticate the Bonds pursuant to the terms of the Fiscal Agent Agreement;

(iv) The Fiscal Agent Agreement has been duly authorized, executed and delivered by the Bank and, assuming due authorization, execution and delivery thereof by the other parties thereto, constitutes a valid and binding agreement of the Bank enforceable against the Bank in accordance with its terms;

(v) The Bonds have been validly authenticated and delivered by the Bank pursuant to the Fiscal Agent Agreement;

(vi) No consent, approval, authorization or other action by any governmental or regulatory authority having jurisdiction over the Bank that has not been obtained is or will be required for the authentication of the Bonds or the consummation by the Bank of the other transactions contemplated to be performed by the Bank in connection with the authentication of the Bonds and the acceptance and performance of the obligations created by the Fiscal Agent Agreement;

(vii) There is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, regulatory agency, public board or body that has been served on the Bank or, to the best of its knowledge, threatened in any way affecting the existence of the Bank, or seeking to restrain or to enjoin the execution and delivery of the Fiscal Agent Agreement or the authentication of the Bonds, by the Bank, or in any way contesting or affecting the validity or enforceability, as against the Bank, of the Fiscal Agent Agreement or any action of the Bank contemplated by any of said documents, or in which an adverse outcome would materially and adversely affect the ability of the Bank to perform its obligations under the Fiscal Agent Agreement;

(viii) The Bank is not in breach of or in default under any applicable law or administrative rule or regulation of the State of California (the "State") or the United States of

America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, resolution, indenture, contract, agreement or other instrument to which the Bank is a party or is otherwise subject or bound, a consequence of which could be to materially and adversely affect the ability of the Bank to perform its obligations under the Fiscal Agent Agreement (*provided, however*, that the Bank does not certify as to compliance with State or federal securities laws); and

(ix) The authentication of the Bonds, and the execution and delivery of the Fiscal Agent Agreement by the Bank, and compliance with the provisions of each, will not conflict with or constitute a breach of or default under any applicable law or administrative rule or regulation of the State or the United States of America, or of any department, division, agency or instrumentality of either thereof, or under any applicable court or administrative decree or order, or under any loan agreement, note, ordinance, resolution, Fiscal Agent Agreement, contract, agreement or other instrument to which the Bank is a party or is otherwise subject or bound, a consequence of which could be to materially and adversely affect the ability of the Bank to perform its obligations under the Fiscal Agent Agreement.

Dated: [Closing Date]

THE BANK OF NEW YORK MELLON TRUST
COMPANY, N.A.,
as Fiscal Agent

By: _____
Authorized Officer

APPENDIX E
FISCAL AGENT’S COUNSEL OPINION

[Closing Date]

City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Roseville, California 95678

Piper Jaffray & Co.
2321 Rosecrans Ave., Suite 3200
El Segundo, California 90245

**Re: City of Roseville Villages at Sierra Vista Community Facilities District
No. 1 (Public Facilities) Special Tax Bonds, Series 2019**

Ladies and Gentlemen:

We have acted as counsel for The Bank of New York Mellon Trust Company, N.A., a national banking association (the “Bank”) in connection with the execution by the Bank of the Fiscal Agent Agreement, dated as of _____ 1, 2019 (the “Fiscal Agent Agreement”), between the City and the Bank, as Fiscal Agent. We are generally familiar with the Articles of Association and the Bylaws of the Bank and are also familiar with the corporate proceedings of the Bank with regard to its authorization, execution and delivery of the Fiscal Agent Agreement. Capitalized terms used herein shall have the respective meanings ascribed to them in the Fiscal Agent Agreement, except as otherwise defined herein.

We have examined such documents and have reviewed such questions of law as we have considered necessary and appropriate for the purposes of this opinion. In such review, we have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as originals, and the conformity with originals of all documents submitted to us as copies. Where questions of fact material to our opinions expressed below were not established independently, we have relied upon statements of officers of the Bank as contained in their certificates.

Based upon the foregoing, we are of the opinion that:

1. The Bank is a national banking association duly organized, validly existing and in good standing under the laws of the United States of America.
2. The Bank has all requisite corporate power, authority and legal right to execute and deliver the Fiscal Agent Agreement and to perform its duties and obligations under the Fiscal Agent Agreement, and has taken all necessary corporate action to authorize the execution and delivery thereof and the performance of its obligations thereunder, including the authentication and delivery of the Bonds in its capacity as Fiscal Agent under the Fiscal Agent Agreement.

3. The Bank has duly authorized, executed and delivered the Fiscal Agent Agreement. Assuming the due authorization, execution and delivery thereof by the other parties thereto, the Fiscal Agent Agreement is a legal, valid and binding agreement of the Bank, enforceable in accordance with its terms against the Bank.

4. To our knowledge, no authorization, approval, consent, or order of any governmental agency or regulatory authority having jurisdiction over the Bank that has not been obtained by the Bank is required for the authorization, execution and delivery by the Bank of the Fiscal Agent Agreement or the authentication and delivery of the Bonds by the Bank under the Fiscal Agent Agreement.

The opinions set forth above are subject to the following qualifications and exceptions:

(a) the opinions are subject to the effect of any applicable bankruptcy, insolvency, fraudulent transfer, reorganization, moratorium or other similar laws of general application affecting creditors' rights; and

(b) the opinions are subject to the effect of general principles of equity, including (without limitation) concepts of materiality, reasonableness, good faith and fair dealing, and other similar doctrines affecting the enforceability of agreements generally (regardless of whether considered in a proceeding in equity or at law).

Our opinions expressed above are limited to the laws of the State of California and the federal laws of the United States of America.

The foregoing opinions are being furnished to you solely for your benefit and may not be relied upon by, nor may copies be delivered to, any other person without our prior written consent.

Very truly yours,

APPENDIX F

CITY OF ROSEVILLE VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES) SPECIAL TAX BONDS SERIES 2019

CERTIFICATE OF SPECIAL TAX CONSULTANT

The undersigned hereby states and certifies:

1. That he/she is an authorized officer of Willdan Financial Services, Inc. (the "Special Tax Consultant") and as such is familiar with the facts herein certified and is authorized and qualified to certify the same.

2. That the Special Tax Consultant is familiar with the Rate and Method of Apportionment of Special Tax (the "Rate and Method") as set forth in Appendix A to the Official Statement dated _____, 2019, for the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the "Community Facilities District") Special Tax Bonds, Series 2019 (the "Bonds"). Capitalized terms not otherwise defined herein shall be defined as provided in the Rate and Method or the Fiscal Agent Agreement, dated as of _____ 1, 2019 (the "Fiscal Agent Agreement"), between the City and The Bank of New York Mellon Trust Company, N.A., as fiscal agent (the "Fiscal Agent").

3. That the Special Taxes [(net of a 1% administration charge of the County of Placer (the "County Charge"))], if levied in accordance with the Rate and Method and collected will annually yield sufficient revenue to make timely payments of the annual debt service on the Bonds, and projected annual Administrative Expenses related to the levy and collection of the Special Taxes and the expenses of the Fiscal Agent for the Bonds (no representation is made as to the actual amounts that will be collected in future years).

4. That the Annual Special Tax (net of the County Charge), if collected in the maximum amounts permitted pursuant to the Rate and Method on the Closing Date, would generate at least 110% of the Annual Debt Service payable with respect to the Bonds payable from such Special Taxes plus estimated Administrative Expenses equal to a maximum of \$_____ for Fiscal Year 2019-20 (subject to inflation at 2.00% for each subsequent Fiscal Year beginning with Fiscal Year 2020-21), assuming the debt service schedule shown in the Official Statement is true and correct.

5. That all information supplied by the Special Tax Consultant for use in the Official Statement is believed to be true and correct, as of the date of the Official Statement and as of the date hereof.

6. That, as of the dates of the Preliminary Official Statement and the Official Statement and as of the date hereof, the information contained in those portions of the Official Statement entitled "SECURITY AND SOURCES OF PAYMENT FOR THE BONDS – Special Taxes, - Special Tax Methodology and – Levy of Annual Special Tax; Maximum Special Tax," "VALUE OF PROPERTY WITHIN THE DISTRICT," "APPENDIX A," including the tables sourced to the Special Tax Consultant, and the other data provided by the Special Tax Consultant and included in

the Official Statement, do not, to our knowledge, contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements made therein, in light of the circumstances under which they were made, not misleading.

7. The Community Facilities District, the City, the Underwriter, and all the professionals involved in the financing are entitled to rely on this Certificate.

Dated: [Closing Date]

WILLDAN FINANCIAL SERVICES

By: _____

Title: _____

APPENDIX G
CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2019

CERTIFICATE OF PROPERTY OWNER

_____, 2019

The undersigned party certifies and represents that he or she is duly authorized on behalf of JOHN MOURIER CONSTRUCTION, INC., a California corporation (“JMC Homes” or the “Property Owner”), to execute and deliver this certificate (this “Certificate”) in connection with the issuance, sale and delivery by City of Roseville of the Bonds captioned above (the “Bonds”).

Capitalized terms used but not defined in this Certificate have the same meaning as is set forth in the Bond Purchase Agreement with respect to the Bonds between Piper Jaffray & Co., as underwriter (the “Underwriter”), and the City.

As used in this Certificate, the term “Actual Knowledge of the Undersigned” means the knowledge that the undersigned currently has as of the date of this Certificate or has obtained through (i) interviews with such current officers and responsible employees of the Property Owner as the undersigned has reasonably determined are likely, in the ordinary course of their respective duties, to have knowledge of the matters set forth in this Certificate, and/or (ii) review of documents reasonably available to the undersigned and which the undersigned reasonably deemed necessary for the undersigned to obtain knowledge of the matters set forth in this Certificate. The undersigned has not conducted any extraordinary inspection or inquiry other than such inspections or inquiries as are prudent and customary in connection with the ordinary course of the Property Owner’s current business and operations.

As used in this Certificate, the term “Relevant Entity” of the Property Owner means any person presently directly or indirectly through one or more intermediaries controlling, controlled by or under common control with the Property Owner, and about whom information could be material to potential investors in their investment decision regarding the Bonds (including without limitation information relevant to the Property Owner’s proposed development of the Property (defined herein), or to the Property Owner’s ability to pay the Special Taxes due with respect to the Property prior to delinquency).

As used in this Certificate, the term “Property” means the real property currently owned by the Property Owner within the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the “Community Facilities District”), as further described in the Preliminary Official Statement.

The undersigned certifies that he or she is familiar with the facts set forth in this Certificate, and further hereby certifies to the Actual Knowledge of the Undersigned as follows, as an authorized officer or representative of the Property Owner:

(1) The Property Owner has been duly organized and validly exists in good standing under the laws of the State of California and has or will have prior to the Closing, as required, all requisite limited partnership right, power and authority:

(i) to execute and deliver this Certificate;

(ii) to own, develop and sell the Property, as described in the Preliminary Official Statement;

(iii) to execute and deliver the Property Owner Continuing Disclosure Agreement at Closing;

(iv) to perform its obligations under the Property Owner Continuing Disclosure Agreement; and

(v) to carry on its business as described in the Preliminary Official Statement.

(2) The Property Owner agrees to execute at Closing the Property Owner Continuing Disclosure Agreement substantially in the form attached as an appendix to the Preliminary Official Statement, with such additional changes as may be agreed upon by the Underwriter, Bond Counsel and the Property Owner.

(3) Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, neither Property Owner is aware of any material failures by it or any entity under managerial control of such Property Owner to comply in all material respects with previous continuing disclosure undertakings in a written certificate or agreement executed by it or its Relevant Entities to provide periodic continuing disclosure reports or notices of material events respecting securities offerings in California within the past five years.

(4) To the Actual Knowledge of the Undersigned, execution and delivery of the Property Owner Continuing Disclosure Agreement, and the performance by the Property Owner of its obligations under the Property Owner Continuing Disclosure Agreement, will not conflict with or constitute a breach of or default under any loans, lines of credit, agreements, or other contractual or financial obligations of the Property Owner or any applicable law, regulation, judgment or decree.

(5) To the Actual Knowledge of the Undersigned, neither the Property Owner nor any of its Relevant Entities is currently in material default on any loans, lines of credit, credit agreements, or other material contractual or financial obligations, or in breach of any applicable law, regulation, judgment or decree, and no event has occurred and is continuing that would constitute such a default or breach, the result of which could reasonably be expected to materially and adversely affect the ability of the Property Owner:

(i) to own, develop and sell the Property, as described in the Preliminary Official Statement;

(ii) to pay Special Taxes on the Property (to the extent the responsibility of the Property Owner) prior to delinquency;

(iii) to carry on its business as described in the Preliminary Official Statement; and

(iv) to perform its obligations under the Property Owner Continuing Disclosure Agreement.

(6) Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Property Owner, the Property Owner has not assumed any obligations under any loans, lines of credit, credit agreements, or other material contractual or financial obligations, or any applicable judgment or decree, which could reasonably be expected to materially and adversely affect the ability of the Property Owner:

(i) to own, develop and sell the Property, as described in the Preliminary Official Statement,

(ii) to pay Special Taxes on the Property (to the extent the responsibility of the Property Owner) prior to delinquency, or

(iii) to carry on its business as described in the Preliminary Official Statement.

(7) Except as described in the Preliminary Official Statement, the Property Owner has no loans outstanding and unpaid and no lines of credit that are secured by the Property.

(8) Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, neither the Property Owner nor any of its Relevant Entities is currently in default in, or, in the last five years, has ever defaulted to any material extent in, the payment of special taxes or assessments in connection with the Community Facilities District or any other community facilities districts or assessment districts in California that was not cured prior to the institution of any enforcement action with a court of law.

(9) Except as disclosed in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, there is no litigation, inquiry, investigation or administrative proceeding of any nature pending against the Property Owner (with service of process to the Property Owner having been accomplished), or to the Actual Knowledge of the Undersigned, overtly threatened in writing against the Property Owner, or to the Actual Knowledge of the Undersigned, pending or overtly threatened in writing against any Relevant Entity of the Property Owner, in each case which, if successful, could reasonably be expected to:

(i) materially and adversely affect the ability of the Property Owner to own, develop and sell the Property, as described in the Preliminary Official Statement;

(ii) materially and adversely affect the ability of the Property Owner to pay Special Taxes on the Property (to the extent the responsibility of the Property Owner) prior to delinquency;

(iii) materially and adversely affect the ability of the Property Owner to carry on its business as described in the Preliminary Official Statement;

(iv) materially adversely affect the ability of the Property Owner to perform its obligations under the Property Owner Continuing Disclosure Agreement;

(v) challenge, question the validity or enforceability of, or restrain or enjoin the performance of, the Special Taxes, the Bonds, the Resolution, the Fiscal Agent Agreement, the Property Owner Continuing Disclosure Agreement or the Bond Purchase Agreement; or

(vi) restrain or enjoin collection of Special Taxes or other sums to be pledged to pay the principal of and interest on the Bonds.

(10) Except as disclosed in the Preliminary Official Statement or in this Certificate:

(i) the Property Owner and, to the Actual Knowledge of the Undersigned, its Relevant Entities, are solvent;

(ii) to the Actual Knowledge of the Undersigned, there are no proceedings pending (with service of process to the Property Owner having been accomplished) or overtly threatened in writing in which the Property Owner or any of its Relevant Entities may be adjudicated as bankrupt, become the debtor in a bankruptcy proceeding, be discharged from any or all of its respective debts or obligations, be granted an extension of time to pay its respective debts or obligations, or be granted a reorganization or readjustment of its respective debts or obligations; and

(iii) Neither the Property Owner nor, to the Actual Knowledge of the Undersigned, any of its Relevant Entities, has filed for bankruptcy or been declared bankrupt in the last 10 years.

(11) As of the date hereof, the information in the sections of the Preliminary Official Statement entitled “THE DISTRICT,” “THE IMPROVEMENTS,” “OWNERSHIP OF PROPERTY WITHIN THE DISTRICT,” “CONTINUING DISCLOSURE” and “SPECIAL RISK FACTORS” concerning the Property Owner and its Relevant Entities, the Property, the Property Owner’s development and financing plans, and the Property Owner’s contractual arrangements (but excluding any information cited as coming from a source other than the Property Owner) is true and correct in all material respects, and contains no untrue statement of a material fact and does not omit any material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading.

(12) Except as disclosed in the Preliminary Official Statement, the Property Owner has not submitted an application for, nor received actual notice of,

(i) the formation or authorization of any other assessment district or community facilities district that would include any portion of the Property, or

(ii) the authorization or issuance of any debt secured by an assessment or another special tax to be levied on any portion of the Property, other than the Special Tax.

(13) Except as set forth in the Preliminary Official Statement, to the Actual Knowledge of the Undersigned, there are no claims, disputes, lawsuits, actions or contingent liabilities of or against the Property Owner or its Relevant Entities, or among, by or between the Property Owner and any contractors working on the development of the Property, which could reasonably be expected to materially and adversely affect:

(i) the ability of the Property Owner to own, develop and sell the Property, as described in the Preliminary Official Statement;

(ii) the ability of the Property Owner to pay Special Taxes on the Property (to the extent the responsibility of the Property Owner) prior to delinquency;

(iii) the ability of the Property Owner to carry on its business as described in the Preliminary Official Statement; or

(iv) the ability of the Property Owner to perform its obligations under the Property Owner Continuing Disclosure Agreement.

(14) To the Actual Knowledge of the Undersigned, all information submitted by, or on behalf of, the Property Owner to (i) the Appraiser, as such information is set forth in the Appraisal, was, at the time of submission, and, except as modified by later information submitted by such Property Owner, is, as of the date of this Certificate, true and correct in all material respects, and (ii) the City, the Community Facilities District, Bond Counsel, Disclosure Counsel, or the Underwriter in connection with the issuance of the Bonds was, at the time of submission and, except as modified by later information submitted by such Property Owner, is as of the date of this Certificate, true and correct in all material respects.

(15) The Property Owner covenants that, while the Bonds or any refunding obligations related thereto are outstanding, the Property Owner will not bring any action, suit, proceeding, inquiry or investigation at law or in equity, before any court, regulatory agency, public board or body, that in any way:

(i) seeks to challenge or overturn the formation of the Community Facilities District;

(ii) seeks to challenge the adoption of the ordinance levying Special Taxes within the Community Facilities District;

(iii) seeks to invalidate the Community Facilities District or any of the Bonds or any refunding obligations; or

(iv) seeks to invalidate the special tax liens imposed under Section 3115.5 of the Streets and Highways Code based on recordation of the notices of special tax lien relating thereto.

The foregoing covenant shall not prevent the Property Owner in any way from bringing any other action, suit, proceeding, inquiry or investigation at law or in equity relating to the following:

(a) a claim that the Special Tax has not been levied in accordance with the Rate and Method;

(b) the application or use of the Special Taxes levied and collected; or

(c) the enforcement of the obligations of the City or the Community Facilities District under the Fiscal Agent Agreement or any agreements between the Property Owner and the City or the Community Facilities District or under which the Property Owner is a beneficiary.

(16) The Property Owner has received a copy of the Rate and Method containing the prepayment formula. The Property Owner acknowledges that any prepayment of the Special Taxes may only be made in accordance with the Rate and Method.

(17) The Property Owner shall comply with the provision of the Mello-Roos Community Facilities Act of 1982, as amended, relating to the Notice of Special Tax described in California Government Code Section 53341.5 in connection with the sale of the Property.

(18) Based upon its current development plans, including, without limitation, its current budget and subject to economic conditions and risks generally inherent in the development of real property, the Property Owner anticipates that it will have sufficient funds to (i) carry on its business as described in the Preliminary Official Statement, (ii) own, develop and sell the Property as described in the Preliminary Official Statement, and (iii) pay Special Taxes on the Property (to the extent the responsibility of the Property Owner) prior to delinquency.

However, no assurance can be given that sources of financing available to the Property Owner will be sufficient to complete the property development and home construction as currently anticipated and as described in the Preliminary Official Statement. While the Property Owner has made such internal financing available in the past, there can be no assurance whatsoever of its willingness or ability to do so in the future. Neither the Property Owner nor any of its Relevant Entities has any legal obligation of any kind to make any such funds available or to obtain loans. Other than pointing out the willingness of the Property Owner to provide internal financing in the past, the Property Owner has not represented in any way that it will do so in the future. If and to the extent that internal financing and home sales revenues are inadequate to pay the costs to complete the Property Owner's planned development in the Community Facilities District and other financing by the Property Owner is not put into place, there could be a shortfall in the funds required to complete the proposed development by the Property Owner and portions of the Property may not be developed.

(19) The Property Owner consents to the issuance of the Bonds. The Property Owner acknowledges and agrees that the proceeds of such Bonds will be used for the acquisition and construction of the improvements described in the Preliminary Official Statement. The Property Owner acknowledges that the costs to acquire and construct such improvements are estimates, and that any increase in costs in excess of the estimated costs relating to improvements will reduce the improvements which may be financed by the City,

and neither the City, nor the Community Facilities District has any obligation to provide moneys to pay for any such costs.

(20) During the period between the date of this Certificate and the Closing Date, if the Property Owner has actual knowledge of any event relating to or affecting the Property Owner, its Relevant Entities, or the ownership, development or sale of the Property which could cause the information under the captions of the Preliminary Official Statement indicated in Section 11 of this Certificate (and subject to the limitations and exclusions contained in Section 11 of this Certificate) to contain an untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, the Property Owner shall notify the City and the Underwriter and if, in the opinion of counsel to the City or the Underwriter, such event requires the preparation and publication of a supplement or amendment to the Preliminary Official Statement, the Property Owner shall reasonably cooperate with the City in the preparation of an amendment or supplement to the Preliminary Official Statement in form and substance satisfactory to counsel to the City and to the Underwriter.

(21) As a condition to the issuance of the Bonds, the Property Owner agrees to deliver a bring-down certificate, dated the Closing Date, in substantially the form attached as Appendix H to the Bond Purchase Agreement, to affirm and restate the Property Owner's certifications, representations and covenants made in this Certificate. If any event related to or affecting the Property Owner, its Relevant Entities or the ownership, development or sale of the Property occurs, as a result of which it is necessary to modify the bring-down certificate, the Property Owner agrees to deliver a new bring-down certificate revised to reflect such event.

(22) The Property Owner acknowledges and agrees that:

(i) in connection with the purchase and sale of the Bonds under the Bond Purchase Agreement, and with the discussions, undertakings and procedures leading up to the consummation of the purchase and sale of the Bonds under the Bond Purchase Agreement, the Underwriter is and has been acting solely as principal and is not acting as the agent or fiduciary of the Property Owner;

(iii) the Underwriter has not assumed a fiduciary responsibility in favor of the Property Owner with respect to (a) the offering of the Bonds contemplated hereby or the process leading thereto (whether or not the Underwriter, or any affiliate of the Underwriter, has advised or is currently advising the Property Owner on other matters), or (b) any other obligation to the Property Owner with respect to the offering contemplated by the Bond Purchase Agreement; and

(iii) the Property Owner has consulted its own legal, financial and other advisors to the extent it has deemed appropriate in connection with the offering contemplated by the Bond Purchase Agreement.

On behalf of the Property Owner, I have reviewed the contents of this Certificate and the Property Owner has consulted with counsel regarding the meaning of its contents. The Property Owner acknowledges and understands that a variety of state and federal laws, including but not limited to the Securities Act of 1933, as amended, and Rule 10b-5 promulgated under the Securities Exchange Act of 1934, as amended, may apply to the Property Owner, and that under some circumstances certification as to the matters set forth in this Certificate, without additional disclosures or other action, may not fully discharge all duties and obligations of the Property Owner under such laws.

JOHN MOURIER CONSTRUCTION, INC.,
a California corporation

By: _____

APPENDIX H

**CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2019**

BRING-DOWN CERTIFICATE OF PROPERTY OWNER

[Closing Date]

The undersigned party certifies and represents that he or she is duly authorized on behalf of JOHN MOURIER CONSTRUCTION, INC., a California corporation (“JMC Homes” or the “Property Owner”), to execute and deliver this certificate (this “Certificate”) in connection with the issuance, sale and delivery by City of Roseville of the Bonds captioned above (the “Bonds”).

This Bring-Down Certificate is delivered pursuant to the Bond Purchase Agreement with respect to the Bonds dated [BPA Date], between Piper Jaffray & Co., as underwriter, and the City (the “Purchase Agreement”).

In connection with the distribution of the Preliminary Official Statement relating to the Bonds, the Property Owner executed a Certificate of Property Owner dated [POS Date] (the “Certificate”).

Capitalized terms used but not defined in this Bring-Down Certificate have the same meanings as set forth in the Purchase Agreement and the Certificate.

The undersigned, on behalf of the Property Owner, further certifies as follows:

(1) The undersigned is familiar with the facts certified in the Certificate and this Bring-Down Certificate, and is authorized and qualified to certify the same as an authorized officer or representative of the Property Owner.

(2) The undersigned has received the final Official Statement relating to the Bonds (the “Final Official Statement”).

(3) Each statement made in the Certificate is affirmed and restated as if made on the date hereof; provided that each statement made in the Certificate referring to the Preliminary Official Statement is affirmed as it relates to the Final Official Statement.

(4) To the Actual Knowledge of the Undersigned (as defined in the Certificate), no event has occurred since the date of the Preliminary Official Statement that has, in any material way, adversely affected the statements and information described in Paragraph 11 of the Certificate (and subject to the limitations and exclusions contained in Paragraph 11 of the Certificate) relating to the Property Owner and its Relevant Entities, the Property, the Property Owner's development and financing plans, and the Property Owner's contractual arrangements (but excluding any information cited as coming from a source other than the Property Owner), which should be disclosed in the Final Official Statement for the purposes for which it is to be used in order to make such statements and information contained in the Final Official Statement not misleading in any material respect.

(5) For a period of 90 days after the Closing Date, if the Property Owner has actual knowledge of any event relating to or affecting the Property Owner, its Relevant Entities, or the ownership development or sale of the Property which could cause the information under the captions of the Final Official Statement indicated in Paragraph 11 of the Certificate (and subject to the limitations and exclusions contained in Paragraph 11 of the Certificate) to contain an untrue statement of a material fact or to omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, the Property Owner shall notify the City and the Underwriter and if, in the opinion of counsel to the City or the Underwriter, such event requires the preparation and publication of a supplement or amendment to the Final Official Statement, the Property Owner shall reasonably cooperate with the City in the preparation of an amendment or supplement to the Final Official Statement in form and substance satisfactory to counsel to the City and to the Underwriter.

(6) The Property Owner has duly executed and delivered the Property Owner Continuing Disclosure Agreement, and the Property Owner Continuing Disclosure Agreement constitutes the legal, valid and binding obligation of the Property Owner, enforceable against the Property Owner in accordance with its terms, except as such enforcement is limited by bankruptcy, insolvency, reorganization, arrangement, moratorium, fraudulent conveyance, and other similar laws relating to or affecting the rights of creditors and certain equitable, legal, or statutory principles affecting the enforcement of contractual rights generally, regardless of whether such enforcement is considered in a proceeding in equity or at law.

JOHN MOURIER CONSTRUCTION, INC.,
a California corporation

By: _____

APPENDIX I

**CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2019**

FORM OF PROPERTY OWNER'S COUNSEL OPINION

[Closing Date]

City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
311 Vernon Street
Roseville, California 95678

Piper Jaffray & Co.
2321 Rosecrans Ave., Suite 3200
El Segundo, California 90245

**Re: City of Roseville Villages at Sierra Vista Community Facilities District No. 1
(Public Facilities) Special Tax Bonds, Series 2019**

Ladies and Gentlemen:

We have acted as counsel to John Mourier Construction, Inc. ("Westpark" or the "Property Owner") in connection with the issuance and sale by City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the "District") of \$_____ City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds, Series 2019 (the "Bonds"). This opinion is rendered pursuant to the Bond Purchase Agreement dated [BPA Date] (the "Bond Purchase Agreement"), entered into in connection therewith. Capitalized terms used herein without definition shall have the meanings set forth in the Bond Purchase Agreement.

In rendering the opinions set forth herein, we have reviewed and examined such documents as we have determined to be appropriate, including the following documents:

- A. The Bond Purchase Agreement;
- B. The Preliminary Official Statement dated [POS Date] and the Official Statement dated [OS Date] (collectively, the "Official Statement") for the offer and sale of the Bonds;

C. The Development Agreement dated _____, 20__, including the Amendments thereto, between Property Owner and the City related to development in the Sierra Vista Specific Plan area (collectively, the “Development Agreement”);

D. A litigation search of Property Owner, conducted _____, 2019 by _____, (the “Litigation Search”), but without warranty as to the completeness and accuracy thereof due to the potential for errors or inaccuracies in the data and files made available to us from the applicable courts.

E. The Property Owner Continuing Disclosure Certificate, dated _____, 2019 (the “Property Owner Continuing Disclosure Certificate”) by the Property Owner and Willdan Financial Services, as dissemination agent.

F. The Funding, Construction and Acquisition Agreement dated _____, 20__, including the Amendments thereto, between Property Owner and the City (together, the “Acquisition Agreement” and together with the Development Agreement and the Property Owner Continuing Disclosure Certificate, the “Property Owner Agreements”);

G. The Articles of Incorporation of John Mourier Construction, Inc., dated as of _____, certified by the Secretary of State of the State of California on _____;

H. The Bylaws of John Mourier Construction, Inc., certified by the Secretary of Property Owner to be the bylaws in effect on the date hereof;

I. Certificate of Good Standing for John Mourier Construction, Inc., issued by the Secretary of State of the State of California on _____; and

J. The Property Owner Closing Certificate provided by Property Owner to the City and Underwriter pursuant to Section 3 of the Bond Purchase Agreement.

With respect to factual matters underlying our opinions herein, we have made no independent investigation or inquiry and have relied solely upon the Property Owner Closing Certificate. We advise you that the phrase “to our knowledge,” as used herein, means that no facts have come to our attention, based upon an inquiry of attorneys in this firm who devote substantive legal attention to Property Owner, or as a result of our examination of the Property Owner Closing Certificate, that indicate to us anything contrary to the statement to which the phrase relates. Except as expressly set forth above, the phrase does not mean that we have conducted any investigation or inquiry or performed any other examination, or review. We have no reason to believe that any factual matters or assumptions relied upon by us are not true, correct and complete.

Our opinions herein are limited to the internal laws of the State of California and the federal laws of the United States of America. We express no opinion whatsoever with respect to the laws of any other jurisdiction and assume no responsibility for the applicability of such laws. In rendering our opinions herein, we have assumed the following, with your approval:

(i) The genuineness and authenticity of all signatures on original documents submitted to us (other than any signatures on behalf of Property Owner); the authenticity and completeness of all documents submitted to us as originals; the conformity to originals of all documents submitted to us as copies; where any signature, other than any

signature on behalf of Property Owner purports to have been made in a corporate, governmental, fiduciary or other capacity, the person who affixed such signature had the full power and authority to do so;

(ii) The due authorization, execution and delivery of the applicable agreements by the parties thereto, other than the Property Owner, and the legality, validity, binding effect and enforceability against such parties of their respective obligations under such agreements;

(iii) The truth, accuracy and completeness of all factual representations and warranties of all parties under the documents described in paragraphs A through J, above; and

(iv) The constitutionality or validity of a relevant statute, rule, regulation or agency action is not in issue unless a reported decision in the State of California has specifically addressed but not resolved, or has established, its unconstitutionality or invalidity.

Based upon the foregoing and in reliance thereon, and based on our examination of such questions of law as we have deemed appropriate under the circumstances, and subject to any further assumptions, comments, exceptions, qualifications and limitations set forth below, as of the date hereof, it is our opinion that:

1. Each entity of the Property Owner is a limited liability company duly incorporated and validly existing in the State of California and in good standing under the laws of the State of California. Each entity of the Property Owner is qualified to do business in the State of California.

2. The Property Owner Agreements have been duly authorized, executed and delivered by Property Owner, and constitute legal, valid and binding obligations of the Property Owner, enforceable against the Property Owner in accordance with their respective terms.

3. The execution and delivery by Property Owner of the Property Owner Agreements and the performance of its obligations thereunder will not conflict with or result in a violation of, or breach of or a default under, as applicable (a) the Articles of Incorporation or Bylaws of Property Owner, (b) to our knowledge, any indenture, mortgage, deed of trust, lease, note, commitment, agreement or other instrument to which Property Owner is a party, or by which Property Owner or its property is bound or (c) to our knowledge, of any order, rule or regulation of any court or other governmental body having jurisdiction over Property Owner, the conflict, violation or breach of which, in the case of clauses (b) or (c) would have a material adverse effect on Property Owner or the development, use, occupancy or operation of the Development or any material portion thereof.

4. To our knowledge, and otherwise based solely upon a review of the Litigation Search, there are no actions, suits or proceedings pending or threatened against Property Owner which, if determined adversely, would have a material adverse effect (a) on the ability of Property Owner to perform its obligations under the Property Owner Agreements or (b) on

the development, construction, use, occupancy or operation of the Development or a material portion thereof.

5. To our knowledge, the environmental review pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.) for the Sierra Vista Specific Plan for the property within the District and the Property Owner Agreements have been completed and the Notices of Determination with respect to such approvals (except for amendments to the Development Agreement and the Acquisition Agreement) have been filed and posted by the City in accordance with the requirements of the California Environmental Quality Act.

6. Without having undertaken to independently determine the accuracy, completeness or fairness of the discussion contained in the Official Statement under the captions "THE DISTRICT," "THE IMPROVEMENTS," "OWNERSHIP OF PROPERTY WITHIN THE DISTRICT," "CONTINUING DISCLOSURE," and "SPECIAL RISK FACTORS" nothing has come to our attention which would lead us to believe that such discussion contains any untrue statements of a material fact or omits to state a material fact necessary to make the statements contained therein, in the light of the circumstances under which they were made, not misleading.

In addition, all of our opinions expressed hereinabove are specifically subject to and limited by the following:

(a) The effect of laws or court decisions relating to bankruptcy, insolvency, fraudulent conveyance, equitable subordination, reorganization, arrangement, moratorium or other laws or court decisions relating to or affecting creditors' rights generally.

(b) Limitations imposed by California or federal law or equitable principles upon the availability of the remedy of specific performance of any of the remedies, covenants or other provisions of any document or agreement and upon the availability of injunctive relief or other equitable remedies.

In addition, we express no opinion as to the title of the property within the District or any entitlements, permits, approvals or other assets relating to the Development.

This letter is intended solely for your use in accordance with the Bond Purchase Agreement and may not be reproduced or filed publicly or relied upon for any other purpose by you or for any purpose whatsoever by any other party without the express written consent of the undersigned except that this Opinion may be copied and distributed as part of a closing book of the bond transaction documents, provided that such distribution shall not expand in any way the permitted uses of this letter. We assume no responsibility for the effect of any fact or circumstance occurring subsequent to the date of this letter, including without limitation, legislative or other changes in the law. Further, we assume no responsibility to advise you of any facts or circumstances of which we become aware after the date hereof, regardless of whether or not they may affect our opinions herein. This opinion is given as of the date hereof and we assume no obligation to update our opinions herein after the date hereof.

Very truly yours,

APPENDIX J

**CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2019**

CERTIFICATE OF APPRAISER

Integra Realty Resources (the “Appraiser”), Sacramento, California prepared an appraisal of the properties within the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the “Community Facilities District”) dated _____, 2019 (the “Appraisal”). The Appraisal is described and summarized in the Preliminary Official Statement dated [POS Date] (the “Preliminary Official Statement”) and the Official Statement dated [OS Date] (the “Official Statement”), including as Appendix B thereto, relating to the bonds captioned above.

The Appraiser hereby certifies that, to the best of his knowledge and belief, all information with respect to the Appraisal in the Preliminary Official Statement and in the Official Statement was true and correct as of the date of the Appraisal and that the Appraiser is aware that acts and events may have occurred since the date of the Appraisal which could result in both positive and negative effects on market value; however, an updated Appraisal has not been completed as of this date.

The Appraiser hereby consents to the use of the Appraisal in connection with the distribution and use of the Preliminary Official Statement and Official Statement.

Dated: [Closing Date]

INTEGRA REALTY RESOURCES

By:_____

APPENDIX K

**CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA COMMUNITY FACILITIES DISTRICT NO. 1
(PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2019**

FORM OF ISSUE PRICE CERTIFICATE

The undersigned, on behalf of Piper Jaffray & Co. (“Piper”) hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the “Bonds”).

1. ***Sale of the General Rule Maturities.*** As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Hold-the-Offering-Price Maturities.***

(a) Piper offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Bond Purchase Agreement, Piper has agreed in writing that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “hold-the-offering-price rule”), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) has offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

3. ***Defined Terms.***

(a) *General Rule Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the “General Rule Maturities.”

(b) *Hold-the-Offering-Price Maturities* means those Maturities of the Bonds listed in Schedule A hereto as the “Hold-the-Offering-Price Maturities.”

(c) *Holding Period* means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date, or (ii) the date on which Piper has sold at least 10% of such Hold-the-Offering-Price

Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(d) *Issuer* means City of Roseville.

(e) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(f) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(g) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is _____, 2019.

(h) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Piper’s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Certificates as to Arbitrage and with respect to compliance with the federal income tax rules affecting the Bonds, and by Jones Hall, A Professional Law Corporation in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

Dated: [Closing Date]

PIPER JAFFRAY & CO.

By: _____

SCHEDULE A

**SALE PRICES OF THE GENERAL RULE MATURITIES AND
INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES**

(Attached)

SCHEDULE B
PRICING WIRE OR EQUIVALENT COMMUNICATION

(Attached)

FISCAL AGENT AGREEMENT

by and between

CITY OF ROSEVILLE

and

**THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A.,
as Fiscal Agent**

Dated as of _____ 1, 2019

Relating to:

**\$ _____
City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Special Tax Bonds
Series 2019**

TABLE OF CONTENTS

ARTICLE I

STATUTORY AUTHORITY AND DEFINITIONS

Section 1.01.	Authority for this Agreement	2
Section 1.02.	Agreement for Benefit of Bondowners	2
Section 1.03.	Definitions	2

ARTICLE II

THE 2019 BONDS

Section 2.01.	Principal Amount; Designation	11
Section 2.02.	Terms of the 2019 Bonds	11
Section 2.03.	Redemption	12
Section 2.04.	Form of Bonds	14
Section 2.05.	Execution of Bonds	15
Section 2.06.	Transfer of Bonds	15
Section 2.07.	Exchange of Bonds	15
Section 2.08.	Bond Register	16
Section 2.09.	Temporary Bonds	16
Section 2.10.	Bonds Mutilated, Lost, Destroyed or Stolen	16
Section 2.11.	Limited Obligation	17
Section 2.12.	Book-Entry Only System	17
Section 2.13.	No Acceleration	18

ARTICLE III

ISSUANCE OF BONDS

Section 3.01.	Issuance and Delivery of Bonds	19
Section 3.02.	Application of Proceeds of Sale of 2019 Bonds	19
Section 3.03.	Special Tax Fund	19
Section 3.04.	Improvement Fund	20
Section 3.05.	Costs of Issuance Fund	21

ARTICLE IV

SPECIAL TAX REVENUES; BOND FUND AND RESERVE FUND

Section 4.01.	Pledge of Special Tax Revenues and Other Amounts	22
Section 4.02.	Bond Fund	22
Section 4.03.	Reserve Fund	23

ARTICLE V

OTHER COVENANTS OF THE CITY

Section 5.01.	Punctual Payment	26
Section 5.02.	Limited Obligation	26
Section 5.03.	Extension of Time for Payment	26
Section 5.04.	Against Encumbrances	26
Section 5.05.	Books and Accounts	26
Section 5.06.	Protection of Security and Rights of Owners	26
Section 5.07.	Compliance with Law; Completion of Project	27
Section 5.08.	Private Activity Bond Limitation	27
Section 5.09.	Federal Guarantee Prohibition	27
Section 5.10.	Collection of Special Tax Revenues	27
Section 5.11.	Further Assurances	28
Section 5.12.	No Arbitrage	28
Section 5.13.	Maintenance of Tax-Exemption	28
Section 5.14.	Annual State Reports	28
Section 5.15.	Covenant to Foreclose	29
Section 5.16.	Continuing Disclosure to Owners	29

Section 5.17.	Additional Bonds	29
Section 5.18.	Yield of the Bonds	32

ARTICLE VI
INVESTMENTS; DISPOSITION OF INVESTMENT PROCEEDS;
LIABILITY OF THE CITY

Section 6.01.	Deposit and Investment of Moneys in Funds	33
Section 6.02.	Rebate of Excess Investment Earnings to the United States	34
Section 6.03.	Limited Obligation	34

ARTICLE VII
THE FISCAL AGENT

Section 7.01.	Appointment of Fiscal Agent	35
Section 7.02.	Liability of Fiscal Agent	35
Section 7.03.	Information	37
Section 7.04.	Notice to Fiscal Agent	37
Section 7.05.	Compensation, Indemnification	38

ARTICLE VIII
MODIFICATION OR AMENDMENT OF THIS AGREEMENT

Section 8.01.	Amendments Permitted	39
Section 8.02.	Owners' Meetings	39
Section 8.03.	Procedure for Amendment with Written Consent of Owners	40
Section 8.04.	Disqualified Bonds	40
Section 8.05.	Effect of Supplemental Agreement	40
Section 8.06.	Endorsement or Replacement of Bonds Issued After Amendments	41
Section 8.07.	Amendatory Endorsement of Bonds	41
Section 8.08.	Opinion of Counsel Regarding Supplemental Agreement	41

ARTICLE IX
MISCELLANEOUS

Section 9.01.	Benefits of Agreement Limited to Parties	42
Section 9.02.	Successor is Deemed Included in All References to Predecessor	42
Section 9.03.	Discharge of Agreement	42
Section 9.04.	Execution of Documents and Proof of Ownership by Owners	43
Section 9.05.	Waiver of Personal Liability	43
Section 9.06.	Notices to and Demands on City and Fiscal Agent	43
Section 9.07.	Partial Invalidity	44
Section 9.08.	Unclaimed Moneys	44
Section 9.09.	Applicable Law	44
Section 9.10.	Conflict with Act	44
Section 9.11.	Conclusive Evidence of Regularity	44
Section 9.12.	Payment on Business Day	44
Section 9.13.	Counterparts	44

EXHIBIT A	FORM OF BOND	
EXHIBIT B	OFFICER'S CERTIFICATE REQUESTING DISBURSEMENT FROM IMPROVEMENT FUND	

FISCAL AGENT AGREEMENT

THIS FISCAL AGENT AGREEMENT (the "Agreement") is made and entered into as of _____ 1, 2019, by and between the City of Roseville, a charter city and public body, corporate and politic, organized and existing under and by virtue of the Constitution and laws of the State of California (the "City") for and on behalf of the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the "District"), and The Bank of New York Mellon Trust Company, N.A., as fiscal agent (the "Fiscal Agent").

W I T N E S S E T H :

WHEREAS, the City Council of the City has formed the District under the provisions of the Mello-Roos Community Facilities Act of 1982, as amended (constituting Section 53311 *et seq.* of the California Government Code) (the "Act") and Resolution No. 18-119 of the City Council adopted on May 2, 2018; and

WHEREAS, the City Council, as the legislative body of the District, is authorized under the Act to levy special taxes to pay for the costs of facilities within the District and to authorize the issuance of bonds secured by said special taxes under the Act; and

WHEREAS, under the provisions of the Act, on _____, 2019, the City Council of the City adopted its Resolution No. 19-_____ (the "Resolution"), which resolution, among other matters, authorized the issuance of the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds Series 2019 to provide moneys for the construction and acquisition of improvements for the District, and provided that said issuance would be in accordance with the Act and this Agreement and authorized the execution hereof; and

WHEREAS, it is in the public interest and for the benefit of the City, the District, the persons responsible for the payment of special taxes and the Owners of the Bonds (as defined herein) that the City enter into this Agreement to provide for the issuance of the Bonds, the disbursement of proceeds of the Bonds, the disposition of the special taxes securing the Bonds and any additional bonds authorized to be issued hereunder and the administration and payment of the Bonds; and

WHEREAS, the City has determined that all things necessary to cause the Bonds, when authenticated by the City for the District and issued as in the Act, the Resolution and this Agreement provided to be legal, valid and binding and special obligations of the City for the District in accordance with their terms, and all things necessary to cause the creation, authorization, execution and delivery of this Agreement and the creation, authorization, execution and issuance of the Bonds, subject to the terms hereof, have in all respects been duly authorized.

NOW, THEREFORE, in consideration of the covenants and provisions herein set forth and for other valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties hereto do hereby agree as follows:

ARTICLE I

STATUTORY AUTHORITY AND DEFINITIONS

Section 1.01. Authority for this Agreement. This Agreement is entered into pursuant to the provisions of the Act and the Resolution.

Section 1.02. Agreement for Benefit of Bondowners. The provisions, covenants and agreements herein set forth to be performed by or on behalf of the City shall be for the equal benefit, protection and security of the Owners. All of the Bonds, without regard to the time or times of their issuance or maturity, shall be of equal rank without preference, priority or distinction of any of the Bonds over any other thereof, except as expressly provided in or permitted by this Agreement. The Fiscal Agent may become the Owner of any of the Bonds in its own or any other capacity with the same rights it would have if it were not Fiscal Agent.

Section 1.03. Definitions. Unless the context otherwise requires, the terms defined in this Section 1.03 shall, for all purposes of this Agreement, of any Supplemental Agreement, and of any certificate, opinion or other document herein mentioned, have the meanings herein specified. All references herein to "Articles," "Sections" and other subdivisions are to the corresponding Articles, Sections or subdivisions of this Agreement, and the words "herein," "hereof," "hereunder" and other words of similar import refer to this Agreement as a whole and not to any particular Article, Section or subdivision hereof.

"Additional Bonds" means any series of bonds issued on a parity with the 2019 Bonds pursuant to Section 5.17.

"Administrative Expenses" means any or all of the following: the fees and expenses of the Fiscal Agent (including, but not limited to, any fees or expenses of its counsel), the expenses of the City in carrying out its duties hereunder (including, but not limited to, the levying and collection of the Special Taxes, and the foreclosure of the liens of delinquent Special Taxes) including the fees and expenses of its counsel, an allocable share of the salaries of City staff directly related thereto and a proportionate amount of City general administrative overhead related thereto, any amounts paid by the City from its general funds pursuant to Section 6.02, and all other costs and expenses of the City or the Fiscal Agent incurred in connection with the issuance and administration of the Bonds and/or the discharge of their respective duties hereunder (including, but not limited to, the calculation of the levy of the Special Taxes, foreclosures with respect to delinquent taxes, and the calculation of amounts subject to rebate to the United States) and, in the case of the City, in any way related to the administration of the District. Administrative Expenses shall include any such expenses incurred in prior years but not yet paid, and any advances of funds by the City under Section 6.02 hereof.

"Agreement" means this Fiscal Agent Agreement, as it may be amended or supplemented from time to time by any Supplemental Agreement.

"Annual Debt Service" means, for each Bond Year and each series of Outstanding Bonds, the sum of (i) the interest due on the respective series of Outstanding Bonds in such Bond Year, assuming that such Outstanding Bonds are retired as scheduled, and (ii) the principal amount of the respective series of Outstanding Bonds, including any mandatory sinking fund payments, due in such Bond Year.

“Authorized Officer” means the City Manager, Chief Financial Officer, City Attorney or any other officer or employee authorized by the City Council of the City or by an Authorized Officer to undertake the action referenced in this Agreement as required to be undertaken by an Authorized Officer.

“Bond Counsel” means (i) Jones Hall, A Professional Law Corporation or (ii) any other attorney or firm of attorneys acceptable to the City and nationally recognized for expertise in rendering opinions as to the legality and tax-exempt status of securities issued by public entities.

“Bond Fund” means the fund by that name established pursuant to Section 4.02(A) hereof.

“Bond Year” means each twelve-month period beginning on September 2 in any year and extending to the next succeeding September 1, both dates inclusive; except that the first Bond Year shall begin on the Closing Date and end on September 1, 2019.

“Bonds” means the 2019 Bonds and any Additional Bonds.

“Business Day” means any day other than (i) a Saturday or a Sunday or (ii) a day on which banking institutions in the state in which the Principal Office of the Fiscal Agent is located are authorized or obligated by law or executive order to be closed.

“CDIAC” means the California Debt and Investment Advisory Commission of the office of the California State Treasurer or any successor agency or bureau thereto.

“Chief Financial Officer” means the duly acting Chief Financial Officer of the City, or if the City has no Chief Financial Officer, the Finance Director, Treasurer or other officer of the City serving a similar role.

“City” means the City of Roseville, California, and any successor thereto.

“Closing Date” means _____, 2019, the date upon which there is a physical delivery of the 2019 Bonds in exchange for the amount representing the purchase price of the 2019 Bonds by the Original Purchaser.

“Code” means the Internal Revenue Code of 1986 as in effect on the date of issuance of the Bonds or (except as otherwise referenced herein) as it may be amended to apply to obligations issued on the date of issuance of the Bonds, together with applicable temporary and final regulations promulgated, and applicable official public guidance published, under the Code.

“Continuing Disclosure Certificate” means the Continuing Disclosure Agreement, dated as of the Closing Date, by and between the City and Willdan Financial Services, in its capacity as Dissemination Agent, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

“Cost of Issuance” means items of expense payable or reimbursable directly or indirectly by the City and related to the authorization, sale and issuance of the Bonds, which items of expense shall include, but not be limited to, printing costs, costs of reproducing and binding documents, closing costs, filing and recording fees, initial fees, expenses and charges

of the Fiscal Agent, including its first annual administration fee, and expenses and fees of counsel to the Fiscal Agent, expenses incurred by the City in connection with the issuance of the Bonds, financial advisor fees, Bond (underwriter's) discount or underwriting fee, legal fees and charges, including bond counsel, charges for execution, transportation and safekeeping of the Bonds and other costs, charges and fees in connection with the foregoing.

"Costs of Issuance Fund" means the fund by that name established pursuant to Section 3.05(A) hereof.

"DTC" means the Depository Trust Company, and its successors and assigns.

"Debt Service" means the scheduled amount of interest and amortization of principal payable on the Bonds during the period of computation, excluding amounts scheduled during such period which relate to principal which has been retired before the beginning of such period.

"Depository" means (i) initially, DTC, and (ii) any other Securities Depository acting as Depository pursuant to Section 2.12.

"District" means the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) formed pursuant to the Resolution of Formation.

"Fair Market Value" means the price at which a willing buyer would purchase the investment from a willing seller in a bona fide, arm's length transaction (determined as of the date the contract to purchase or sell the investment becomes binding) if the investment is traded on an established securities market (within the meaning of Section 1273 of the Code) and, otherwise, the term "Fair Market Value" means the acquisition price in a bona fide arm's length transaction (as referenced above) if (i) the investment is a certificate of deposit that is acquired in accordance with applicable regulations under the Code, (ii) the investment is an agreement with specifically negotiated withdrawal or reinvestment provisions and a specifically negotiated interest rate (for example, a guaranteed investment contract, a forward supply contract or other investment agreement) that is acquired in accordance with applicable regulations under the Code, (iii) the investment is a United States Treasury Security—State and Local Government Series that is acquired in accordance with applicable regulations of the United States Bureau of Public Debt, or (iv) the investment is the Local Agency Investment Fund of the State of California, but only if at all times during which the investment is held its yield is reasonably expected to be equal to or greater than the yield on a reasonably comparable direct obligation of the United States.

"Federal Securities" means any of the following which are non-callable and which at the time of investment are legal investments under the laws of the State of California for funds held by the Fiscal Agent (the Fiscal Agent entitled to rely upon investment direction from the City as a certification that such investment constitutes a legal investment):

- (i) Direct general obligations of the United States of America (including obligations issued or held in book-entry form on the books of the United States Department of the Treasury) and obligations, the payment of principal of and interest on which are directly or indirectly guaranteed by the United States of America, including, without limitation, such of the foregoing which are commonly referred to as "stripped" obligations and coupons; or

(ii) Any of the following obligations of the following agencies of the United States of America: (a) direct obligations of the Export-Import Bank, (b) certificates of beneficial ownership issued by the Farmers Home Administration, (c) participation certificates issued by the General Services Administration, (d) mortgage-backed bonds or passthrough obligations issued and guaranteed by the Government National Mortgage Association, (e) project notes issued by the United States Department of Housing and Urban Development, and (f) public housing notes and bonds guaranteed by the United States of America.

"Fiscal Agent" means the Fiscal Agent appointed by the City and acting as an independent fiscal agent with the duties and powers herein provided, its successors and assigns, and any other corporation or association which may at any time be substituted in its place, as provided in Section 7.01.

"Fiscal Year" means the twelve-month period extending from July 1 in a calendar year to June 30 of the succeeding year, both dates inclusive.

"Improvement Fund" means the fund by that name established pursuant to Section 3.04(A).

"Information Services" means "EMMA" or the "Electronic Municipal Market Access" system of the Municipal Securities Rulemaking Board; or, in accordance with then-current guidelines of the Securities and Exchange Commission, such other services providing information with respect to called bonds as the City may designate in an Officer's Certificate delivered to the Fiscal Agent.

"Interest Payment Dates" means March 1 and September 1 of each year, commencing _____ 1, 20____.

"Maximum Annual Debt Service" means, for each series of Outstanding Bonds, the largest Annual Debt Service for any Bond Year after the calculation is made through the final maturity date of the respective series of Outstanding Bonds.

"Officer's Certificate" means a written certificate of the City signed by an Authorized Officer of the City.

"Ordinance" means any ordinance of the City levying the Special Taxes.

"Original Purchaser" means, with respect to each series of Bonds, the first purchaser of such Bonds from the City.

"Other Mello-Roos Bonds" has the meaning given that term in Section 5.17.

"Outstanding," when used as of any particular time with reference to Bonds, means (subject to the provisions of Section 8.04) all Bonds except (i) Bonds theretofore canceled by the Fiscal Agent or surrendered to the Fiscal Agent for cancellation; (ii) Bonds paid or deemed to have been paid within the meaning of Section 9.03; and (iii) Bonds in lieu of or in substitution for which other Bonds shall have been authorized, executed, issued and delivered by the City pursuant to the Agreement or any Supplemental Agreement.

“Owner” or “Bondowner” means any person who shall be the registered owner of any Outstanding Bond.

“Participating Underwriter” shall have the meaning ascribed thereto in the Continuing Disclosure Certificate.

“Permitted Investments” means any of the following, to the extent that they are lawful investments for City funds at the time of investment, and are acquired at Fair Market Value (the Fiscal Agent is entitled to rely upon investment direction from the City as a certification that such investment constitutes a legal investment):

(i) Federal Securities;

(ii) any of following obligations of federal agencies not guaranteed by the United States of America: (a) debentures issued by the Federal Housing Administration; (b) participation certificates or senior debt obligations of the Federal Home Loan Mortgage Corporation or Farm Credit Banks (consisting of Federal Land Banks, Federal Intermediate Credit Banks or Banks for Cooperatives); (c) bonds or debentures of the Federal Home Loan Bank Board established under the Federal Home Loan Bank Act, bonds of any federal home loan bank established under said act and stocks, bonds, debentures, participations and other obligations of or issued by the Federal National Mortgage Association, the Student Loan Marketing Association, the Government National Mortgage Association and the Federal Home Loan Mortgage Corporation; and (d) bonds, notes or other obligations issued or assumed by the International Bank for Reconstruction and Development;

(iii) interest-bearing demand or time deposits (including certificates of deposit) in federal or State of California chartered banks (including the Fiscal Agent and its affiliates), provided that (a) in the case of a savings and loan association, such demand or time deposits shall be fully insured by the Federal Deposit Insurance Corporation, or the unsecured obligations of such savings and loan association shall be rated in one of the top two rating categories by a nationally recognized rating service, and (b) in the case of a bank, such demand or time deposits shall be fully insured by the Federal Deposit Insurance Corporation, or the unsecured obligations of such bank (or the unsecured obligations of the parent bank holding company of which such bank is the lead bank) shall be rated in one of the top two rating categories by a nationally recognized rating service;

(iv) repurchase agreements with a registered broker/dealer subject to the Securities Investors Protection Corporation Liquidation in the event of insolvency, or any commercial bank provided that: (a) the unsecured obligations of such bank shall be rated in one of the top two rating categories by a nationally recognized rating service, or such bank shall be the lead bank of a banking holding company whose unsecured obligations are rated in one of the top two rating categories by a nationally recognized rating service; (b) the most recent reported combined capital, surplus and undivided profits of such bank shall be not less than \$100 million; (c) the repurchase obligation under any such repurchase obligation shall be required to be performed in not more than thirty (30) days; (d) the entity holding such securities as described in clause (c) shall have a pledged first security interest therein for the benefit of the Fiscal Agent under the California Commercial Code or pursuant to the book-entry procedures

described by 31 C.F.R. 306.1 *et seq.* or 31 C.F.R. 350.0 *et seq.* and are rated in one of the top two rating categories by a nationally recognized rating service;

(v) bankers' acceptances endorsed and guaranteed by banks described in clause (iv) above;

(vi) obligations, the interest on which is exempt from federal income taxation under Section 103 of the Code and which are rated in the one of the top two rating categories by a nationally recognized rating service;

(vii) money market funds which invest solely in Federal Securities or in obligations described in the preceding clause (ii) of this definition, or money market funds which are rated in the highest rating category by Standard & Poor's Ratings Services or Moody's Investor Service, including such funds for which the Fiscal Agent, its affiliates or subsidiaries provide investment advisory or other management services or for which the Fiscal Agent or an affiliate of the Fiscal Agent serves as investment administrator, shareholder servicing agent, and/or custodian or subcustodian, notwithstanding that (a) the Fiscal Agent or an affiliate of the Fiscal Agent receives and retains a fee for services provided to the fund, (b) the Fiscal Agent collects fees for services rendered pursuant to this Agreement, which fees are separate from the fees received from such funds, and (c) services performed for such funds and pursuant to this Agreement may at times duplicate those provided to such funds by the Fiscal Agent or an affiliate of the Fiscal Agent;

(viii) units of a taxable government money market portfolio comprised solely of obligations listed in (i) and (iv) above, such funds for which the Fiscal Agent, its affiliates or subsidiaries provide investment advisory or other management services or for which the Fiscal Agent or an affiliate of the Fiscal Agent serves as investment administrator, shareholder servicing agent, and/or custodian or subcustodian, notwithstanding that (a) the Fiscal Agent or an affiliate of the Fiscal Agent receives and retains a fee for services provided to the fund, (b) the Fiscal Agent collects fees for services rendered pursuant to this Agreement, which fees are separate from the fees received from such funds, and (c) services performed for such funds and pursuant to this Agreement may at times duplicate those provided to such funds by the Fiscal Agent or an affiliate of the Fiscal Agent;

(ix) any investment which is a legal investment for proceeds of the Bonds at the time of the execution of such agreement, and which investment is made pursuant to an agreement between the City or the Fiscal Agent or any successor Fiscal Agent and a financial institution or governmental body whose long term debt obligations are rated in one of the top two rating categories by a nationally recognized rating service;

(x) commercial paper which at the time of purchase is of "prime" quality of the highest ranking or of the highest letter and numerical rating as provided for by Moody's Investors Service, or Standard and Poor's Corporation, of issuing corporations that are organized and operating within the United States and having total assets in excess of five hundred million dollars (\$500,000,000) and having an "AA" or higher rating for the issuer's debentures, other than commercial paper, as provided for by Moody's Investors Service or Standard and Poor's Corporation, and provided that purchases of eligible commercial paper may not exceed 180 days maturity nor represent more than 10 percent of the outstanding paper of an issuing corporation;

(xi) any general obligation of a bank or insurance company whose long term debt obligations are rated in one of the two highest rating categories of a national rating service;

(xii) shares in a common law trust established pursuant to Title 1, Division 7, Charter 5 of the Government Code of the State which invests exclusively in investments permitted by Section 53635 of Title 5, Division 2, Chapter 4 of the Government Code of the State, as it may be amended;

(xiii) shares in the California Asset Management Program; or

(xiii) the Local Agency Investment Fund established pursuant to Section 16429.1 of the Government Code of the State of California, *provided, however*, that the Fiscal Agent shall be permitted to make investments and withdrawals in its own name and the Fiscal Agent may restrict investments in the such fund if necessary to keep moneys available for the purposes of this Fiscal Agent Agreement.

(xiv) any other lawful investment for City funds.

“Prepayment” means moneys received by the City from the prepayment of Special Taxes as provided in the Special Tax Formula.

“Prepayment Account” means the account within the Bond Fund by that name established pursuant to Section 4.02(A).

“Principal Office” means the corporate trust office of the Fiscal Agent set forth in Section 9.06, or such other or additional offices as may be designated by the Fiscal Agent.

“Project” means the acquisition and/or construction of the authorized facilities for the District described in the Resolution of Formation, including Administrative Expenses related thereto.

“Qualified Reserve Fund Credit Instrument” means an irrevocable standby or direct-pay letter of credit or surety bond issued by a commercial bank or insurance company and deposited with the Fiscal Agent, provided that all of the following requirements are met: (i) the long-term credit rating of such bank or insurance company is rated in the top two categories (without regard to modifier) by S&P or Moody’s at the time of issuance; (ii) such letter of credit or surety bond has a term of at least 12 months; (iii) such letter of credit or surety bond has a stated amount at least equal to the portion of the Reserve Requirement being met by such instrument or with respect to which funds are proposed to be released pursuant to the Fiscal Agent Agreement; and (iv) the Fiscal Agent is authorized pursuant to the terms of such letter of credit or surety bond to draw thereunder an amount equal to any deficiencies which may exist from time to time in the Bond Fund for the purpose of making payments required pursuant to the Fiscal Agent Agreement.

“Record Date” means the 15th day of the month preceding an Interest Payment Date, whether or not such day is a Business Day.

“Regulations” means temporary and permanent regulations promulgated under the Code.

“Reserve Fund” means the fund by that name established pursuant to Section 4.03(A).

“Reserve Requirement” means, with respect to any series of Bonds, the least of (i) 125% of the average Annual Debt Service with respect to the applicable series of Bonds; (ii) Maximum Annual Debt Service with respect to the applicable series of Bonds; and (iii) 10% of the original principal amount of the applicable series of Bonds (or, if the applicable series of Bonds has more than a de minimis amount of original issue discount or premium, 10% of the issue price of such series of Bonds); provided, that—

(a) the Reserve Requirement for the 2019 Bonds shall not increase after the date of issuance of the 2019 Bonds;

(b) in no event shall the City be obligated to deposit an amount in any reserve fund in excess of the amount permitted by the applicable provisions of the Code to be so deposited from the proceeds of tax-exempt bonds without having to restrict the yield of any investment purchased with any portion of such deposit and, if the amount of any such deposit is so limited, the Reserve Requirement shall be only the amount of such deposit as permitted by the Code; and

(c) the City may meet all or a portion of the Reserve Requirement with respect to any series of Bonds by depositing a Qualified Reserve Fund Credit Instrument in accordance with Section 4.03(A).

“Resolution” means Resolution No. 19-_____ adopted by the City Council of the City on _____, 2019, which resolution, among other matters, authorized the issuance of the Bonds.

“Resolution of Formation” means Resolution No. 18-119, adopted by the City Council of the City on May 2, 2018, establishing the District.

“Securities Depositories” means DTC; and, in accordance with then current guidelines of the Securities and Exchange Commission, such other addresses and/or such other securities depositories as the City may designate in an Officer’s Certificate delivered to the Fiscal Agent.

“Special Tax Formula” means the “Amended Rate, Method of Apportionment, and Manner of Collection of Special Tax for City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities),” approved by the qualified electors in the District on January 16, 2019, and as it may be amended in the future.

“Special Tax Fund” means the fund by that name established by Section 3.03(A) hereof.

“Special Tax Revenues” means the proceeds of the Special Taxes received by the City, including all scheduled payments and delinquent payments thereof, interest thereon and proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of the Special Taxes, net of the administration charge of the County (currently at 1%), but shall not include any interest in excess of the interest due on the Bonds or any penalties collected in connection with any such foreclosure.

“Special Taxes” means the “Facilities Special Tax” (as defined in the Special Tax Formula) levied within the District pursuant to the Act, the Ordinance, and this Agreement. For clarity, the “Maintenance Special Tax” (as defined in the Special Tax Formula) is not included in

this definition of “Special Taxes” and does not constitute security for the repayment of the Bonds.

“Supplemental Agreement” means an agreement the execution of which is authorized by a resolution which has been duly adopted by the City under the Act and which agreement is amendatory of or supplemental to this Agreement, but only if and to the extent that such agreement is specifically authorized hereunder.

“Term 2019 Bonds” means the 2019 Bonds maturing on September 1, 20__, and September 1, 20__.

“2019 Bonds” means the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds Series 2019.

“2019 Reserve Account” means the account within the Reserve Fund by that name established pursuant to Section 4.03(A).

ARTICLE II

THE 2019 BONDS

Section 2.01. Principal Amount; Designation. The 2019 Bonds in the aggregate principal amount of \$_____ are hereby authorized to be issued by the City for the District under and subject to the terms of the Resolution and this Agreement, the Act and other applicable laws of the State of California. The 2019 Bonds shall be designated the "City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds Series 2019."

Section 2.02. Terms of the 2019 Bonds.

(A) Form; Denominations. The 2019 Bonds shall be issued as fully registered Bonds without coupons in the denomination of \$5,000 or any integral multiple of \$5,000 in excess thereof. The 2019 Bonds shall be lettered and numbered in a customary manner as determined by the Fiscal Agent.

(B) Date of the 2019 Bonds. The 2019 Bonds shall be dated the Closing Date.

(C) CUSIP Identification Numbers. "CUSIP" identification numbers shall be imprinted on the 2019 Bonds, but such numbers shall not constitute a part of the contract evidenced by the 2019 Bonds and any error or omission with respect thereto shall not constitute cause for refusal of any purchaser to accept delivery of and pay for the 2019 Bonds. In addition, failure on the part of the City or the Fiscal Agent to use such CUSIP numbers in any notice to Owners shall not constitute an event of default or any violation of the City's contract with such Owners and shall not impair the effectiveness of any such notice.

(D) Maturities. The 2019 Bonds shall be issued as serial bonds and term bonds, and shall mature and become payable as follows:

Maturity Date	Principal	Interest
<u>(Sept. 1)</u>	<u>Amount</u>	<u>Rate</u>
	\$	%

(E) Interest. The 2019 Bonds shall bear interest at the rates set forth above payable on the Interest Payment Dates in each year. Interest shall be calculated on the basis of a 360-day year composed of twelve 30-day months. Each 2019 Bond shall bear interest from the Interest Payment Date next preceding the date of authentication thereof unless (i) it is authenticated on an Interest Payment Date, in which event it shall bear interest from such date of authentication, or (ii) it is authenticated prior to an Interest Payment Date and after the close of business on the Record Date preceding such Interest Payment Date, in which event it shall bear interest from such Interest Payment Date, or (iii) it is authenticated prior to the Record Date preceding the first Interest Payment Date, in which event it shall bear interest from the Closing Date; provided, however, that if at the time of authentication of a 2019 Bond, interest is in default thereon, such 2019 Bond shall bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment thereon.

(F) Method of Payment. Interest on the 2019 Bonds (including the final interest payment upon maturity or earlier redemption) is payable by check of the Fiscal Agent mailed on the Interest Payment Dates by first class mail to the registered Owner thereof at such registered Owner's address as it appears on the registration books maintained by the Fiscal Agent at the close of business on the Record Date preceding the Interest Payment Date, or by wire transfer made on such Interest Payment Date upon written instructions received by the Fiscal Agent on or before the Record Date preceding the Interest Payment Date of any Owner of \$1,000,000 or more in aggregate principal amount of 2019 Bonds; provided that so long as any 2019 Bonds are in book-entry form, payments with respect to such 2019 Bonds shall be made by wire transfer or such other method acceptable to the Fiscal Agent to the Depository. The principal of the 2019 Bonds and any premium on the 2019 Bonds are payable in lawful money of the United States of America upon surrender of the 2019 Bonds at the Principal Office of the Fiscal Agent. All 2019 Bonds paid by the Fiscal Agent pursuant to this Section shall be cancelled by the Fiscal Agent. The Fiscal Agent shall destroy the cancelled 2019 Bonds and issue a certificate of destruction thereof to the City.

Section 2.03. Redemption.

(A) Redemption Dates.

(i) Optional Redemption. The 2019 Bonds are subject to optional redemption from any source of available funds (other than Prepayments of the Special Tax by property owners), in whole or in part among maturities as specified by the City and by lot within a maturity, on any date on and after September 1, 20__ at the following respective redemption prices (expressed as percentages of the principal amount of the 2019 Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

<u>Redemption Dates</u>	<u>Redemption Price</u>
September 1, 20__ through August 31, 20__	103%
September 1, 20__ through August 31, 20__	102
September 1, 20__ through August 31, 20__	101
September 1, 20__ and any date thereafter	100

(ii) Mandatory Redemption From Prepayments. The 2019 Bonds are subject to mandatory redemption from Prepayments of the Special Tax by property owners, in whole or in part among maturities as specified by the City and by lot within a maturity, on any Interest Payment Date at the following respective redemption prices (expressed as percentages of the principal amount of the 2019 Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

<u>Redemption Dates</u>	<u>Redemption Price</u>
Interest Payment Dates through March 1, 20__	103%
September 1, 20__ and March 1, 20__	102
September 1, 20__ and March 1, 20__	101
September 1, 20__ and Interest Payment Dates thereafter	100

(iii) Mandatory Sinking Fund Redemption. The Term 2019 Bonds maturing September 1, 20__ and September 1, 20__ are subject to mandatory sinking payment redemption in part on September 1, 20__ and September 1, 20__, respectively, and on each September 1 thereafter to maturity, by lot, at a redemption price equal to 100% of the principal

amount thereof to be redeemed, without premium, in the aggregate respective principal amounts as set forth in the following tables:

Term 2019 Bonds Due September 1, 20__

Mandatory Redemption Date <u>September 1)</u>	Sinking Fund Payment <u>Payment</u>
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Term 2019 Bonds Due September 1, 20__

Mandatory Redemption Date <u>September 1)</u>	Sinking Fund Payment <u>Payment</u>
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The amounts in the foregoing tables shall be reduced pro rata, at the direction of the City in an Officer's Certificate, as a result of any prior partial optional or mandatory redemption of the Term 2019 Bonds pursuant to Section 2.03(A)(i) or (ii) above. In the event of a redemption pursuant to Section 2.03(A)(i) or (ii), the City shall provide the Fiscal Agent with a revised sinking fund schedule giving effect to the redemption so completed.

In lieu of redemption under this Section 2.03, moneys in the Bond Fund may be used and withdrawn by the Fiscal Agent for purchase of Outstanding 2019 Bonds, upon the filing with the Fiscal Agent of an Officer's Certificate requesting such purchase, at public or private sale as and when, and at such prices (including brokerage and other charges) as such Officer's Certificate may provide, but in no event may 2019 Bonds be purchased at a price in excess of the principal amount thereof, plus interest accrued to the date of purchase.

(B) Notice to Fiscal Agent. The City shall give the Fiscal Agent an Officer's Certificate containing notice of its intention to redeem 2019 Bonds pursuant to Section 2.03(A)(i) and (ii) not less than 60 days prior to the applicable redemption date.

(C) Redemption Procedure by Fiscal Agent; Rescission. The Fiscal Agent shall cause notice of any redemption to be mailed by first class mail, postage prepaid, at least 20 days but not more than 60 days prior to the date fixed for redemption, to the Securities Depositories and to one or more Information Services, and to the respective registered Owners of any 2019 Bonds designated for redemption, at their addresses appearing on the 2019 Bond registration books in the Principal Office of the Fiscal Agent; but such mailing shall not be a condition precedent to such redemption and failure to mail or to receive any such notice, or any defect therein, shall not affect the validity of the proceedings for the redemption of such 2019 Bonds.

Such notice shall state the redemption date and the redemption price and, if less than all of the then Outstanding 2019 Bonds are to be called for redemption, shall designate the CUSIP numbers and 2019 Bond numbers of the 2019 Bonds to be redeemed by giving the individual CUSIP number and 2019 Bond number of each 2019 Bond to be redeemed or shall state that all 2019 Bonds between two stated 2019 Bond numbers, both inclusive, are to be redeemed or that all of the 2019 Bonds of one or more maturities have been called for redemption, shall state as to any 2019 Bond called in part the principal amount thereof to be redeemed, and shall require that such 2019 Bonds be then surrendered at the Principal Office of the Fiscal Agent for redemption at the said redemption price, and shall state that further interest on such 2019 Bonds will not accrue from and after the redemption date.

Upon the payment of the redemption price of 2019 Bonds being redeemed, each check or other transfer of funds issued for such purpose shall, to the extent practicable, bear the CUSIP number identifying, by issue and maturity, of the 2019 Bonds being redeemed with the proceeds of such check or other transfer.

The City has the right to rescind any notice of the redemption of 2019 Bonds under Section 2.03(A)(i) by written notice to the Fiscal Agent on or prior to two Business Days prior to the date fixed for redemption. Any notice of redemption shall be cancelled and annulled if for any reason funds will not be or are not available on the date fixed for redemption for the payment in full of the 2019 Bonds then called for redemption, and such cancellation shall not constitute an event of default. The City and the Fiscal Agent have no liability to the Owners or any other party related to or arising from such rescission of redemption. The Fiscal Agent shall mail notice of such rescission of redemption in the same manner as the original notice of redemption was sent under this Section.

Whenever provision is made in this Agreement for the redemption of less than all of the 2019 Bonds of any maturity, the Fiscal Agent shall select the 2019 Bonds to be redeemed, from all 2019 Bonds or such given portion thereof of such maturity by lot in any manner which the Fiscal Agent in its sole discretion shall deem appropriate.

Upon surrender of 2019 Bonds redeemed in part only, the City shall execute, and the Fiscal Agent shall authenticate and deliver, to the registered Owner, at the expense of the City, a new 2019 Bond or 2019 Bonds, of the same series and maturity, of authorized denominations in an aggregate principal amount equal to the unredeemed portion of the 2019 Bond or 2019 Bonds.

(D) Effect of Redemption. From and after the date fixed for redemption, if funds available for the payment of the principal of, and interest and any premium on, the 2019 Bonds so called for redemption shall have been deposited in the Bond Fund, such 2019 Bonds so called shall cease to be entitled to any benefit under this Agreement other than the right to receive payment of the redemption price, and no interest shall accrue thereon on or after the redemption date specified in such notice.

All 2019 Bonds redeemed and purchased by the Fiscal Agent pursuant to this Section shall be canceled by the Fiscal Agent. The Fiscal Agent shall destroy the cancelled 2019 Bonds and issue a certificate of destruction thereof to the City.

Section 2.04. Form of Bonds. The 2019 Bonds, the form of Fiscal Agent's certificate of authentication and the form of assignment, to appear thereon, shall be substantially in the forms, respectively, set forth in Exhibit A attached hereto and by this reference incorporated

herein, with necessary or appropriate variations, omissions and insertions, as permitted or required by this Agreement, the Resolution and the Act.

Section 2.05. Execution of Bonds. The Bonds shall be executed on behalf of the City by the Mayor and the City Clerk of the City who are in office on the date of adoption of this Agreement or at any time thereafter, and the seal of the City may be impressed, imprinted or reproduced by facsimile signature thereon. If any officer whose signature appears on any Bond ceases to be such officer before delivery of the Bonds to the Owner, such signature shall nevertheless be as effective as if the officer had remained in office until the delivery of the Bonds to the Owner. Any Bond may be signed and attested on behalf of the City by such persons as at the actual date of the execution of such Bond shall be the proper officers of the City although at the nominal date of such Bond any such person shall not have been such officer of the City.

Only such Bonds as shall bear thereon a certificate of authentication in substantially the form set forth in Exhibit A, executed and dated by the Fiscal Agent, shall be valid or obligatory for any purpose or entitled to the benefits of this Agreement, and such certificate of authentication of the Fiscal Agent shall be conclusive evidence that the Bonds registered hereunder have been duly authenticated, registered and delivered hereunder and are entitled to the benefits of this Agreement.

Section 2.06. Transfer of Bonds. Any Bond may, in accordance with its terms, be transferred, upon the books required to be kept pursuant to the provisions of Section 2.08 by the person in whose name it is registered, in person or by his duly authorized attorney, upon surrender of such Bond for cancellation, accompanied by delivery of a duly written instrument of transfer in a form acceptable to the Fiscal Agent. The cost for any services rendered or any expenses incurred by the Fiscal Agent in connection with any such transfer shall be paid by the City. The Fiscal Agent shall collect from the Owner requesting such transfer any tax or other governmental charge required to be paid with respect to such transfer.

Whenever any Bond or Bonds shall be surrendered for transfer, the City shall execute and the Fiscal Agent shall authenticate and deliver a new Bond or Bonds, for a like aggregate principal amount of Bonds of authorized denominations and of the same maturity.

No transfers of Bonds shall be required to be made (i) within 15 days prior to the date established by the Fiscal Agent for selection of Bonds for redemption or (ii) with respect to a Bond after such Bond has been selected for redemption.

The transferor shall also provide or cause to be provided to the Fiscal Agent all information necessary to allow the Fiscal Agent to comply with any applicable tax reporting obligations, including without limitation any cost basis reporting obligations under Internal Revenue Code Section 6045. The Fiscal Agent may rely on the information provided to it and shall have no responsibility to verify or ensure the accuracy of such information.

Section 2.07. Exchange of Bonds. Bonds may be exchanged at the Principal Office of the Fiscal Agent for a like aggregate principal amount of Bonds of authorized denominations and of the same maturity. The cost for any services rendered or any expenses incurred by the Fiscal Agent in connection with any such exchange shall be paid by the City. The Fiscal Agent shall collect from the Owner requesting such exchange any tax or other governmental charge required to be paid with respect to such exchange.

No exchanges of Bonds shall be required to be made (i) within 15 days prior to the date established by the Fiscal Agent for selection of Bonds for redemption or (ii) with respect to a Bond after such Bond has been selected for redemption.

The transferor shall also provide or cause to be provided to the Fiscal Agent all information necessary to allow the Fiscal Agent to comply with any applicable tax reporting obligations, including without limitation any cost basis reporting obligations under Internal Revenue Code Section 6045. The Fiscal Agent may rely on the information provided to it and shall have no responsibility to verify or ensure the accuracy of such information.

Section 2.08. Bond Register. The Fiscal Agent will keep or cause to be kept, at its Principal Office, sufficient books for the registration and transfer of the Bonds (the "Bond Register"), which books shall show the series number, date, amount, rate of interest and Owner of each Bond and shall at all times be open to inspection by the City during regular business hours upon reasonable notice; and, upon presentation for such purpose, the Fiscal Agent shall, under such reasonable regulations as it may prescribe, register or transfer or cause to be registered or transferred, on said books, the ownership of the Bonds as hereinbefore provided.

Section 2.09. Temporary Bonds. The Bonds may be initially issued in temporary form exchangeable for definitive Bonds when ready for delivery. The temporary Bonds may be printed, lithographed or typewritten, shall be of such denominations as may be determined by the City, and may contain such reference to any of the provisions of this Agreement as may be appropriate. Every temporary Bond shall be executed by the City upon the same conditions and in substantially the same manner as the definitive Bonds. If the City issues temporary Bonds it will execute and furnish definitive Bonds without delay and thereupon the temporary Bonds shall be surrendered, for cancellation, in exchange for the definitive Bonds at the Principal Office of the Fiscal Agent or at such other location as the Fiscal Agent shall designate, and the Fiscal Agent shall authenticate and deliver in exchange for such temporary Bonds an equal aggregate principal amount of definitive Bonds of authorized denominations. Until so exchanged, the temporary bonds shall be entitled to the same benefits under this Agreement as definitive Bonds authenticated and delivered hereunder.

Section 2.10. Bonds Mutilated, Lost, Destroyed or Stolen. If any Bond shall become mutilated, the City shall execute, and the Fiscal Agent shall authenticate and deliver, a new Bond of like tenor and principal amount in exchange and substitution for the Bond so mutilated, but only upon surrender to the Fiscal Agent of the Bond so mutilated. Every mutilated Bond so surrendered to the Fiscal Agent shall be canceled by it and destroyed by the Fiscal Agent who shall deliver a certificate of destruction thereof to the City. If any Bond shall be lost, destroyed or stolen, evidence of such loss, destruction or theft may be submitted to the Fiscal Agent and, if such evidence be satisfactory to it and indemnity for the Fiscal Agent and the City satisfactory to the Fiscal Agent shall be given, the City shall execute, and the Fiscal Agent shall authenticate and deliver, a new Bond of like tenor and principal amount in lieu of and in substitution for the Bond so lost, destroyed or stolen. The City may require payment of a sum not exceeding the actual cost of preparing each new Bond delivered under this Section and of the expenses which may be incurred by the City and the Fiscal Agent for the preparation, execution, authentication and delivery. Any Bond delivered under the provisions of this Section in lieu of any Bond alleged to be lost, destroyed or stolen shall constitute an original additional contractual obligation on the part of the City whether or not the Bond so alleged to be lost, destroyed or stolen is at any time enforceable by anyone, and shall be equally and proportionately entitled to the benefits of this Agreement with all other Bonds issued pursuant to this Agreement.

Section 2.11. Limited Obligation. All obligations of the City under this Agreement and the Bonds shall be special obligations of the City, payable solely from the Special Tax Revenues and the funds pledged therefore hereunder. Neither the full faith and credit nor the taxing power of the City (except to the limited extent set forth herein) or the State of California or any political subdivision thereof is pledged to the payment of the Bonds.

Section 2.12. Book-Entry Only System. DTC shall act as the initial Depository for the Bonds. One Bond for each maturity of the Bonds shall be initially executed, authenticated, and delivered as set forth herein as a separate fully registered certificate (in printed or typewritten form). Upon initial execution, authentication, and delivery, the ownership of the Bonds shall be registered in the Bond Register kept by the Fiscal Agent for the Bonds in the name of Cede & Co, as nominee of DTC or such nominee as DTC shall appoint in writing.

The Authorized Officers and the Fiscal Agent are hereby authorized to take any and all actions as may be necessary and not inconsistent with this Agreement to qualify the Bonds for the Depository's book-entry system, including the execution of the Depository's required representation letter.

With respect to Bonds registered in the Bond Register in the name of Cede & Co, as nominee of DTC, the Fiscal Agent shall not have any responsibility or obligation to any broker-dealer, bank, or other financial institution for which DTC holds Bonds as Depository from time to time (the "DTC Participants") or to any person for which a DTC Participant acquires an interest in the Bonds (the "Beneficial Owners"). Without limiting the immediately preceding sentence, the Fiscal Agent shall not have any responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co, or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant, any Beneficial Owner, or any other person, other than DTC, of any notice with respect to the Bonds, including any notice of redemption or mandatory tender, (iii) the selection by the Depository of the beneficial interests in the Bonds to be redeemed in the event the City elects to redeem the Bonds in part, (iv) the payment to any DTC Participant, any Beneficial Owner, or any other person, other than DTC, of any amount with respect to the principal of or interest on the Bonds, or (v) any consent given or other action taken by the Depository as Owner of the Bonds.

The Fiscal Agent may treat as and deem DTC to be the absolute Owner of each Bond for which DTC is acting as Depository for the purpose of payment of the principal of and interest on such Bonds, for the purpose of giving notices of prepayment and other matters with respect to such Bonds, for the purpose of registering transfers with respect to such Bonds, and for all purposes whatsoever. The Fiscal Agent shall pay all principal of and interest on the Bonds only to the Owners as shown on the Registration Books, and all such payments shall be valid and effective to fully satisfy and discharge all obligations with respect to the principal of and interest on the Bonds to the extent of the sums or sums so paid.

No person other than an Owner, as shown on the Bond Register, shall receive a physical Bond. Upon delivery by DTC to the Fiscal Agent of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the transfer provisions in Section 2.06 hereof, references to "Cede & Co." in this Section 2.12 shall refer to such new nominee of DTC.

DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving written notice to the Fiscal Agent and the City during any time that the

Bonds are Outstanding, and discharging its responsibilities with respect thereto under applicable law. The City may terminate the services of DTC with respect to the Bonds if it determines that DTC is unable to discharge its responsibilities with respect to the Bonds or that continuation of the system of book-entry transfers through DTC is not in the best interest of the Beneficial Owners, and the City shall mail notice of such termination to the Fiscal Agent.

Upon the termination of the services of DTC as provided in the previous paragraph, and if no substitute Depository willing to undertake the functions hereunder can be found which is willing and able to undertake such functions upon reasonable or customary terms, or if the City determines that it is in the best interest of the Beneficial Owners of the Bonds that they be able to obtain certificated Bonds, the Bonds shall no longer be restricted to being registered in the Bond Register of the Fiscal Agent in the name of Cede & Co., as nominee of DTC, but may be registered in whatever name or names the Owners shall designate at that time, in accordance with Section 2.06.

To the extent that the Beneficial Owners are designated as the transferee by the Owners, in accordance with Section 2.06, the Bonds will be delivered to such Beneficial Owners as soon as practicable.

In connection with any proposed transfer outside the Book-Entry Only system, the City or DTC shall provide or cause to be provided to the Fiscal Agent all information necessary to allow the Fiscal Agent to comply with any applicable tax reporting obligations, including without limitation any cost basis reporting obligations under Internal Revenue Code Section 6045. The Fiscal Agent may rely on the information provided to it and shall have no responsibility to verify or ensure the accuracy of such information.

Section 2.13. No Acceleration. The principal of the Bonds shall not be subject to acceleration hereunder. Nothing in this Section 2.13 shall in any way prohibit the prepayment or redemption of Bonds under Section 2.03 hereof, or the defeasance of the Bonds and discharge of this Agreement under Section 9.03 hereof.

ARTICLE III

ISSUANCE OF BONDS

Section 3.01. Issuance and Delivery of Bonds. At any time after the execution of this Agreement, the City may issue the Bonds for the District in the aggregate principal amount set forth in Section 2.01 (with respect to the 2019 Bonds) or as authorized in any Supplemental Agreement (with respect to any Additional Bonds) and deliver such Bonds to the Original Purchaser. The Authorized Officers of the City are hereby authorized and directed to deliver any and all documents and instruments necessary to cause the issuance of Bonds in accordance with the provisions of the Act, the Resolution and this Agreement, to authorize the payment of Costs of Issuance of the Bonds from the proceeds of the Bonds and to do and cause to be done any and all acts and things necessary or convenient for delivery of the Bonds to the Original Purchaser.

Section 3.02. Application of Proceeds of Sale of 2019 Bonds.

The proceeds of the purchase of the 2019 Bonds by the Original Purchaser in the amount of \$_____ (representing the principal of amount of the 2019 Bonds (\$_____), plus/less [net] original issue premium/discount of \$_____, less an Original Purchaser's discount of \$_____), shall be paid to the Fiscal Agent, who shall forthwith set aside, pay over and deposit such proceeds on the Closing Date as follows:

- (ii) Deposit in the 2019 Reserve Account of the Reserve Fund \$_____, equaling the initial amount of the Reserve Requirement for the 2019 Bonds;
- (ii) Deposit in the Improvement Fund \$_____;
- (iii) Deposit in the Bond Fund to pay interest on the 2019 Bonds through _____ 1, 20__; and
- (iv) Deposit in the Costs of Issuance Fund \$_____.

Section 3.03. Special Tax Fund.

(A) Establishment of Special Tax Fund. There is hereby established as a separate fund to be held by the Chief Financial Officer, the Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds Special Tax Fund, to the credit of which the City shall deposit, immediately upon receipt, all Special Tax Revenues received by the City (other than as a result of Prepayments) and any amounts required by Section 3.05(B) to be deposited in the Special Tax Fund, and within such fund, a Surplus Account, to the credit of which the City shall deposit surplus Special Tax Revenues described in Section 3.03(B) below. Moneys in the Special Tax Fund shall be held in trust by the City for the benefit of the City and the Owners of the Bonds, shall be disbursed as provided below and, pending any disbursement, shall be subject to a lien in favor of the Owners of the Bonds.

(B) Disbursements. As soon as practicable after the receipt by the City of any Special Tax Revenues, other than as a result of Prepayments, or the transfer of amounts to the Special Tax Fund pursuant to the terms hereof, but no later than 10 Business Days after such receipt or transfer, the Chief Financial Officer shall withdraw from the Special Tax Fund

and transfer to the Fiscal Agent for deposit: (i) in the Bond Fund, an amount, taking into account any amounts then on deposit in the Bond Fund, such that the amount in the Bond Fund equals the principal, premium, if any, and interest due on the Bonds during the then-current Bond Year; (ii) in the Reserve Fund, an amount, taking into account amounts then on deposit in each reserve account within the Reserve Fund, so that the amount in the reserve accounts of the Reserve Fund equals the Reserve Requirement with respect to each series of Bonds. After the transfers under subsections (i) and (ii) have been made, the City may, on or after September 2nd of each year transfer to the Surplus Account the amount remaining in the Special Tax Fund, whereupon such moneys transferred shall be free of the pledge for payment of the Bonds.

From time to time, the City may withdraw from the Surplus Account of the Special Tax Fund amounts needed to pay Administrative Costs, costs of the Project or incidental expenses of the District authorized under the Act. Moneys in the Surplus Account may, at the City's discretion, also be used to pay the principal of, premium, if any, and interest on the Bonds or to replenish the Reserve Fund to the amount of the Reserve Requirement.

(C) Investment. Moneys in the Special Tax Fund shall be invested and deposited in accordance with Section 6.01. Interest earnings and profits resulting from such investment and deposit shall be retained in the Special Tax Fund to be used for the purposes thereof.

Section 3.04. Improvement Fund.

(A) Establishment of Improvement Fund. There is hereby established as a separate fund to be held by the Fiscal Agent, the Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds Improvement Fund, to the credit of which a deposit shall be made as required by Section 3.02. Moneys in the Improvement Fund shall be held in trust and shall be disbursed as provided in subsection (B) of this Section for the payment or reimbursement of costs of the Project. Each such Officer's Certificate shall be sufficient evidence to the Fiscal Agent of the facts stated therein and the Fiscal Agent shall have no duty to confirm the accuracy of such facts. Prior to disbursement, amounts on deposit in the Improvement Fund shall be subject to a lien in favor of the Owners of the Bonds.

(B) Procedure for Disbursement. Disbursements from the Improvement Fund shall be made by the Fiscal Agent upon receipt of an Officer's Certificate substantially in the form of Exhibit B attached hereto which shall:

- (i) set forth the amount required to be disbursed, the purpose for which the disbursement is to be made, the person to which the disbursement is to be paid and state that such disbursement is for a Project cost; and
- (ii) certify that no portion of the amount then being requested to be disbursed was set forth in any Officers Certificate previously filed requesting disbursement.

Each such Officer's Certificate shall be sufficient evidence to the Fiscal Agent of the facts stated therein and the Fiscal Agent shall have no duty to confirm the accuracy of such facts.

(C) Investment. Moneys in the Improvement Fund and the accounts established thereunder shall be invested and deposited in accordance with Section 6.01. Interest earnings

and profits from the investment of amounts in the Improvement Fund shall be retained by the Fiscal Agent in the Improvement Fund to be used for the purposes of the Improvement Fund.

(D) Closing of Fund. Upon the filing of an Officer's Certificate stating that the portion of the Project to be financed from the Improvement Fund and the accounts established thereunder has been completed and that all costs of such portion of the Project and all Administrative Expenses of the District have been paid, the Fiscal Agent shall transfer the amount, if any, remaining in the Improvement Fund to the Bond Fund for application to the payment of principal of and interest on the Bonds in accordance with Section 4.02 and the Improvement Fund shall be closed.

Section 3.05. Costs of Issuance Fund.

(A) Establishment of Costs of Issuance Fund. There is hereby established as a separate fund to be held by the Fiscal Agent, the Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds Costs of Issuance Fund, to the credit of which a deposit shall be made as required by Section 3.02. Moneys in the Costs of Issuance Fund shall be held in trust by the Fiscal Agent and shall be disbursed as provided in subsection (B) of this Section for the payment or reimbursement of Costs of Issuance of the 2019 Bonds.

(B) Disbursement. Amounts in the Costs of Issuance Fund shall be disbursed from time to time to pay Costs of Issuance, as set forth in an Officer's Certificate containing respective amounts to be paid to the designated payees, signed by an Authorized Officer or a designee thereof and delivered to the Fiscal Agent. The Fiscal Agent shall pay all Costs of Issuance of the Bonds upon receipt of an invoice from any such payee which requests payment in an amount which is less than or equal to the amount set forth with respect to such payee in such Officer's Certificate, or upon receipt of an Officer's Certificate requesting payment of a Cost of Issuance not listed on the initial Officer's Certificate delivered to the Fiscal Agent on the Closing Date of the Bonds. Each such Officer's Certificate shall be sufficient evidence to the Fiscal Agent of the facts stated therein and the Fiscal Agent shall have no duty to confirm the accuracy of such facts. The Fiscal Agent shall maintain the Costs of Issuance Fund for a period of 6 months, from the Closing Date of the Bonds and then shall transfer any moneys remaining therein, including any investment earnings thereon, to the Bond Fund for payment of debt service on the 2019 Bonds. Thereafter, every invoice received by the Fiscal Agent shall be submitted to the Chief Financial Officer for payment from amounts on deposit in the Special Tax Fund.

(C) Investment. Moneys in the Costs of Issuance Fund shall be invested and deposited in accordance with Section 6.01. Interest earnings and profits resulting from said investment shall be retained by the Fiscal Agent in the Costs of Issuance Fund to be used for the purposes of such fund.

ARTICLE IV

SPECIAL TAX REVENUES; BOND FUND AND RESERVE FUND

Section 4.01. Pledge of Special Tax Revenues and Other Amounts. All of the Special Tax Revenues and all moneys deposited in the Bond Fund and, until disbursed as provided herein, in the Improvement Fund and the Special Tax Fund are hereby pledged to secure the repayment of the Bonds. In addition, the 2019 Bonds shall be secured by a pledge and lien on the 2019 Reserve Account of the Reserve Fund, and each Series of Additional Bonds shall be secured by a separate reserve account established within the Reserve Fund as set forth in a Supplemental Agreement. Such pledge shall constitute a first lien on the Special Tax Revenues and said amounts. The Special Tax Revenues and all moneys deposited into such funds (except as otherwise provided herein) are hereby dedicated in their entirety to the payment of the principal of, including any mandatory sinking fund payments, and interest and any premium on, the Bonds as provided herein and in the Act until all of the Bonds have been paid and retired or until moneys or Federal Securities have been set aside irrevocably for that purpose in accordance with Section 9.03.

Amounts in the Costs of Issuance Fund for any series of Bonds are not pledged to the repayment of the Bonds. The facilities acquired with the proceeds of the Bonds are not in any way pledged to pay the Debt Service on the Bonds. Any proceeds of condemnation, destruction or other disposition of any facilities financed with the proceeds of the Bonds are not pledged to pay the Debt Service on the Bonds and are free and clear of any lien or obligation imposed hereunder.

Section 4.02. Bond Fund.

(A) Establishment of Bond Fund. There is hereby established as a separate fund to be held by the Fiscal Agent, the Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds Bond Fund, to the credit of which deposits shall be made as required by Section 3.03(B), Section 4.03 and any other amounts required to be deposited therein by this Agreement or the Act. Moneys in the Bond Fund shall be held in trust by the Fiscal Agent for the benefit of the Owners of the Bonds, shall be disbursed for the payment of the principal of, and interest and any premium on, the Bonds as provided below, and, pending such disbursement, shall be subject to a lien in favor of the Owners of the Bonds.

Within the Bond Fund there is hereby established the Prepayment Account, which shall be used exclusively for the administration of any prepayments of Special Taxes to assure the timely redemption of Bonds. Monies in the Prepayment Account shall be used to redeem Bonds on the redemption date specified in the notice to the Fiscal Agent given pursuant to Section 2.03(A)(ii). In the event all of the Special Taxes are prepaid in full, the Prepayment Account shall be closed.

(B) Disbursements. On each Interest Payment Date, the Fiscal Agent shall withdraw from the Bond Fund and pay to the Owners of the Bonds the principal of, and interest and any premium, then due and payable on the Bonds, including any amounts due on the Bonds by reason of the sinking payments set forth in Section 2.03(A)(iii) or any redemption of the Bonds under Section 2.03(A)(i).

In the event that amounts in the Bond Fund are insufficient to pay regularly scheduled payments of principal of and interest on any series of Bonds, the Fiscal Agent shall withdraw

from the respective reserve account within the Reserve Fund established for such series of Bonds to the extent of any funds therein, the amount of such insufficiency, and the Fiscal Agent shall provide written notice to the Chief Financial Officer of the amounts so withdrawn from the Reserve Fund. Amounts so withdrawn from the Reserve Fund shall be deposited in the Bond Fund.

If, after the foregoing transfer, there are insufficient funds in the Bond Fund to make the payments provided for to pay regularly scheduled payments of principal of and interest on the Bonds, the Fiscal Agent shall apply the available funds first to the payment of interest on the Bonds, then to the payment of principal due on the Bonds other than by reason of sinking payments, and then to payment of principal due on the Bonds by reason of sinking payments. Any sinking payment not made as scheduled shall be added to the sinking payment to be made on the next sinking payment date.

(C) Investment. Moneys in the Bond Fund shall be invested and deposited in accordance with Section 6.01. Interest earnings and profits resulting from such investment and deposit shall be retained in the Bond Fund to be used for the purposes of such fund.

(D) Deficiency. If 10 days before any Interest Payment Date it appears to the Fiscal Agent that there is a danger of deficiency in the Bond Fund and that the Fiscal Agent may be unable to pay regularly scheduled debt service on the Bonds in a timely manner, the Fiscal Agent shall report to the Chief Financial Officer such fact. The City covenants to increase the levy of the Special Taxes in the next Fiscal Year (subject to the maximum amount authorized by the Resolution of Formation) in accordance with the procedures set forth in the Act for the purpose of curing Bond Fund deficiencies.

If on any Interest Payment Date the Fiscal Agent is unable to pay principal, interest and premium, if any, due on any Interest Payment Date for the Bonds due to insufficient funds in the Bond Fund, or if funds are withdrawn from the Reserve Fund to pay principal and/or interest on the Bonds the Fiscal Agent shall notify the Chief Financial Officer in writing of such fact, and the Chief Financial Officer shall notify CDIAC of such fact within 10 days of such Interest Payment Date. The Fiscal Agent has no obligation under this Agreement to provide notice or disclosure to the Bondowners of insufficient funds or anticipation of deficiency in the Bond Fund.

Section 4.03. Reserve Fund.

(A) Establishment of Fund. There is hereby established as a separate fund to be held by the Fiscal Agent, the Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds Reserve Fund, and within the Reserve Fund shall be established a "2019 Reserve Account," to the credit of which a deposit shall be made as required by Section 3.02 and deposits shall be made as provided in Section 3.03(B). For each series of Additional Bonds, the Fiscal Agent shall establish a separate subaccount within the Reserve Fund for such series and moneys in each subaccount shall be held in trust by the Fiscal Agent for the benefit of the Owners of the respective series of Bonds.

The City has the right to either meet the Reserve Requirement at the time of issuance of a series of Bonds or at any time thereafter to cause the Fiscal Agent to release cash from the Reserve Fund, in whole or in part, by tendering to the Fiscal Agent: (1) a Qualified Reserve Fund Credit Instrument, and (2) in the case of a release, an opinion of Bond Counsel stating that such release will not, of itself, cause the portion of the interest on the Bonds secured

thereby to become includable in gross income for purposes of federal income taxation. Upon tender of such items to the Fiscal Agent in connection with a release of cash, the Fiscal Agent will transfer such funds to the City. Prior to the expiration of any Qualified Reserve Fund Credit Instrument, if applicable, the City is obligated either to replace such Qualified Reserve Fund Credit Instrument with a new Qualified Reserve Fund Credit Instrument, or to deposit or cause to be deposited with the Fiscal Agent an amount of funds such that the funds on deposit in the Reserve Fund together with all Qualified Reserve Fund Credit Instruments held by the Fiscal Agent is at least equal to the Reserve Requirement (which funds may come from a draw by the Fiscal Agent on the Qualified Reserve Fund Credit Instrument prior to its expiration).

(B) Use of Fund. Except as otherwise provided in this Section, all amounts deposited in a reserve account of the Reserve Fund shall be used and withdrawn by the Fiscal Agent solely for the purpose of making transfers to the Bond Fund in the event of any deficiency within five days prior to any Interest Payment Date in the Bond Fund of the amount required for payment of the principal of, and interest on, the respective series of Bonds on such Interest Payment Date. Whenever transfer is made from the Reserve Fund to the Bond Fund due to a deficiency in the Bond Fund, the Fiscal Agent shall provide written notice thereof to the Chief Financial Officer.

(C) Transfer of Excess of Reserve Requirement. Whenever, on the Business Day prior to any Interest Payment Date, the amount in any reserve account within the Reserve Fund exceeds the Reserve Requirement for the applicable series of Bonds covered by such reserve account, the Fiscal Agent shall provide written notice to the Chief Financial Officer of the amount of the excess. The Chief Financial Officer shall advise the Fiscal Agent in writing of the amount, if any, of any transfer required pursuant to Section 4.03(D) and 6.02 below, and otherwise direct the Fiscal Agent to transfer an amount equal to the excess to the Improvement Fund, if the Project has not been completed as of the date of such transfer, or if the Project has been completed, to the Bond Fund to be used for the payment of the principal of and interest on the Outstanding Bonds covered by the applicable reserve account in accordance with Section 4.02; provided, that to the extent that such excess results from the prepayment of Special Taxes and redemption of Bonds as provided in an Officer's Certificate in accordance with Section 2.03(B), such amount shall be transferred to the Prepayment Account and applied to the corresponding redemption of Bonds.

(D) Transfer for Rebate Purposes. Investment earnings on amounts in the Reserve Fund may be withdrawn from the Reserve Fund for purposes of making payment to the federal government to comply with Section 6.02.

(E) Transfer When Balance Exceeds Outstanding Bonds. Whenever the balance in a reserve account of the Reserve Fund exceeds the amount required to redeem or pay the Outstanding Bonds covered by such reserve account, including interest accrued to the date of payment or redemption and premium, if any, due upon redemption, and after making any transfer required under Section 4.03(D) above and upon receipt of an Officer's Certificate directing it to do so, the Fiscal Agent shall transfer the amount in the applicable reserve account of the Reserve Fund to the Bond Fund to be applied, on the next succeeding Interest Payment Date to the payment and redemption, in accordance with Section 4.02 or 2.03 as applicable, of all such Outstanding Bonds. In the event that the amount so transferred to the Bond Fund exceeds the amount required to pay and redeem the Outstanding Bonds covered by the applicable reserve account, the balance in such reserve account shall be transferred to the City, after payment of any amounts due the Fiscal Agent hereunder, to be used for any lawful purpose of the City.

Notwithstanding the foregoing, no amounts shall be transferred from a reserve account of the Reserve Fund pursuant to this Section 4.03(E) until after the calculation, pursuant to Section 6.02, of any amounts due to the federal government following payment of the respective series of Bonds and withdrawal of any such amount under Section 4.03(D) for purposes of making such payment to the federal government, and payment of any fees and expenses due to the Fiscal Agent.

(F) Investment. Moneys in each reserve account of the Reserve Fund shall be invested and deposited in accordance with Section 6.01. Interest earnings and profits resulting from such investment and deposit shall be retained in the applicable reserve account of the Reserve Fund to be used and disbursed as provided in this Section 4.03.

ARTICLE V

OTHER COVENANTS OF THE CITY

Section 5.01. Punctual Payment. The City will punctually pay or cause to be paid the principal of, and interest and any premium on, the Bonds when and as due in strict conformity with the terms of this Agreement, and it will faithfully observe and perform all of the conditions covenants and requirements of this Agreement and all Supplemental Agreements and of the Bonds.

Section 5.02. Limited Obligation. The Bonds are limited obligations of the City on behalf of the District and are payable solely from and secured solely by the Special Tax Revenues and the amounts in certain funds created hereunder as, and to the extent, set forth in Section 4.01.

Section 5.03. Extension of Time for Payment. In order to prevent any accumulation of claims for interest after maturity, the City shall not, directly or indirectly, extend or consent to the extension of the time for the payment of any claim for interest on any of the Bonds and shall not, directly or indirectly, be a party to the approval of any such arrangement by purchasing or funding said claims for interest or in any other manner. In case any such claim for interest shall be extended or funded, whether or not with the consent of the City, such claim for interest so extended or funded shall not be entitled, in case of default hereunder, to the benefits of this Agreement, except subject to the prior payment in full of the principal of all of the Bonds then Outstanding and of all claims for interest which shall not have been so extended or funded.

Section 5.04. Against Encumbrances. The City will not encumber, pledge or place any charge or lien upon any of the Special Tax Revenues or other amounts pledged to the Bonds superior to or on a parity with the pledge and lien herein created for the benefit of the Bonds, except as permitted by this Agreement.

Section 5.05. Books and Accounts. The City will keep, or cause to be kept, proper books of record and accounts, separate from all other records and accounts of the City, in which complete and correct entries shall be made of all transactions relating to the expenditure of amounts disbursed from the Special Tax Fund and to the Special Tax Revenues. Such books of record and accounts shall at all times during business hours be subject to the inspection of the Fiscal Agent and the Owners of not less than 10% of the principal amount of the Bonds then Outstanding, or their representatives duly authorized in writing.

The Fiscal Agent will keep, or cause to be kept, proper books of record and accounts, separate from all other records and accounts of the Fiscal Agent, in which complete and correct entries shall be made of all transactions relating to the expenditure of amounts disbursed from the Bond Fund, the Reserve Fund, the Improvement Fund and the Costs of Issuance Fund. Such books of record and accounts shall at all times during business hours and upon reasonable prior notice, be subject to the inspection of the City and the Owners of not less than 10% of the principal amount of the Bonds then Outstanding, or their representatives duly authorized in writing.

The Fiscal Agent may establish and maintain for so long as is necessary one or more temporary funds and accounts under this Agreement.

Section 5.06. Protection of Security and Rights of Owners. The City will preserve and protect the security of the Bonds and the rights of the Owners, and will warrant and defend their

rights against all claims and demands of all persons. From and after the delivery of any of the Bonds by the City, the Bonds shall be incontestable by the City.

Section 5.07. Compliance with Law; Completion of Project. The City will comply with all applicable provisions of the Act and the law in completing the acquisition and construction of the Project; provided that the City shall have no obligation to advance any funds to complete the Project in excess of the amounts available therefor in the Improvement Fund.

Section 5.08. Private Activity Bond Limitation. The City shall assure that the proceeds of the 2019 Bonds are not so used as to cause the 2019 Bonds to satisfy the private business tests of Section 141(b) of the Code or the private loan financing test of Section 141(c) of the Code.

Section 5.09. Federal Guarantee Prohibition. The City shall not take any action or permit or suffer any action to be taken if the result of the same would be to cause any of the 2019 Bonds to be "federally guaranteed" within the meaning of Section 149(b) of the Code.

Section 5.10. Collection of Special Tax Revenues. The City shall comply with all requirements of the Act so as to assure the timely collection of Special Tax Revenues, including without limitation, the enforcement of delinquent Special Taxes.

On or within five (5) Business Days of each June 1, the Fiscal Agent shall provide the Chief Financial Officer with a notice stating the amount then on deposit in the Bond Fund and the reserve accounts of the Reserve Fund. The receipt of such notice by the Chief Financial Officer shall in no way affect the obligations of the Chief Financial Officer under the following two paragraphs. Upon receipt of such notice, the Chief Financial Officer shall ascertain the relevant parcels on which the Special Taxes are to be levied, taking into account any parcel splits during the preceding and then current year.

The City shall effect the levy of the Special Taxes each Fiscal Year in accordance with the Ordinance such that the computation of the levy is complete before the final date on which the County Auditor will accept the transmission of the Special Tax amounts for the parcels within the District for inclusion on the next secured real property tax roll. Upon the completion of the computation of the amounts of the levy, the City shall prepare or cause to be prepared, and shall transmit to the Chief Financial Officer, such data as the County Auditor requires to include the levy of the Special Taxes on the next secured real property tax roll.

The City shall fix and levy the amount of Special Taxes within the District required for the payment of principal of and interest on any outstanding Bonds of the District becoming due and payable during the ensuing Bond Year, including any necessary replenishment or expenditure of amounts in the Reserve Fund and an amount estimated to be sufficient to pay the Administrative Expenses during such year, all in accordance with the Special Tax Formula and the Ordinance. In any event, the Special Taxes so levied shall not exceed the authorized amounts as provided in the proceedings pursuant to the Resolution of Formation.

The Special Taxes shall be payable and be collected in the same manner and at the same time and in the same installment as the general taxes on real property are payable, and have the same priority, become delinquent at the same times and in the same proportionate amounts and bear the same proportionate penalties and interest after delinquency as do the general taxes on real property. Notwithstanding the foregoing, the Special Taxes may be

collected in such other manner as the City shall prescribe if necessary to pay the debt service on the Bonds.

Section 5.11. Further Assurances. The City will adopt, make, execute and deliver any and all such further resolutions, instruments and assurances as may be reasonably necessary or proper to carry out the intention or to facilitate the performance of this Agreement, and for the better assuring and confirming unto the Owners of the rights and benefits provided in this Agreement.

Section 5.12. No Arbitrage. The City shall not take, or permit or suffer to be taken by the Fiscal Agent or otherwise, any action with respect to the gross proceeds of the Bonds which if such action had been reasonably expected to have been taken, or had been deliberately and intentionally taken, on the Closing Date would have caused the Bonds to be "arbitrage bonds" within the meaning of Section 148 of the Code and Regulations.

Section 5.13. Maintenance of Tax-Exemption. The City shall take all actions necessary to assure the exclusion of interest on the Bonds from the gross income of the Owners of the Bonds to the same extent as such interest is permitted to be excluded from gross income under the Code as in effect on the date of issuance of the Bonds.

Section 5.14. Annual State Reports. The following requirements shall apply to the Bonds:

(A) Annual Reporting. Not later than October 30 of each calendar year, beginning with the October 30 first succeeding the date of the Bonds, and in each calendar year thereafter until the October 30 following the final maturity of the Bonds, the City shall prepare and supply the California Debt and Investment Advisory Commission ("CDIAC"), by mail, postage prepaid, with the information required under Section 53359.5(b) of the Act. Not later than January 1 of the year following issuance of the Bonds, and at least once a year thereafter, the Chief Financial Officer shall file a report with the City Council in accordance with the requirements of Government Code Section 53411, which report shall contain: (a) the amount of Special Taxes collected and expended; and (b) if applicable, the status of the Project financed by the District. In addition, no later than seven months after the end of the City's fiscal year, the City shall prepare and supply to CDIAC the information required by Section 8855(k) of the Government Code. The annual reporting shall be made using such form or forms as may be prescribed by CDIAC.

(B) Other Reporting. If at any time the Fiscal Agent fails to pay principal and interest due on any scheduled payment date for the Bonds, or if funds are withdrawn from the Reserve Fund to pay principal and interest on the Bonds, the Fiscal Agent shall notify the Chief Financial Officer of such failure or withdrawal in writing. An official of the City shall notify CDIAC pursuant to Government Code Section 53359.5(c) within 10 days of the occurrence of any of the following events: (i) the scheduled principal or interest on the Bonds is not paid; or (ii) a draw on the Reserve Fund to pay to pay principal and interest on the Bonds which draw causes the Reserve Fund to be reduced to an amount less than the Reserve Requirement.

(C) Amendment. The reporting requirements of this Section 5.14 shall be amended from time to time, without action by the City or the Fiscal Agent, to reflect any amendments to the applicable provisions of the Government Code, including the Act.

(D) Reports to Bondowners. The Chief Financial Officer shall provide copies of any reports required by this Section to any Bondowner upon the written request of a Bondowner and payment by the person requesting the information of the cost of the City to photocopy and pay any postage or other delivery cost to provide the same, as determined by the Chief Financial Officer. The term "Bondowner" for purposes of this Section shall include any beneficial owner of the Bonds as described in Section 2.12.

(E) No Liability. None of the City and its officers, agents and employees, the Finance Director or the Fiscal Agent shall be liable for any inadvertent error in reporting the information required by this Section.

Section 5.15. Covenant to Foreclose. The City hereby covenants with and for the benefit of the Owners of the Bonds that it will annually on or before September 1 of each year review the public records of the County of Placer relating to the collection of the Special Tax in order to determine the amount of the Special Tax collected in the prior Fiscal Year, and if the City determines on the basis of such review that the amount so collected is deficient by more than 5% of the total amount of the Special Tax levied in such Fiscal Year, it will within 30 days thereafter institute foreclosure proceedings as authorized by the Act in order to enforce the lien of the delinquent installment of the Special Tax against each separate lot or parcel of land in the District for which such installment of the Special Tax is delinquent, and will diligently prosecute and pursue such foreclosure proceedings to judgment and sale; *provided*, that if the City determines on the basis of such review that (a) the amount so collected is deficient by less than 5% of the total amount of the Special Tax levied in the District in such Fiscal Year, but that property owned by any single property owner in the District is delinquent by more than \$5,000 with respect to the Special Tax due and payable by such property owner in such Fiscal Year, or (b) property owned by any single property owner in the District is delinquent cumulatively by more than \$3,250 with respect to the current and past Special Tax due (irrespective of the total delinquencies in the District), then the City will institute, prosecute and pursue such foreclosure proceedings in the time and manner provided herein against each such property owner. The Treasurer or Finance Director shall notify legal counsel of any such delinquency of which it is aware, and such legal counsel shall commence, or cause to be commenced, such actions to collect such delinquencies and subsequent foreclosure proceedings in such a manner as such counsel deems appropriate.

Section 5.16. Continuing Disclosure to Owners. The City hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate. Notwithstanding any other provision of this Agreement, failure of the City to comply with the Continuing Disclosure Certificate shall not be considered a default hereunder; provided, any Participating Underwriter or any holder or beneficial owner of the Bonds may take such actions as may be necessary and appropriate to compel performance by the City of its obligations thereunder, including seeking mandate or specific performance by court order.

Section 5.17. Additional Bonds.

(A) Issuance of Additional Bonds. In addition to the 2019 Bonds, the City may, by a Supplemental Agreement, authorize the issuance of one or more additional series of special tax bonds (the "Additional Bonds"), payable from Special Taxes and secured by the Special Tax Revenues and other amounts pledged to the Bonds, as and to the extent set forth in Section 4.01, equally and ratably with 2019 Bonds, and the City may issue, and the Fiscal Agent may authenticate and deliver to the purchaser thereof, such Additional Bonds in the principal amount

as shall be determined by the City, subject to the following specific conditions, which are hereby made conditions precedent to the issuance of any such Additional Bonds:

- (i) No default in the 2019 Bonds shall have occurred and then be continuing,
- (ii) The issuance of the Additional Bonds shall have been duly authorized by the City, and not exceed the maximum bonded indebtedness authorized for the District.
- (iii) The Additional Bonds shall be payable as to principal on September 1 in each year in which principal becomes due, and shall be payable as to interest semiannually on March 1 and September 1.
- (iv) There shall be deposited into a reserve account of the Reserve Fund, an amount at least equal to the Reserve Requirement with respect to such Additional Bonds.
- (v) After giving effect to the issuance of the Additional Bonds:
 - (a) For each Bond Year the Additional Bonds are Outstanding, projected Special Taxes Revenues, if levied at the maximum annual Special Tax rates per the Special Tax Formula, in each Fiscal Year are at least equal to 110% of Debt Service due in the Bond Year that begins in the corresponding Fiscal Year, as calculated by the special tax consultant to the City; and
 - (b) Both of the following conditions are met:
 - (i) Regarding All Parcels in the District: The aggregate value of all parcels in the District subject to the Special Tax, including then existing improvements and any facilities to be constructed or acquired with the proceeds of the Additional Bonds, as determined by an MAI appraisal, assessed valuations shown on the then current County tax roll, or by a combination of both methods, is at least 3.00 times the sum of (1) the aggregate principal amount of all Bonds then Outstanding, plus (2) the aggregate principal amount of the Additional Bonds proposed to be issued, plus (3) the aggregate principal amount of any bonds then outstanding and payable from assessments which are a lien against property in the District, plus (4) a portion of the aggregate principal amount of all bonds issued under the Act, other than Bonds then Outstanding, payable at least partially from special taxes to be levied on parcels of land subject to the Special Tax within the District (the “**Other Mello-Roos Bonds**”) equal to the aggregate principal amount of the Other Mello-Roos Bonds multiplied by a fraction, the numerator of which is the amount of special taxes levied for the Other Mello-Roos Bonds on parcels of land within the District subject to the Special Tax, and the denominator of which is the total amount of special taxes levied for the Other Mello-Roos Bonds on all parcels of land subject to the Special Tax against which the special taxes are levied to pay the Other Mello-Roos Bonds (such fraction to be determined based upon the special taxes which could be levied the year in which maximum annual debt service on the Other Mello-Roos Bonds occurs), based upon information from the most recent available Fiscal Year.

(ii) Regarding Recently Annexed Parcels: The aggregate value of the Recently Annexed Parcels, including then existing improvements and any facilities to be constructed or acquired with the proceeds of the Additional Bonds, as determined by an MAI appraisal, assessed valuations shown on the then current County tax roll, or by a combination of both methods, is at least 3.00 times the sum of (1) the Attributable Principal Amount of all Bonds then Outstanding, plus (2) the Attributable Principal Amount of the Additional Bonds proposed to be issued, plus (3) the Attributable Principal Amount of any bonds then outstanding and payable from assessments which are a lien against property in the District, plus (4) the Attributable Principal Amount of the allocation of Other Mello-Roos Bonds determined to be applicable to the District pursuant to subsection (i) directly above.

As used herein, "*Recently Annexed Parcels*" means all parcels in the District subject to the Special Tax which were annexed into the District following the closing date for the then-most recently issued series of Bonds, and "*Attributable Principal Amount*" means for the Bonds or any Other Mello-Roos Bonds, calculated separately, an amount equal to the aggregate outstanding principal amount of such Bonds or Other Mello-Roos Bonds multiplied by a fraction, the numerator of which is the amount of special taxes that will be levied for such Bonds or Other Mello-Roos Bonds on Recently Annexed Parcels in the first fiscal year in which the levy includes debt service for the applicable series of Additional Bonds, and the denominator of which is the total amount of special taxes that will be levied for the Bonds or Other Mello-Roos Bonds on all parcels of land in the District against which the special taxes are levied to pay the Bonds or Other Mello-Roos Bonds in such fiscal year.

Nothing in this Section or in this Agreement shall prevent or be construed to prevent the Supplemental Agreement providing for the issuance of Additional Bonds from pledging or otherwise providing, in addition to the security given or intended to be given by this Agreement, additional security for the benefit of such Additional Bonds or any portion thereof.

Additional Bonds may be issued for the purpose of refunding any outstanding Bonds without meeting the foregoing conditions so long as debt service on the refunding Bonds in each Bond Year is less than debt service on the Bonds refunded.

Nothing in this Agreement shall be interpreted to prohibit issuance of bonds or Additional Bonds secured on a subordinate basis to the Bonds.

(B) Proceedings for Issuance of Additional Bonds. Whenever the City shall determine to issue Additional Bonds:

(i) The City shall authorize the execution of a Supplemental Agreement specifying the principal amount and prescribing the forms of the Additional Bonds and providing the terms, conditions, distinctive designation, denominations, methods of numbering, date, maturity date or dates, interest rate or rates (or the manner of determining same), interest payment dates, redemption provisions (including the amount and dates of mandatory sinking fund payments, if any), place or places of payment of principal or redemption price, if any, application of the proceeds thereof and any other provisions respecting the Additional Bonds not inconsistent with the terms of this Agreement, and

(ii) The Fiscal Agent shall receive an Officer's Certificate stating that the requirements of Section 5.17(A) have been met.

Section 5.18. Yield of the Bonds. In determining the yield of the Bonds to comply with Section 5.12 and Section 6.02, the City will take into account redemption (including premium, if any) in advance of maturity based on the reasonable expectations of the City, as of the closing date of the Bonds, without regard to whether or not redemption moneys are received or Bonds are redeemed.

ARTICLE VI

INVESTMENTS; DISPOSITION OF INVESTMENT PROCEEDS; LIABILITY OF THE CITY

Section 6.01. Deposit and Investment of Moneys in Funds. Subject in all respects to the provisions of Section 6.02, moneys in any fund or account created or established by this Agreement and held by the Fiscal Agent, shall be invested by the Fiscal Agent in Permitted Investments, as directed pursuant to an Officer's Certificate filed with the Fiscal Agent at least two (2) Business Days in advance of the making of such investments. In the absence of any such Officer's Certificate, the Fiscal Agent shall hold such moneys uninvested and notify the Finance Director that it is doing so until further direction is received from the Finance Director. Subject in all respects to the provisions of Section 6.02, moneys in any fund or account created or established by this Agreement and held by the Finance Director shall be invested by the Finance Director in any lawful investments that the City may make, which by their terms mature prior to the date on which such moneys are required to be paid out hereunder. Obligations purchased as an investment of moneys in any fund shall be deemed to be part of such fund or account, subject, however, to the requirements of this Agreement for transfer of interest earnings and profits resulting from investment of amounts in funds and accounts.

The Fiscal Agent may act as principal or agent in the acquisition or disposition of any investment. The Fiscal Agent shall not incur any liability for losses arising from any investments made pursuant to this Section. Any losses arising from any investments made pursuant to this Section shall be offset against interest earnings and profits retained in the same fund.

Except as otherwise provided in the next sentence, all investments of amounts deposited in any fund or account created by or pursuant to this Agreement, or otherwise containing gross proceeds of the Bonds (within the meaning of Section 148 of the Code), shall be acquired, disposed of, and valued (as of the date that valuation is required by this Agreement or the Code) at Fair Market Value. Investments in funds or accounts (or portions thereof) that are subject to a yield restriction under applicable provisions of the Code and (unless valuation is undertaken at least annually) investments in the Reserve Fund shall be valued by the City at their present value (within the meaning of Section 148 of the Code). For purposes of any Fair Market Value determination hereunder, the Fiscal Agent shall be entitled to conclusively rely on an Officer's Certificate of the City and shall be fully protected in relying thereon.

Investments in any and all funds and accounts may be commingled in a separate fund or funds for purposes of making, holding and disposing of investments, notwithstanding provisions herein for transfer to or holding in or to the credit of particular funds or accounts of amounts received or held by the Fiscal Agent or the Finance Director hereunder, provided that the Fiscal Agent or the Finance Director, as applicable, shall at all times account for such investments strictly in accordance with the funds and accounts to which they are credited and otherwise as provided in this Agreement.

The Fiscal Agent or the Finance Director, as applicable, shall sell or present for redemption, any investment security whenever it shall be necessary to provide moneys to meet any required payment, transfer, withdrawal or disbursement from the fund or account to which such investment security is credited and neither the Fiscal Agent nor the Finance Director shall be liable or responsible for any loss resulting from the acquisition or disposition of such investment security in accordance herewith.

The City acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the City the right to receive brokerage confirmations of security transactions as they occur, the City specifically waives receipt of such confirmations to the extent permitted by law. The Fiscal Agent will furnish the City periodic cash transaction statements which include detail for all investment transactions made by the Fiscal Agent hereunder.

Section 6.02. Rebate of Excess Investment Earnings to the United States. The City covenants to calculate and rebate to the federal government, in accordance with the Regulations, excess investment earnings to the extent required by Section 148(f) of the Code.

The City shall notify the Fiscal Agent of any amounts determined to be due to the federal government, and the Fiscal Agent shall, upon receipt of an Officer's Certificate of the City, withdraw such amounts from the Reserve Fund pursuant to Section 4.03(D), and pay such amounts to the federal government as directed by the Officer's Certificate which shall comply with the requirements of the Code and the Regulations. In the event of any shortfall in amounts available to make such payments under Section 4.03(D), the Fiscal Agent shall notify the Finance Director in writing of the amount of the shortfall and the Finance Director shall make such payment from any amounts available in the Special Tax Fund. Any fees or expenses incurred by the Fiscal Agent or the City under or pursuant to this Section 6.02 shall be Administrative Expenses. The Fiscal Agent may rely conclusively upon the City's determinations, calculations and certifications required by this Section. The Fiscal Agent shall have no responsibility to independently make any calculation or determination or to review the City's calculations hereunder.

In order to provide for the administration of this Section 6.02, the City may provide for the employment of independent attorneys, accountants and consultants compensated on such reasonable basis as the City may deem appropriate.

Section 6.03. Limited Obligation. The City's obligations hereunder are limited obligations of the City on behalf of the District and are payable solely from and secured solely by the Special Tax Revenues and the amounts in the Special Tax Fund, the Bond Fund and the Reserve Fund created hereunder.

ARTICLE VII

THE FISCAL AGENT

Section 7.01. Appointment of Fiscal Agent. The Bank of New York Mellon Trust Company, N.A., at its Principal Office, is hereby appointed Fiscal Agent for the Bonds. The Fiscal Agent undertakes to perform such duties, and only such duties, as are specifically set forth in this Agreement, and no implied covenants or obligations shall be read into this Agreement against the Fiscal Agent.

Any company into which the Fiscal Agent may be merged or converted or with which it may be consolidated or any company resulting from any merger, conversion or consolidation to which it shall be a party or any company to which the Fiscal Agent may sell or transfer all or substantially all of its corporate trust business, provided such company shall be eligible under the following paragraph of this Section, shall be the successor to such Fiscal Agent without the execution or filing of any paper or any further act, anything herein to the contrary notwithstanding.

The City may remove the Fiscal Agent initially appointed, and any successor thereto, with 30 days' prior notice, and may appoint a successor or successors thereto, but any such successor shall be a bank, national banking association or trust company having a combined capital (exclusive of borrowed capital) and surplus of at least Fifty Million Dollars (\$50,000,000) including, for such purpose, the combined capital and surplus of any parent holding company, and subject to supervision or examination by federal or state authority. If such bank, national banking association or trust company publishes a report of condition at least annually, pursuant to law or to the requirements of any supervising or examining authority above referred to, then for the purposes of this Section 7.01, combined capital and surplus of such bank, national banking association or trust company shall be deemed to be its combined capital and surplus as set forth in its most recent report of condition so published.

The Fiscal Agent may at any time resign by giving written notice to the City and by giving to the Owners notice by mail of such resignation. Upon receiving notice of such resignation, the City shall promptly appoint a successor Fiscal Agent by an instrument in writing. Any resignation or removal of the Fiscal Agent shall become effective upon acceptance of appointment by the successor Fiscal Agent.

If no appointment of a successor Fiscal Agent shall be made pursuant to the foregoing provisions of this Section within thirty (30) days after the Fiscal Agent shall have given to the City written notice or after a vacancy in the office of the Fiscal Agent shall have occurred by reason of its inability to act, the Fiscal Agent or any Bondowner may apply to any court of competent jurisdiction to appoint a successor Fiscal Agent. Said court may thereupon, after such notice, if any, as such court may deem proper, appoint a successor Fiscal Agent.

Section 7.02. Liability of Fiscal Agent. The recitals of facts, covenants and agreements herein and in the Bonds contained shall be taken as statements, covenants and agreements of the City, and the Fiscal Agent assumes no responsibility for the correctness of the same, or makes any representations as to the validity or sufficiency of this Agreement or of the Bonds, or shall incur any responsibility in respect thereof, other than in connection with the duties or obligations herein or in the Bonds assigned to or imposed upon it. The Fiscal Agent shall not be liable in connection with the performance of its duties hereunder, except for its own negligence or willful default. The Fiscal Agent assumes no responsibility or liability for any information,

statement or recital in any offering memorandum or other disclosure material prepared or distributed with respect to the issuance of the Bonds. The Fiscal Agent has no liability regarding the use of the proceeds from the purchase of the Bonds deposited in funds held by the City.

In the absence of bad faith, the Fiscal Agent may conclusively rely, as to the truth of the statements and the correctness of the opinions expressed therein, upon certificates or opinions furnished to the Fiscal Agent and conforming to the requirements of this Agreement, including all Officer's Certificates of the City meeting such requirements; but in the case of any such certificates or opinions by which any provision hereof are specifically required to be furnished to the Fiscal Agent, the Fiscal Agent shall be under a duty to examine the same to determine whether or not they conform to the requirements of this Agreement. Except as provided above in this paragraph, the Fiscal Agent shall be protected and shall incur no liability in acting or proceeding, or in not acting or not proceeding, in good faith, reasonably and in accordance with the terms of this Agreement, upon any resolution, order, notice, request, consent or waiver, certificate, statement, affidavit, or other paper or document which it shall in good faith reasonably believe to be genuine and to have been adopted or signed by the proper person or to have been prepared and furnished pursuant to any provision of this Agreement, and the Fiscal Agent shall not be under any duty to make any investigation or inquiry as to any statements contained or matters referred to in any such instrument.

The Fiscal Agent shall not be liable for any error of judgment made in good faith by a responsible officer unless it shall be proved that the Fiscal Agent was negligent in ascertaining the pertinent facts.

No provision of this Agreement shall require the Fiscal Agent to expend or risk its own funds or otherwise incur any financial liability in the performance of any of its duties hereunder, or in the exercise of any of its rights or powers, if it shall have reasonable grounds for believing that repayment of such funds or adequate indemnity against such risk or liability is not reasonably assured to it.

The Fiscal Agent shall be under no obligation to exercise any of the rights or powers vested in it by this Agreement at the request or direction of any of the Owners pursuant to this Agreement unless such Owners shall have offered to the Fiscal Agent reasonable security or indemnity against the costs, expenses and liabilities which might be incurred by it in compliance with such request or direction.

The Fiscal Agent shall not be considered in breach of or in default in its obligations hereunder or progress in respect thereto in the event of unavoidable delay in the performance of such obligations due to unforeseeable causes beyond its control and without its fault or negligence, including, but not limited to, Acts of God or of the public enemy or terrorists, acts of a government, acts of the other party, fires, floods, epidemics, quarantine restrictions, strikes, freight embargoes, earthquakes, explosion, mob violence, riot, inability to procure or general sabotage or rationing of labor, equipment, facilities, sources of energy, material or supplies in the open market, litigation or arbitration involving a party or others relating to zoning or other governmental action or inaction pertaining to the project, malicious mischief, condemnation, and unusually severe weather or delays of suppliers or subcontractors due to such causes or any similar event and/or occurrences beyond the control of the Fiscal Agent.

The Fiscal Agent may become the owner of the Bonds with the same rights it would have if it were not the Fiscal Agent.

The Fiscal Agent shall not be concerned with or accountable to anyone for the subsequent use or application of any moneys which shall be released or withdrawn in accordance with the provisions hereof.

The permissive right of the Fiscal Agent to do things enumerated in this Agreement shall not be construed as a duty and it shall not be answerable for other than its negligence or willful misconduct.

Section 7.03. Information. The Fiscal Agent shall provide to the City such information relating to the Bonds and the funds and accounts maintained by the Fiscal Agent hereunder as the City shall reasonably request, including but not limited to quarterly statements reporting funds held and transactions by the Fiscal Agent.

Section 7.04. Notice to Fiscal Agent. The Fiscal Agent may rely and shall be protected in acting or refraining from acting upon any Officer's Certificate, notice, resolution, request, consent, order, certificate, report, facsimile transmission, electronic mail, warrant, Bond or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or proper parties and given in accordance with the requirements hereof. The Fiscal Agent may execute any of the powers hereunder or perform any duties hereunder either directly or by or through agents or attorneys and the Fiscal Agent shall not be responsible for any misconduct or negligence on the part of any agent or attorney appointed with due care by it hereunder. The Fiscal Agent may consult with counsel, who may be counsel to the City, with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance therewith.

The Fiscal Agent shall have the right to accept and act upon instructions, including funds transfer instructions ("Instructions") given pursuant to this Agreement and delivered using Electronic Means by an Authorized Officer (or his or her designee) ("Electronic Means" shall mean the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Fiscal Agent, or another method or system specified by the Fiscal Agent as available for use in connection with its services hereunder); provided, however, that the City shall provide to the Fiscal Agent an incumbency certificate for each person with the authority to provide such Instructions and containing specimen signatures of such persons, which incumbency certificate shall be amended by the City whenever a person is to be added or deleted from the listing. If the City elects to give the Fiscal Agent Instructions using Electronic Means and the Fiscal Agent in its discretion elects to act upon such Instructions, the Fiscal Agent's understanding of such Instructions shall be deemed controlling. The City understands and agrees that the Fiscal Agent cannot determine the identity of the actual sender of such Instructions and that the Fiscal Agent shall conclusively presume that directions that purport to have been sent by an Authorized Officer (or designee) listed on the incumbency certificate provided to the Fiscal Agent have been sent by such Authorized Officer (or designee). The City shall be responsible for ensuring that only Authorized Officers (or their designees) transmit such Instructions to the Fiscal Agent and that the City is solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the City. The Fiscal Agent shall not be liable for any losses, costs or expenses arising directly or indirectly from the Fiscal Agent's reliance upon and compliance with such Instructions notwithstanding such directions conflict or are inconsistent with a subsequent written instruction. The City agrees: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Fiscal Agent, including without limitation the risk of the

Fiscal Agent acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Fiscal Agent and that there may be more secure methods of transmitting Instructions than the method(s) selected by the City; (iii) that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Fiscal Agent immediately upon learning of any compromise or unauthorized use of the security procedures.

The Fiscal Agent shall not be bound to recognize any person as the Owner of a Bond unless and until such Bond is submitted for inspection, if required, and his title thereto satisfactorily established, if disputed.

Whenever in the administration of its duties under this Agreement the Fiscal Agent shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may, in the absence of willful misconduct on the part of the Fiscal Agent, be deemed to be conclusively proved and established by a certificate of the City, and such certificate shall be full warrant to the Fiscal Agent for any action taken or suffered under the provisions of this Agreement or any Supplemental Agreement upon the faith thereof, but in its discretion the Fiscal Agent may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as to it may seem reasonable.

Section 7.05. Compensation, Indemnification. The City shall pay to the Fiscal Agent from time to time reasonable compensation for all services rendered as Fiscal Agent under this Agreement, and also all reasonable expenses, charges, counsel fees and other disbursements, including those of their attorneys, agents and employees, incurred in and about the performance of their powers and duties under this Agreement, but the Fiscal Agent shall not have a lien therefor on any funds at any time held by it under this Agreement. The City further agrees, to the extent permitted by applicable law, to indemnify and save the Fiscal Agent, its officers, employees, directors and agents harmless against any costs, claims, expenses or liabilities, including, without limitation, fees and expenses of its attorneys which it may incur in the exercise and performance of its powers and duties hereunder which are not due to its negligence or willful misconduct. The obligation of the City under this Section shall survive resignation or removal of the Fiscal Agent under this Agreement and payment of the Bonds and discharge of this Agreement.

ARTICLE VIII

MODIFICATION OR AMENDMENT OF THIS AGREEMENT

Section 8.01. Amendments Permitted. This Agreement and the rights and obligations of the City and of the Owners of the Bonds may be modified or amended at any time by a Supplemental Agreement pursuant to the affirmative vote at a meeting of Owners, or with the written consent without a meeting, of the Owners of at least 60% in aggregate principal amount of the Bonds then Outstanding, exclusive of Bonds disqualified as provided in Section 8.04. No such modification or amendment shall, with respect to Bonds then Outstanding, (i) extend the maturity of any Bond or reduce the interest rate thereon, or otherwise alter or impair the obligation of the City to pay the principal of, and the interest and any premium on, any Bond, without the express consent of the Owner of such Bond, or (ii) permit the creation by the City of any pledge or lien upon the Special Taxes superior to or on a parity with the pledge and lien created for the benefit of the Bonds (except as otherwise permitted by the Act, the laws of the State of California or this Agreement), or reduce the percentage of Bonds required for the amendment hereof. No such amendment may modify any of the rights or obligations of the Fiscal Agent without its written consent.

This Agreement and the rights and obligations of the City and of the Owners may also be modified or amended at any time by a Supplemental Agreement, without the consent of any Owners, only to the extent permitted by law and only for any one or more of the following purposes:

(A) to add to the covenants and agreements of the City in this Agreement contained, other covenants and agreements thereafter to be observed, or to limit or surrender any right or power herein reserved to or conferred upon the City;

(B) to make modifications not adversely affecting any outstanding series of Bonds in any material respect, including to effectuate the issuance of Additional Bonds in accordance with Section 5.17;

(C) to make such provisions for the purpose of curing any ambiguity, or of curing, correcting or supplementing any defective provision contained in this Agreement, or in regard to questions arising under this Agreement, as the City and the Fiscal Agent may deem necessary or desirable, and which shall not adversely affect the rights of the Owners of the Bonds; or

(D) to make such additions, deletions or modifications as may be necessary or desirable to assure compliance with Section 148 of the Code relating to required rebate of excess investment earnings to the United States or otherwise as may be necessary to assure exclusion from gross income for federal income tax purposes of interest on the Bonds or to conform with the Regulations.

No such amendment may modify any of the rights or obligations of the Fiscal Agent without its written consent.

Section 8.02. Owners' Meetings. The City may at any time call a meeting of the Owners. In such event the City is authorized to fix the time and place of said meeting and to provide for the giving of notice thereof and to fix and adopt rules and regulations for the conduct of said meeting.

Section 8.03. Procedure for Amendment with Written Consent of Owners. The City and the Fiscal Agent may at any time enter into a Supplemental Agreement amending the provisions of the Bonds or of this Agreement or any Supplemental Agreement, to the extent that such amendment is permitted by Section 8.01, to take effect when and as provided in this Section. A copy of such Supplemental Agreement, together with a request to Owners for their consent thereto, if such consent is required under Section 8.01, shall be mailed by first class mail, by the Fiscal Agent to each Owner of Bonds Outstanding, but failure to mail copies of such Supplemental Agreement and request shall not affect the validity of the Supplemental Agreement when assented to as in this Section provided.

If consent of the Owners is required under Section 8.01, such Supplemental Agreement shall not become effective unless there shall be filed with the Fiscal Agent the written consents of the Owners of at least 60% in aggregate principal amount of the Bonds then Outstanding (exclusive of Bonds disqualified as provided in Section 8.04) and a notice shall have been mailed as hereinafter in this Section provided. Each such consent shall be effective only if accompanied by proof of ownership of the Bonds for which such consent is given, which proof shall be such as is permitted by Section 9.04. Any such consent shall be binding upon the Owner of the Bonds giving such consent and on any subsequent Owner (whether or not such subsequent Owner has notice thereof) unless such consent is revoked in writing by the Owner giving such consent or a subsequent Owner by filing such revocation with the Fiscal Agent prior to the date when the notice hereinafter in this Section provided for has been mailed.

After the Owners of the required percentage of Bonds shall have filed their consents to the Supplemental Agreement, the City shall mail a notice to the Owners in the manner hereinbefore provided in this Section for the mailing of the Supplemental Agreement, stating in substance that the Supplemental Agreement has been consented to by the Owners of the required percentage of Bonds and will be effective as provided in this Section (but failure to mail copies of said notice shall not affect the validity of the Supplemental Agreement or consents thereto). Proof of the mailing of such notice shall be filed with the Fiscal Agent. A record, consisting of the papers required by this Section 8.03 to be filed with the Fiscal Agent, shall be proof of the matters therein stated until the contrary is proved. The Supplemental Agreement shall become effective upon the filing with the Fiscal Agent of the proof of mailing of such notice, and the Supplemental Agreement shall be deemed conclusively binding (except as otherwise herein above specifically provided in this Article) upon the City and the Owners of all Bonds at the expiration of 60 days after such filing, except in the event of a final decree of a court of competent jurisdiction setting aside such consent in a legal action or equitable proceeding for such purpose commenced within such sixty-day period.

Section 8.04. Disqualified Bonds. Bonds owned or held for the account of the City, excepting any pension or retirement fund, shall not be deemed Outstanding for the purpose of any vote, consent or other action or any calculation of Outstanding Bonds provided for in this Article VIII, and shall not be entitled to vote upon, consent to, or take any other action provided for in this Article VIII. Upon request, the City shall provide an Officer's Certificate to the Fiscal Agent listing those Bonds which are disqualified pursuant to this Section 8.04.

Section 8.05. Effect of Supplemental Agreement. From and after the time any Supplemental Agreement becomes effective pursuant to this Article VIII, this Agreement shall be deemed to be modified and amended in accordance therewith, the respective rights, duties and obligations under this Agreement of the City and all Owners of Bonds Outstanding shall thereafter be determined, exercised and enforced hereunder subject in all respects to such

modifications and amendments, and all the terms and conditions of any such Supplemental Agreement shall be deemed to be part of the terms and conditions of this Agreement for any and all purposes.

Section 8.06. Endorsement or Replacement of Bonds Issued After Amendments. The City may determine that Bonds issued and delivered after the effective date of any action taken as provided in this Article VIII shall bear a notation, by endorsement or otherwise, in form approved by the City, as to such action. In that case, upon demand of the Owner of any Bond Outstanding at such effective date and presentation of his Bond for that purpose at the Principal Office of the Fiscal Agent or at such other office as the City may select and designate for that purpose, a suitable notation shall be made on such Bond. The City may determine that new Bonds, so modified as in the opinion of the City is necessary to conform to such Owners' action, shall be prepared, executed and delivered. In that case, upon demand of the Owner of any Bonds then Outstanding, such new Bonds shall be exchanged at the Principal Office of the Fiscal Agent without cost to any Owner, for Bonds then Outstanding, upon surrender of such Bonds.

Section 8.07. Amendatory Endorsement of Bonds. The provisions of this Article VIII shall not prevent any Owner from accepting any amendment as to the particular Bonds held by him, provided that due notation thereof is made on such Bonds.

Section 8.08. Opinion of Counsel Regarding Supplemental Agreement. The Fiscal Agent shall be furnished, upon request, an opinion of counsel that any Supplemental Agreement entered into by the City and the Fiscal Agent complies with the provisions of this Article VIII, and the Fiscal Agent may conclusively rely upon such opinion.

ARTICLE IX

MISCELLANEOUS

Section 9.01. Benefits of Agreement Limited to Parties. Nothing in this Agreement expressed or implied, is intended to give to any person other than the City, the Fiscal Agent and the Owners, any right, remedy, claim under or by reason of this Agreement. Any covenants, stipulations, promises or agreements in this Agreement contained by and on behalf of the City shall be for the sole and exclusive benefit of the Owners and the Fiscal Agent.

Section 9.02. Successor is Deemed Included in All References to Predecessor. Whenever in this Agreement or any Supplemental Agreement either the City or the Fiscal Agent is named or referred to, such reference shall be deemed to include the successors or assigns thereof, and all the covenants and agreements in this Agreement contained by or on behalf of the City or the Fiscal Agent shall bind and inure to the benefit of the respective successors and assigns thereof whether so expressed or not.

Section 9.03. Discharge of Agreement. If the City shall pay and discharge the entire indebtedness on all or any portion of the Bonds Outstanding in any one or more of the following ways:

(A) by well and truly paying or causing to be paid the principal of, and interest and any premium on, such Bonds Outstanding, as and when the same become due and payable;

(B) by depositing with the Fiscal Agent or other fiduciary, at or before maturity, money which, together with (in the event that all of the Bonds are to be defeased) the amounts then on deposit in the funds and accounts provided for in Sections 4.02 and 4.03, is fully sufficient to pay such Bonds Outstanding, including all principal, interest and redemption premiums, or;

(C) by irrevocably depositing with the Fiscal Agent or other fiduciary, cash and Federal Securities in such amount as the City shall determine as confirmed by an independent certified public accountant will, together with the interest to accrue thereon and (in the event that all of the Bonds are to be defeased) moneys then on deposit in the fund and accounts provided for in Sections 4.02 and 4.03, be fully sufficient to pay and discharge the indebtedness on such Bonds (including all principal, interest and redemption premiums) at or before their respective maturity dates;

and if such Bonds are to be redeemed prior to the maturity thereof notice of such redemption shall have been given as in this Agreement provided or provision satisfactory to the Fiscal Agent shall have been made for the giving of such notice, then, at the election of the City, and notwithstanding that any Bonds shall not have been surrendered for payment, the pledge of the Special Taxes and other funds provided for in this Agreement and all other obligations of the City under this Agreement with respect to such Bonds Outstanding shall cease and terminate, except only the obligations of the City (i) under Section 5.13 (Maintenance of Tax-Exemption) and (ii) to pay or cause to be paid to the Owners of the Bonds not so surrendered and paid all sums due thereon and all amounts owing to the Fiscal Agent pursuant to Section 7.05; and thereafter Special Taxes shall not be payable to the Fiscal Agent. Notice of such election shall be filed with the Fiscal Agent.

Any funds thereafter held by the Fiscal Agent upon payments of all fees and expenses of the Fiscal Agent, which are not required for said purpose, shall be paid over to the City.

Section 9.04. Execution of Documents and Proof of Ownership by Owners. Any request, declaration or other instrument which this Agreement may require or permit to be executed by Owners may be in one or more instruments of similar tenor, and shall be executed by Owners in person or by their attorneys appointed in writing.

Except as otherwise herein expressly provided, the fact and date of the execution by any Owner or his attorney of such request, consent, declaration or other instrument, or of such writing appointing such attorney, may be proved by the certificate of any notary public or other officer authorized to take acknowledgments of deeds to be recorded in the state in which he purports to act, that the person signing such request, declaration or other instrument or writing acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer.

Except as otherwise herein expressly provided, the ownership of registered Bonds and the amount, maturity, number and date of holding the same shall be proved by the registry books.

Any request, consent, declaration or other instrument or writing of the Owner of any Bond shall bind all future Owners of such Bond in respect of anything done or suffered to be done by the City or the Fiscal Agent in good faith and in accordance therewith.

Section 9.05. Waiver of Personal Liability. No member, officer, agent or employee of the City shall be individually or personally liable for the payment of the principal of, or interest or any premium on, the Bonds; but nothing herein contained shall relieve any such member, officer, agent or employee from the performance of any official duty provided by law.

Section 9.06. Notices to and Demands on City and Fiscal Agent. Any notice or demand which by any provision of this Agreement is required or permitted to be given or served by the Fiscal Agent to or on the City may be given or served by being deposited postage prepaid in a post office letter box, by overnight courier or by electronic means (with receipt confirmed by telephone) addressed (until another address is filed by the City with the Fiscal Agent) as follows:

City of Roseville
311 Vernon Street
Roseville, California 95678
Attention: Chief Financial Officer
Fax: (916) 746-1220

Any notice or demand which by any provision of this Agreement is required or permitted to be given or served by the City to or on the Fiscal Agent may be given or served by being deposited postage prepaid in a post office letter box, by overnight courier or by electronic means (with receipt confirmed by telephone) addressed (until another address is filed by the Fiscal Agent with the City) as follows:

The Bank of New York Mellon Trust Company, N.A.
100 Pine Street, Suite 3200
San Francisco, CA 94111
Attention: Corporate Trust Administration

Fax: (415) 399-1647

Section 9.07. Partial Invalidity. If any Section, paragraph, sentence, clause or phrase of this Agreement shall for any reason be held illegal or unenforceable, such holding shall not affect the validity of the remaining portions of this Agreement. The City hereby declares that it would have adopted this Agreement and each and every other Section, paragraph, sentence, clause or phrase hereof and authorized the issue of the Bonds pursuant thereto irrespective of the fact that any one or more Sections, paragraphs, sentences, clauses, or phrases of this Agreement may be held illegal, invalid or unenforceable.

Section 9.08. Unclaimed Moneys. Anything contained herein to the contrary notwithstanding, any moneys held by the Fiscal Agent in trust for the payment and discharge of the principal of, and the interest and any premium on, the Bonds which remains unclaimed for two years after the date when the payments of such principal, interest and premium have become payable, if such moneys was held by the Fiscal Agent at such date, shall be repaid by the Fiscal Agent to the City as its absolute property free from any trust, and the Fiscal Agent shall thereupon be released and discharged with respect thereto and the Bond Owners shall look only to the City for the payment of the principal of, and interest and any premium on, such Bonds.

Section 9.09. Applicable Law. This Agreement shall be governed by and enforced in accordance with the laws of the State of California applicable to contracts made and performed in the State of California.

Section 9.10. Conflict with Act. In the event of a conflict between any provision of this Agreement with any provision of the Act as in effect on the Closing Date, the provision of the Act shall prevail over the conflicting provision of this Agreement.

Section 9.11. Conclusive Evidence of Regularity. Bonds issued pursuant to this Agreement shall constitute conclusive evidence of the regularity of all proceedings under the Act relative to their issuance and the levy of the Special Taxes.

Section 9.12. Payment on Business Day. In any case where the date of the maturity of interest or of principal (and premium, if any) of the Bonds or the date fixed for redemption of any Bonds or the date any action is to be taken pursuant to this Agreement is other than a Business Day, the payment of interest or principal (and premium, if any) or the action need not be made on such date but may be made on the next succeeding day which is a Business Day with the same force and effect as if made on the date required and no interest shall accrue for the period from and after such date.

Section 9.13. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original.

IN WITNESS WHEREOF, the City of Roseville has authorized the execution of this Agreement 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 _____, 2019, and the Fiscal Agent has caused this Agreement to be executed.

CITY OF ROSEVILLE, a municipal corporation,
for and on behalf of the City of Roseville
Villages at Sierra Vista Community Facilities
District No. 1 (Public Facilities)

**THE BANK OF NEW YORK MELLON
TRUST COMPANY, N.A.**, as *Fiscal Agent*

By: _____
Vice President

By: _____
DOMINICK CASEY
City Manager

ATTEST:

By: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

By: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

By: _____
DENNIS KAUFFMAN
Chief Financial Officer

EXHIBIT A

FORM OF BOND

UNITED STATES OF AMERICA
STATE OF CALIFORNIA

No. _____

\$ _____

CITY OF ROSEVILLE
VILLAGES AT SIERRA VISTA
COMMUNITY FACILITIES DISTRICT NO. 1 (PUBLIC FACILITIES)
SPECIAL TAX BONDS
SERIES 2019

INTEREST RATE:

MATURITY DATE:

BOND DATE:

CUSIP:

_____, 2019

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: _____ DOLLARS

The City of Roseville (the "City") for and on behalf of the City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) (the "District"), for value received, hereby promises to pay solely from the Special Tax Revenues (as hereinafter defined) to be collected in the District or amounts in certain funds and accounts held under the Agreement (as hereinafter defined), to the Registered Owner named above, or registered assigns (the "Owner"), on the Maturity Date set forth above, unless redeemed prior thereto as hereinafter provided, the Principal Amount set forth above, and to pay interest on such principal amount from the Bond Date shown above, or from the most recent Interest Payment Date (as hereinafter defined) to which interest has been paid or duly provided for, semiannually on March 1 and September 1, commencing _____ 1, 20__ (the "Interest Payment Dates"), at the Interest Rate set forth above, until the principal amount hereof is paid or made available for payment. The principal of this Bond is payable to the Owner hereof in lawful money of the United States of America upon presentation and surrender of this Bond at the principal corporate trust office of The Bank of New York Mellon Trust Company, N.A. in San Francisco, California (the "Fiscal Agent"). Interest on this Bond shall be paid by check of the Fiscal Agent mailed by first class mail on each Interest Payment Date to the Owner hereof as of the close of business on the 15th day of the month preceding the month in which the Interest Payment Date occurs whether or not such day is a Business Day (the "Record Date") at such Owner's address as it appears on the registration books maintained by the Fiscal Agent, or by wire transfer made on such Interest Payment Date upon written instructions delivered to the Fiscal Agent by the applicable Record Date of any Owner of \$1,000,000 or more in aggregate principal amount of Bonds.

This Bond is one of a duly authorized issue of bonds approved by resolutions of the City Council of the City on _____ 2019 pursuant to the Mello-Roos Community Facilities Act of 1982, as amended, Sections 53311, *et seq.*, of the California Government Code (the "Mello-Roos Act") for the purpose of providing moneys for the construction and acquisition of authorized improvements for the District, and is one of the bonds designated "City of Roseville Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities) Special Tax Bonds Series 2019" (the "Bonds"). The issuance of the Bonds and the terms and conditions thereof are provided for by a Fiscal Agent Agreement, dated as of _____ 1, 2019, by and between the City and the Fiscal Agent (the "Agreement") and this reference incorporates the Agreement herein, and by acceptance hereof the Owner of this Bond assents to said terms and conditions. The Agreement is authorized under, this Bond is issued under and both are to be construed in accordance with, the laws of the State of California.

Pursuant to the Mello-Roos Act, the Agreement and the Resolution, the principal of and interest on this Bond are payable solely from Special Tax Revenues and the amounts in certain funds held under the Agreement. "Special Tax Revenues" means the proceeds of the facilities special tax ("Special Taxes") levied under the Mello-Roos Act in the District that are received by the City, including all scheduled payments and delinquent payments thereof, interest thereon and proceeds of the redemption or sale of property sold as a result of foreclosure of the lien of the special taxes, net of a 1% administration charge of the County (as such charge may be changed in the future), but not including interest in excess of the interest due on the Bonds or any penalties collected in connection with any such foreclosure.

Interest on this Bond shall be payable from the Interest Payment Date next preceding the date of authentication hereof, unless (i) it is authenticated on an Interest Payment Date, in which event it shall bear interest from such Interest Payment Date, or (ii) such date of authentication is after a Record Date but on or prior to an Interest Payment Date, in which event interest will be payable from such Interest Payment Date, or (iii) such date of authentication is prior to the first Record Date, in which event interest will be payable from the Bond Date shown above; provided however, that if at the time of authentication of this Bond, interest is in default hereon, this Bond shall bear interest from the Interest Payment Date to which interest has previously been paid or made available for payment hereon.

Any tax for the payment hereof shall be limited to the Special Tax, except to the extent that provision for payment has been made by the City as may be permitted by law. The Bonds do not constitute obligations of the City for which the City is obligated to levy or pledge, or has levied or pledged, general or special taxation other than described herein above.

The 2019 Bonds are subject to optional redemption from any source of available funds (other than Prepayments of the Special Tax by property owners), in whole or in part among maturities as specified by the City and by lot within a maturity, on any date on and after September 1, 20__ at the following respective redemption prices (expressed as percentages of the principal amount of the 2019 Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

<u>Redemption Dates</u>	<u>Redemption Price</u>
September 1, 20__ through August 31, 20__	103%
September 1, 20__ through August 31, 20__	102
September 1, 20__ through August 31, 20__	101
September 1, 20__ and any date thereafter	100

The Bonds are subject to mandatory redemption from Prepayments of the Special Tax by property owners, in whole or in part among maturities as specified by the City and by lot within a maturity, on any Interest Payment Date at the following respective redemption prices (expressed as percentages of the principal amount of the Bonds to be redeemed), plus accrued interest thereon to the date of redemption:

<u>Redemption Dates</u>	<u>Redemption Price</u>
Interest Payment Dates through March 1, 20__	103%
September 1, 20__ and March 1, 20__	102
September 1, 20__ and March 1, 20__	101
September 1, 20__ and Interest Payment Dates thereafter	100

The Bonds maturing September 1, 20__ and September 1, 20__ are subject to mandatory sinking payment redemption in part on September 1, 20__ and September 1, 20__, respectively, and on each September 1 thereafter to maturity, by lot, at a redemption price equal to 100% of the principal amount thereof to be redeemed, without premium, in the aggregate respective principal amounts as set forth in the following tables:

Term Bonds Due September 1, 20__

Mandatory Redemption Date <u>September 1)</u>	Sinking Fund <u>Payment</u>
---	--------------------------------

Term Bonds Due September 1, 20__

Mandatory Redemption Date <u>September 1)</u>	Sinking Fund <u>Payment</u>
---	--------------------------------

The amounts in the foregoing tables shall be reduced pro rata, at the direction of the City in an Officer's Certificate, as a result of any prior partial optional redemption or mandatory redemption of the Bonds.

Notice of redemption with respect to the Bonds to be redeemed shall be given to the Owners thereof, in the manner, to the extent and subject to the provisions of the Agreement.

This Bond shall be registered in the name of the Owner hereof, as to both principal and interest. Each registration and transfer of registration of this Bond shall be entered by the Fiscal Agent in books kept by it for this purpose and authenticated by its manual signature upon the certificate of authentication endorsed hereon.

No transfer or exchange hereof shall be valid for any purpose unless made by the registered owner, by execution of the form of assignment endorsed hereon, and authenticated

as herein provided, and the principal hereof, interest hereon and any redemption premium shall be payable only to the registered owner or to such Owner's order. The Fiscal Agent shall require the Owner requesting transfer or exchange to pay any tax or other governmental charge required to be paid with respect to such transfer or exchange. No transfer or exchange hereof shall be required to be made (i) within 15 days prior to the date established by the Fiscal Agent for selection of Bonds for redemption or (ii) with respect to a Bond after such Bond has been selected for redemption.

The Agreement and the rights and obligations of the City thereunder may be modified or amended as set forth therein. The principal of the Bonds is not subject to acceleration upon a default under the Agreement or any other document. This Bond shall not become valid or obligatory for any purpose until the certificate of authentication hereon endorsed shall have been dated and manually signed by the Fiscal Agent. It is hereby certified, recited and declared that all acts, conditions and things required by law to exist, happen and be performed precedent to and in the issuance of this Bond have existed, happened and been performed in due time, form and manner as required by law, and that the amount of this Bond, together with all other indebtedness of the City, does not exceed any debt limit prescribed by the laws or Constitution of the State of California.

Unless this Bond is presented by an authorized representative of The Depository Trust Company to the Fiscal Agent for registration of transfer, exchange or payment, and any Bond issued is registered in the name of Cede & Co. or such other name as requested by an authorized representative of The Depository Trust Company and any payment is made to Cede & Co., ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL since the registered owner hereof, Cede & Co., has an interest herein.

IN WITNESS WHEREOF, the City of Roseville has caused this Bond to be executed by the facsimile signatures of the Mayor and the City Clerk of the City, all as of the Bond Date stated above.

CITY OF ROSEVILLE, for and on behalf of the
CITY OF ROSEVILLE VILLAGES AT SIERRA
VISTA COMMUNITY FACILITIES DISTRICT
NO. 1 (PUBLIC FACILITIES)

By: _____
Mayor

By: _____
City Clerk

FISCAL AGENT'S CERTIFICATE OF AUTHENTICATION

This is one of the Bonds described in the Resolution and the Agreement.

Dated: _____, 2019

**THE BANK OF NEW YORK MELLON TRUST
COMPANY, N.A., as *Fiscal Agent***

By: _____
Authorized Signatory

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned do(es) hereby sell, assign and transfer unto

(Name, address and Tax Identification Number of Assignee)

the within-mentioned registered Bond and hereby irrevocably constitute(s) and appoint(s) _____, attorney, _____ to transfer the same on the registration books of the Fiscal Agent with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

NOTE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

NOTE: The signature(s) on this Assignment must correspond with the name(s) as written on the face of the within Bond in every particular without alteration or enlargement or any change whatsoever.

EXHIBIT B

**City of Roseville
Villages at Sierra Vista Community Facilities District No. 1 (Public Facilities)
Special Tax Bonds
Series 2019**

**OFFICER'S CERTIFICATE REQUESTING DISBURSEMENT
FROM IMPROVEMENT FUND**

REQUISITION NO. _____

The undersigned hereby states and certifies that:

(i) I am an "Authorized Officer," as such term is defined in that certain Fiscal Agent Agreement, dated as of _____ 1, 2019 (the "Fiscal Agent Agreement"), by and between the City and The Bank of New York Mellon Trust Company, N.A., as fiscal agent (the "Fiscal Agent") and as such, am familiar with the facts herein certified and am authorized to certify the same;

(ii) under Section 3.04(B) of the Fiscal Agent Agreement, the undersigned hereby requests and authorizes the Fiscal Agent to disburse from the Improvement Fund established under the Fiscal Agent Agreement to each payee designated on Schedule A attached hereto and by this reference incorporated herein, the amount set forth opposite such payee, for payment or reimbursement of previous payment of a Project cost (as that term is defined in the Fiscal Agent Agreement) as described on attached Schedule A;

(iii) an obligation in the stated amount has been properly incurred and each such obligation is a proper charge against the Improvement Fund and has not been subject of any previous requisition of the City requesting disbursement;

(iv) there has not been filed with or served upon the City a stop notice or any other notice of any lien, right to lien or attachment upon, or claim affecting the right to receive payment of, any of the money payable to the person named in this Officer's Certificate, which has not been released or will not be released with the payment of such obligation, other than materialmen's or mechanics' liens accruing by mere operation of laws; and

(v) in the case of each payment made under any contract for installation or construction, insofar as such obligation was incurred for work, materials, equipment or supplies, such work was actually performed or such materials, equipment or supplies were actually installed in furtherance of the Project or delivered at the site for that purpose or delivered for storage or fabrication at a place or places approved by the City.

Dated: _____, 20__

CITY OF ROSEVILLE

By: Authorized Officer

SCHEDULE A

Payee Name and Address

Purpose of Obligation

Amount



COUNCIL COMMUNICATION

CC #: 0127

File #: 0110

Title: Roseville Advantage Financing Program
Contact: Laura Matteoli 916-774-5284 lmatteoli@roseville.ca.us
Dennis Kauffman 916-774-5313 dkauffman@roseville.ca.us

Meeting Date: 6/19/2019

Item #: 7.2.

RECOMMENDATION TO COUNCIL

Staff Recommends that the City Council:

1. Adopt a Resolution to approve the Roseville Advantage Financing Program;
2. Adopt Resolutions and authorize the City Manager to execute the Banking Services Agreements between the City of Roseville and four banks: River City Bank, Five Star Bank, First Northern Bank, and American River Bank for participation in the Roseville Advantage Financing Program.

BACKGROUND

In December 2018, the City Council approved the release of a Request for Proposals (RFP) for the design and implementation of the Roseville Advantage Financing Program. The goal of the Program is to provide an opportunity for locally headquartered banks to work collaboratively with the City in:

1. Helping our existing businesses grow and prosper,
2. Pursuing new business development, and
3. Diversifying our business community.

The City sent the RFP to four locally headquartered banks that are located within a 40 mile radius of the region (American River Bank, First Northern Bank, Five Star Bank, and River City Bank). The RFP outlined that the City would deposit funds in the Program banks, refer business owners with credit needs to the Program banks, perform joint marketing, and promote the Program banks. In return, the Program banks would lend 75% of the funds to businesses within the Roseville community. And last, the City noted that the City's short-term investment funds currently earn a rate of return similar to the Local Agency Investment Fund (LAIF) which is a State pooled money investment account.

On January 25, 2019, the City received a joint community bank response from all four banks. Three of the four banks (American River Bank, Five Star Bank and River City Bank) requested \$10 million dollars each and one bank, First Northern Bank, requested \$2.5 million

dollars. To ensure no loss of City investment income, the Program banks proposed to match the LAIF rate plus 1 basis point. One basis point is equal to one one-hundredth of one percentage point (0.01%).

The City's Economic Development and Finance Departments evaluated the proposal and met with the Banks. Upon negotiations, it was decided that the City's initial investment would total \$10 million dollars (approx. 25% of the City's short-term investment funds). The allocations are as follows:

- \$3 million to American River Bank
- \$3 million to Five Star Bank
- \$3 million to River City Bank
- \$1 million to First Northern Bank

As previously mentioned, the City funds invested will come from the City's short-term investment funds and the City has the right to withdraw its funds at any time (provision #4c of Banking Service Agreements). Additionally, City deposits will be fully insured or collateralized pursuant to state law (provision #4b of Banking Services Agreement).

As negotiations were coming to a close, the City's Economic Development Department inquired if Program banks would agree to the requirement that **100%** of City funds be loaned to Roseville-based businesses. All Program banks unanimously agreed to this request. Although the Program does not provide a measurable financial benefit to the City, it will provide an economic and marketing benefit to the City and partner banks, demonstrating our collaboration and efforts to assist and promote entrepreneurship and small business development within the City of Roseville.

The City's Economic Development Department is excited to implement a financing program that promotes small business development and assists our business community. We look forward to this partnership with the Program banks and collaborative economic development efforts that enhance the Roseville community.

Moving forward, staff will be working with the Program banks on development of marketing materials for distribution and placement on the City and the Chamber of Commerce websites, and in our marketing efforts.

FISCAL IMPACT

Implementation of this Program and the Banking Services Agreements results in a reinvestment of \$10 million of the City's short-term investment funds being deposited into locally headquartered banks; there will be no loss of City investment income. Currently, the City's short-term investment funds earns a rate of return similar to the Local Agency Investment Fund (LAIF), which is a pooled money investment account. The Program banks have all agreed to match the LAIF rate plus 1 basis point. The bank deposits will also be insured or collateralized pursuant to state law. Therefore, there will be no impact to the General Fund. Although the Program does not provide a measurable financial benefit to the City, it will provide an economic and marketing benefit to the City and partner banks, demonstrating our collaboration and efforts to assist and promote entrepreneurship and small business development within the City of Roseville.

ECONOMIC DEVELOPMENT / JOBS CREATED

Approval of the Roseville Advantage Financing Program itself will not have a measurable impact on economic development or job creation. However, indirectly the Program will create opportunities for entrepreneurs and small business that will result in community investment and incremental employment opportunities which are a key component to Roseville's thriving community.

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 resolutions, Program, and the Banking Service Agreements themselves do not include the potential for a significant environmental effect. Therefore, this request is not subject to CEQA.

Respectfully Submitted,

Laura Matteoli, Economic Development Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution No. 19-292

Resolution No. 19-293

Five Star Bank Banking Services Agreement

Resolution No. 19-294

River City Bank Banking Services Agreement

Resolution No. 19-295

First Northern Bank Banking Services Agreement

Resolution No. 19-296

American River Bank Banking Services Agreement

RESOLUTION NO. 19-292

APPROVING THE ROSEVILLE ADVANTAGE FINANCING PROGRAM

WHEREAS, in December 2018, the City Council approved the release of a "Request for Proposals" (RFP) for the design and implementation of the Roseville Advantage Financing Program with a goal of providing an opportunity for locally headquartered banks to work collaboratively with the City in helping our existing businesses grow and prosper, pursuing new business development, and diversifying our business community; and

WHEREAS, the Program requires the City to deposit funds in the Program banks, refer business owners with credit needs to the Program banks, perform joint marketing, and promote the Program banks, and in return the Program banks will lend 100% of the funds to businesses within the Roseville community; and

WHEREAS, although the Program does not provide a measurable financial benefit to the City, it will provide an economic and marketing benefit to City and partner banks demonstrating our collaboration and efforts to assist and promote entrepreneurship and small business development within the City of Roseville.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the Roseville Advantage Financing Program is hereby approved.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

RESOLUTION NO. 19-293

APPROVING A BANKING SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND FIVE STAR BANK, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a banking services agreement for participation in the Roseville Advantage Financing program, by and between the City of Roseville and Five Star Bank, has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

BANKING SERVICES AGREEMENT

Roseville Advantage Financing Program

THIS AGREEMENT is made and entered into this ____ day of _____, 2019, by and between the City of Roseville, a municipal corporation (“CITY”), and Five Star Bank, a California corporation (“BANK”).

WITNESSETH:

WHEREAS, as a business friendly city, CITY designed the Roseville Advantage Financing Program (“Program”) in order to attract and retain local businesses to enhance economic development in CITY; and

WHEREAS, the Program partners CITY with local banks to help support small and medium-sized businesses, as well as commercial property owners providing locations for such businesses, located in Roseville (“Program Area”); and

WHEREAS, the Program requires, among other things, that participating banks prioritize lending and underwriting to small and medium-sized businesses, as well as to certain commercial property owners, located in the Program Area; and

WHEREAS, in December of 2018, CITY issued a Request for Proposals to locally headquartered banks to provide banking services consistent with the Program; and

WHEREAS, on January 25, 2019, four locally headquartered banks, American River Bank, First Northern Bank, Five Star Bank, and River City Bank (collectively, “Program

Banks”), submitted a joint proposal and have been successfully selected to partner with CITY in the Program; and

WHEREAS, CITY desires to enter into a contract with each Program Bank separately detailing the terms and conditions of participation in the Program.

NOW, THEREFORE, the parties agree as follows:

1. Term. The term of this Agreement will commence on July 1, 2019 and expire on June 30, 2022. CITY in its sole discretion may elect to extend the Agreement in one (1) year increments for up to an additional three (3) years by giving BANK thirty (30) calendar days advance written notice of each optional one (1) year renewal. Such extensions shall be memorialized by a written amendment to this Agreement approved by the Roseville City Council.

2. Services. BANK shall provide to CITY the banking services described in this Agreement. As a condition to providing the banking services, BANK may require CITY to enter into a separate Contract for Deposit of Monies or similar contract as long as the terms of such contract do not conflict with the terms of this Agreement. In the event of any conflict between this Agreement and a separate deposit contract, the provisions of this Agreement shall govern.

3. Deposit. CITY agrees to make an initial deposit of THREE MILLION DOLLARS (\$3,000,000) (“Program Deposits”) with BANK within thirty (30) calendar days of execution of this Agreement. BANK agrees to hold the Program Deposits in one or several of the following account types, based upon the BANK’s practices: (1) Insured Cash Sweep (ICS) - which provides for 100% FDIC Insurance; or (2) Normal Deposit Account, Demand

Deposit Account or Savings/Money Market Account in which balances in excess of FDIC insurance are collateralized as per California Government Code § 53652. CITY shall evaluate increasing the amount of the Program Deposits with BANK on an annual basis. At CITY's sole discretion and subject to approval by CITY's Chief Financial Officer, CITY can make additional Program Deposits with BANK at an amount not to exceed twenty-five percent (25%) of CITY's liquid funds.

4. Bank's Responsibilities. BANK hereby agrees, as a condition of participating in the Program and of receiving the Program Deposits under this Agreement, to do the following:

a. Interest Requirements. Program Deposits shall earn an Annual Interest Rate equal to the posted monthly Local Agency Investment Fund ("LAIF") rate plus 1 basis point (0.01%). BANK agrees to adjust the Annual Interest Rate on Program Deposits on a monthly basis to match the posted LAIF Pooled Money Investment Account average monthly yield plus 1 basis point (0.01%). This interest rate methodology shall remain in effect during the term of this Agreement and can be changed by BANK after issuing CITY a thirty (30) day notice of termination as specified in Section 14.

b. Security Requirements. BANK shall ensure that the Program Deposits are fully insured by the Federal Deposits Insurance Corporation ("FDIC"), or collateralized per California law. Program Deposits in excess of the FDIC limit shall be secured by BANK's current method for public funds, which is collateralization through either government securities pledged at least one hundred and ten percent (110%) of the deposits requiring coverage or the use of a Letter of Credit issued by the Federal Home Loan Bank ("FHLB") of San Francisco pledged at least one hundred and five percent (105%) of the deposits requiring coverage.

c. Access to Funds. CITY reserves the right to withdraw/deposit its monies

as it sees fit at any time in the exercise of its sole discretion. BANK agrees that CITY will have access to Program Deposits, as needed. BANK shall allow no more than six (6) withdrawals per month that may be initiated by 1:30PT for same day withdrawals.

d. Lending Requirements. By the end of the term of this Agreement, BANK shall have maintained a loan portfolio comprised of business loans to small and medium-sized businesses (as defined by the U.S. Small Business Administration) and commercial property owners for such businesses located in the Program Area equal to one hundred percent (100%) of the Program Deposits. However, BANK is not required to offer business loans to third party merchant creditors, to any business engaging in activities prohibited by federal, state or local laws, or to any business not otherwise meeting BANK's lending requirements.

e. Underwriting Requirements. BANK agrees to make commercially reasonable efforts to provide priority underwriting responses related to lending opportunities referred by CITY. However, CITY understands that in order to gain loan approval, requests must meet BANK's standard loan underwriting requirements.

f. Promotion Requirements. BANK agrees to participate in joint marketing activities with CITY and other Program Banks to announce and enhance community recognition of the Program. BANK further agrees to promote CITY with respect to the Program on BANK's applicable literature, messaging and public relations activities as it relates to the Program. BANK agrees to provide reasonable access to its marketing staff and program managers to support CITY's marketing efforts.

g. Reporting Requirements. BANK shall submit to CITY semi-annual reports that: (1) verify that the required amount of funds are being lent to eligible businesses under the Program; (2) identify the dollar amount and number of loans made; (3) identify

collectively BANK's investment into Roseville-based non-profit and charity programs; and (4) include any other Program related information required by CITY. BANK shall further collaborate with CITY to ensure the reports are adequate to meet CITY's need to verify compliance with the Program's requirements. However, in no event shall BANK be required to submit to CITY information deemed confidential pursuant to federal, state or local laws. Reports shall be due by January 31st and July 31st, unless otherwise extended by CITY in writing.

h. Referrals. BANK agrees to offer to participate in a full relationship review with new business clients referred by CITY to determine if BANK can provide other services that may meet the business' other banking needs, such as Treasury Management Services. Special fee waivers or pricing may be offered by BANK when appropriate and is based upon BANK's products and services.

5. City's Responsibilities. CITY hereby agrees, in furtherance of implementation of the Program, to do the following:

a. Referrals. CITY agrees to refer business owners with credit needs that meet the Program demographic requirements to Program Banks equally for their evaluation.

b. Promotion Requirements. CITY agrees to participate in joint marketing activities with BANK and other Program Banks to announce and enhance community recognition of the Program. To that end, CITY will provide resources to facilitate communication between CITY and the Program Banks. CITY further agrees to promote Program Banks as leaders in the Roseville region business community on CITY literature, messaging, and public relations activities.

6. Records. BANK 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, BANK and its subcontractors shall maintain all files and records until such litigation, appeals or claims are resolved.

7. Compliance with Laws. BANK shall perform all services required pursuant to this Agreement in accordance with all federal and state laws, statutes, rules and regulations applicable to deposits and the performance of services under this Agreement, including without limitation, the Local Agency Deposit Security Law.

8. Ability to Perform. BANK agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

9. Assignment. BANK is employed to perform unique professional services. BANK shall not assign this Agreement without the prior written consent of CITY.

10. Not an Agent. BANK shall have no authority, express or implied, to act on behalf of CITY in any capacity whatsoever as an agent. Furthermore, BANK shall have no authority, express or implied, pursuant to this Agreement to bind CITY to any obligation whatsoever.

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

12. Termination of Agreement. Either party may terminate this Agreement without cause by giving the other party thirty (30) calendar days advance written notice. In the event of termination by either party, CITY will be allowed to withdraw all funds held on deposit with BANK without penalty or liability.

13. 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.

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

15. 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.

16. 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

Laura Matteoli
Economic Development Director
311 Vernon Street
Roseville, CA 95678

BANK

Five Star Bank
James Beckwith
President & CEO
3100 Zinfandel Drive, Suite #650
Rancho Cordova, CA 95670

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

17. 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.

[Signatures Next Page]

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 _____, 2019, and BANK has caused this Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

FIVE STAR BANK, a
California corporation

BY: _____
DOMINICK CASEY
City Manager

BY: 
JAMES BECKWITH
President & CEO

ATTEST:

and
BY: 
KRISTA SNELLING
Executive Vice President – CFO

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: 
LAURA MATTEOLI
Economic Development Director

RESOLUTION NO. 19-294

APPROVING A BANKING SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND RIVER CITY BANK, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a banking services agreement for participation in the Roseville Advantage Financing program, by and between the City of Roseville and River City Bank, has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

BANKING SERVICES AGREEMENT

Roseville Advantage Financing Program

THIS AGREEMENT is made and entered into this 21st day of May, 2019, by and between the City of Roseville, a municipal corporation ("CITY"), and River City Bank, a California corporation ("BANK").

WITNESSETH:

WHEREAS, as a business friendly city, CITY designed the Roseville Advantage Financing Program ("Program") in order to attract and retain local businesses to enhance economic development in CITY; and

WHEREAS, the Program partners CITY with local banks to help support small and medium-sized businesses, as well as commercial property owners providing locations for such businesses, located in Roseville ("Program Area"); and

WHEREAS, the Program requires, among other things, that participating banks prioritize lending and underwriting to small and medium-sized businesses, as well as to certain commercial property owners, located in the Program Area; and

WHEREAS, in December of 2018, CITY issued a Request for Proposals to locally headquartered banks to provide banking services consistent with the Program; and

WHEREAS, on January 25, 2019, four locally headquartered banks, American River Bank, First Northern Bank, Five Star Bank, and River City Bank (collectively, "Program

Banks”), submitted a joint proposal and have been successfully selected to partner with CITY in the Program; and

WHEREAS, CITY desires to enter into a contract with each Program Bank separately detailing the terms and conditions of participation in the Program.

NOW, THEREFORE, the parties agree as follows:

1. Term. The term of this Agreement will commence on July 1, 2019 and expire on June 30, 2022. CITY in its sole discretion may elect to extend the Agreement in one (1) year increments for up to an additional three (3) years by giving BANK thirty (30) calendar days advance written notice of each optional one (1) year renewal. Such extensions shall be memorialized by a written amendment to this Agreement approved by the Roseville City Council.

2. Services. BANK shall provide to CITY the banking services described in this Agreement. As a condition to providing the banking services, BANK may require CITY to enter into a separate Contract for Deposit of Monies or similar contract as long as the terms of such contract do not conflict with the terms of this Agreement. In the event of any conflict between this Agreement and a separate deposit contract, the provisions of this Agreement shall govern.

3. Deposit. CITY agrees to make an initial deposit of THREE MILLION DOLLARS (\$3,000,000) (“Program Deposits”) with BANK within thirty (30) calendar days of execution of this Agreement. BANK agrees to hold the Program Deposits in one or several of the following account types, based upon the BANK’s practices: (1) Insured Cash Sweep (ICS) - which provides for 100% FDIC Insurance; or (2) Normal Deposit Account, Demand

Deposit Account or Savings/Money Market Account in which balances in excess of FDIC insurance are collateralized as per California Government Code § 53652. CITY shall evaluate increasing the amount of the Program Deposits with BANK on an annual basis. At CITY's sole discretion and subject to approval by CITY's Chief Financial Officer, CITY can make additional Program Deposits with BANK at an amount not to exceed twenty-five percent (25%) of CITY's liquid funds.

4. Bank's Responsibilities. BANK hereby agrees, as a condition of participating in the Program and of receiving the Program Deposits under this Agreement, to do the following:

a. Interest Requirements. Program Deposits shall earn an Annual Interest Rate equal to the posted monthly Local Agency Investment Fund ("LAIF") rate plus 1 basis point (0.01%). BANK agrees to adjust the Annual Interest Rate on Program Deposits on a monthly basis to match the posted LAIF Pooled Money Investment Account average monthly yield plus 1 basis point (0.01%). This interest rate methodology shall remain in effect during the term of this Agreement and can be changed by BANK after issuing CITY a thirty (30) day notice of termination as specified in Section 14.

b. Security Requirements. BANK shall ensure that the Program Deposits are fully insured by the Federal Deposits Insurance Corporation ("FDIC"), or collateralized per California law. Program Deposits in excess of the FDIC limit shall be secured by BANK's current method for public funds, which is collateralization through either government securities pledged at least one hundred and ten percent (110%) of the deposits requiring coverage or the use of a Letter of Credit issued by the Federal Home Loan Bank ("FHLB") of San Francisco pledged at least one hundred and five percent (105%) of the deposits requiring coverage.

c. Access to Funds. CITY reserves the right to withdraw/deposit its monies

as it sees fit at any time in the exercise of its sole discretion. BANK agrees that CITY will have access to Program Deposits, as needed. BANK shall allow no more than six (6) withdrawals per month that may be initiated by 1:30PT for same day withdrawals.

d. Lending Requirements. By the end of the term of this Agreement, BANK shall have maintained a loan portfolio comprised of business loans to small and medium-sized businesses (as defined by the U.S. Small Business Administration) and commercial property owners for such businesses located in the Program Area equal to one hundred percent (100%) of the Program Deposits. However, BANK is not required to offer business loans to third party merchant creditors, to any business engaging in activities prohibited by federal, state or local laws, or to any business not otherwise meeting BANK's lending requirements.

e. Underwriting Requirements. BANK agrees to make commercially reasonable efforts to provide priority underwriting responses related to lending opportunities referred by CITY. However, CITY understands that in order to gain loan approval, requests must meet BANK's standard loan underwriting requirements.

f. Promotion Requirements. BANK agrees to participate in joint marketing activities with CITY and other Program Banks to announce and enhance community recognition of the Program. BANK further agrees to promote CITY with respect to the Program on BANK's applicable literature, messaging and public relations activities as it relates to the Program. BANK agrees to provide reasonable access to its marketing staff and program managers to support CITY's marketing efforts.

g. Reporting Requirements. BANK shall submit to CITY semi-annual reports that: (1) verify that the required amount of funds are being lent to eligible businesses under the Program; (2) identify the dollar amount and number of loans made; (3) identify

collectively BANK's investment into Roseville-based non-profit and charity programs; and (4) include any other Program related information required by CITY. BANK shall further collaborate with CITY to ensure the reports are adequate to meet CITY's need to verify compliance with the Program's requirements. However, in no event shall BANK be required to submit to CITY information deemed confidential pursuant to federal, state or local laws. Reports shall be due by January 31st and July 31st, unless otherwise extended by CITY in writing.

h. Referrals. BANK agrees to offer to participate in a full relationship review with new business clients referred by CITY to determine if BANK can provide other services that may meet the business' other banking needs, such as Treasury Management Services. Special fee waivers or pricing may be offered by BANK when appropriate and is based upon BANK's products and services.

5. City's Responsibilities. CITY hereby agrees, in furtherance of implementation of the Program, to do the following:

a. Referrals. CITY agrees to refer business owners with credit needs that meet the Program demographic requirements to Program Banks equally for their evaluation.

b. Promotion Requirements. CITY agrees to participate in joint marketing activities with BANK and other Program Banks to announce and enhance community recognition of the Program. To that end, CITY will provide resources to facilitate communication between CITY and the Program Banks. CITY further agrees to promote Program Banks as leaders in the Roseville region business community on CITY literature, messaging, and public relations activities.

6. Records. BANK and its subcontractors shall maintain all files and records

13. 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.

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

15. 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.

16. 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

Laura Matteoli
Economic Development Director
311 Vernon Street
Roseville, CA 95678

BANK

River City Bank
Patricia Lewis
Executive Vice President - COO
2485 Natomas Park Drive
Sacramento, CA 95833

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

17. 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.

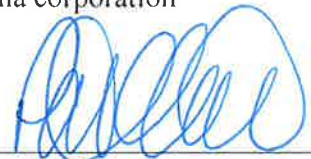
[Signatures Next Page]

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 _____, 2019, and BANK has caused this Agreement to be executed.

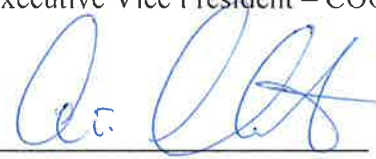
CITY OF ROSEVILLE, a
municipal corporation

RIVER CITY BANK, a
California corporation

BY: _____
DOMINICK CASEY
City Manager

BY: 
PATRICIA LEWIS
Executive Vice President – COO

ATTEST:

and
BY: 
ANKER CHRISTENSEN
Executive Vice President – CFO

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: 
LAURA MATTEOLI
Economic Development Director

RESOLUTION NO. 19-295

APPROVING A BANKING SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND FIRST NORTHERN BANK, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a banking services agreement for participation in the Roseville Advantage Financing program, by and between the City of Roseville and First Northern Bank, has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

BANKING SERVICES AGREEMENT

Roseville Advantage Financing Program

THIS AGREEMENT is made and entered into this 23 day of May, 2019,
by and between the City of Roseville, a municipal corporation ("CITY"), and First Northern
Bank, a California corporation ("BANK").

WITNESSETH:

WHEREAS, as a business friendly city, CITY designed the Roseville Advantage
Financing Program ("Program") in order to attract and retain local businesses to enhance
economic development in CITY; and

WHEREAS, the Program partners CITY with local banks to help support small and
medium-sized businesses, as well as commercial property owners providing locations for such
businesses, located in Roseville ("Program Area"); and

WHEREAS, the Program requires, among other things, that participating banks prioritize
lending and underwriting to small and medium-sized businesses, as well as to certain commercial
property owners, located in the Program Area; and

WHEREAS, in December of 2018, CITY issued a Request for Proposals to locally
headquartered banks to provide banking services consistent with the Program; and

WHEREAS, on January 25, 2019, four locally headquartered banks, American River
Bank, First Northern Bank, Five Star Bank, and River City Bank (collectively, "Program

Banks”), submitted a joint proposal and have been successfully selected to partner with CITY in the Program; and

WHEREAS, CITY desires to enter into a contract with each Program Bank separately detailing the terms and conditions of participation in the Program.

NOW, THEREFORE, the parties agree as follows:

1. Term. The term of this Agreement will commence on July 1, 2019 and expire on June 30, 2022. CITY in its sole discretion may elect to extend the Agreement in one (1) year increments for up to an additional three (3) years by giving BANK thirty (30) calendar days advance written notice of each optional one (1) year renewal. Such extensions shall be memorialized by a written amendment to this Agreement approved by the Roseville City Council.

2. Services. BANK shall provide to CITY the banking services described in this Agreement. As a condition to providing the banking services, BANK may require CITY to enter into a separate Contract for Deposit of Monies or similar contract as long as the terms of such contract do not conflict with the terms of this Agreement. In the event of any conflict between this Agreement and a separate deposit contract, the provisions of this Agreement shall govern.

3. Deposit. CITY agrees to make an initial deposit of ONE MILLION DOLLARS (\$1,000,000) (“Program Deposits”) with BANK within thirty (30) calendar days of execution of this Agreement. BANK agrees to hold the Program Deposits in one or several of the following account types, based upon the BANK’s practices: (1) Insured Cash Sweep (ICS) - which provides for 100% FDIC Insurance; or (2) Normal Deposit Account, Demand

Deposit Account or Savings/Money Market Account in which balances in excess of FDIC insurance are collateralized as per California Government Code § 53652. CITY shall evaluate increasing the amount of the Program Deposits with BANK on an annual basis. At CITY's sole discretion and subject to approval by CITY's Chief Financial Officer, CITY can make additional Program Deposits with BANK at an amount not to exceed twenty-five percent (25%) of CITY's liquid funds.

4. Bank's Responsibilities. BANK hereby agrees, as a condition of participating in the Program and of receiving the Program Deposits under this Agreement, to do the following:

a. Interest Requirements. Program Deposits shall earn an Annual Interest Rate equal to the posted monthly Local Agency Investment Fund ("LAIF") rate plus 1 basis point (0.01%). BANK agrees to adjust the Annual Interest Rate on Program Deposits on a monthly basis to match the posted LAIF Pooled Money Investment Account average monthly yield plus 1 basis point (0.01%). This interest rate methodology shall remain in effect during the term of this Agreement and can be changed by BANK after issuing CITY a thirty (30) day notice of termination as specified in Section 14.

b. Security Requirements. BANK shall ensure that the Program Deposits are fully insured by the Federal Deposits Insurance Corporation ("FDIC"), or collateralized per California law. Program Deposits in excess of the FDIC limit shall be secured by BANK's current method for public funds, which is collateralization through either government securities pledged at least one hundred and ten percent (110%) of the deposits requiring coverage or the use of a Letter of Credit issued by the Federal Home Loan Bank ("FHLB") of San Francisco pledged at least one hundred and five percent (105%) of the deposits requiring coverage.

c. Access to Funds. CITY reserves the right to withdraw/deposit its monies

as it sees fit at any time in the exercise of its sole discretion. BANK agrees that CITY will have access to Program Deposits, as needed. BANK shall allow no less than six (6) withdrawals per month that may be initiated by 1:30PT for same day withdrawals.

d. Lending Requirements. By the end of the term of this Agreement, BANK shall have maintained a loan portfolio comprised of business loans to small and medium-sized businesses (as defined by the U.S. Small Business Administration) and commercial property owners for such businesses located in the Program Area equal to one hundred percent (100%) of the Program Deposits. However, BANK is not required to offer business loans to third party merchant creditors, to any business engaging in activities prohibited by federal, state or local laws, or to any business not otherwise meeting BANK's lending requirements.

e. Underwriting Requirements. BANK agrees to make commercially reasonable efforts to provide priority underwriting responses related to lending opportunities referred by CITY. However, CITY understands that in order to gain loan approval, requests must meet BANK's standard loan underwriting requirements.

f. Promotion Requirements. BANK agrees to participate in joint marketing activities with CITY and other Program Banks to announce and enhance community recognition of the Program. BANK further agrees to promote CITY with respect to the Program on BANK's applicable literature, messaging and public relations activities as it relates to the Program. BANK agrees to provide reasonable access to its marketing staff and program managers to support CITY's marketing efforts.

g. Reporting Requirements. BANK shall submit to CITY semi-annual reports that: (1) verify that the required amount of funds are being lent to eligible businesses under the Program; (2) identify the dollar amount and number of loans made; (3) identify

collectively BANK's investment into Roseville-based non-profit and charity programs; and (4) include any other Program related information required by CITY. BANK shall further collaborate with CITY to ensure the reports are adequate to meet CITY's need to verify compliance with the Program's requirements. However, in no event shall BANK be required to submit to CITY information deemed confidential pursuant to federal, state or local laws. Reports shall be due by January 31st and July 31st, unless otherwise extended by CITY in writing.

h. Referrals. BANK agrees to offer to participate in a full relationship review with new business clients referred by CITY to determine if BANK can provide other services that may meet the business' other banking needs, such as Treasury Management Services. Special fee waivers or pricing may be offered by BANK when appropriate and is based upon BANK's products and services.

5. City's Responsibilities. CITY hereby agrees, in furtherance of implementation of the Program, to do the following:

a. Referrals. CITY agrees to refer business owners with credit needs that meet the Program demographic requirements to Program Banks equally for their evaluation.

b. Promotion Requirements. CITY agrees to participate in joint marketing activities with BANK and other Program Banks to announce and enhance community recognition of the Program. To that end, CITY will provide resources to facilitate communication between CITY and the Program Banks. CITY further agrees to promote Program Banks as leaders in the Roseville region business community on CITY literature, messaging, and public relations activities.

6. Records. BANK 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, BANK and its subcontractors shall maintain all files and records until such litigation, appeals or claims are resolved.

7. Compliance with Laws. BANK shall perform all services required pursuant to this Agreement in accordance with all federal and state laws, statutes, rules and regulations applicable to deposits and the performance of services under this Agreement, including without limitation, the Local Agency Deposit Security Law.

8. Ability to Perform. BANK agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

9. Assignment. BANK is employed to perform unique professional services. BANK shall not assign this Agreement without the prior written consent of CITY.

10. Not an Agent. BANK shall have no authority, express or implied, to act on behalf of CITY in any capacity whatsoever as an agent. Furthermore, BANK shall have no authority, express or implied, pursuant to this Agreement to bind CITY to any obligation whatsoever.

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

12. Termination of Agreement. Either party may terminate this Agreement without cause by giving the other party thirty (30) calendar days advance written notice. In the event of termination by either party, CITY will be allowed to withdraw all funds held on deposit with BANK without penalty or liability.

13. 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.

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

15. 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.

16. 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

Laura Matteoli
Economic Development Director
311 Vernon Street
Roseville, CA 95678

BANK

First Northern Bank
Jeremiah Z. Smith
Sr. Executive Vice President - COO
2270 Douglas Blvd., Suite 100
Roseville, CA 95661

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

17. 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.

[Signatures Next Page]

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 _____, 2019, and BANK has caused this Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: *Laura Matteoli*
LAURA MATTEOLI
Economic Development Director

FIRST NORTHERN BANK, a
California corporation

BY: _____
JEREMIAH Z. SMITH
Sr. Executive Vice President – COO

and

BY: _____
KEVIN SPINK
Executive Vice President – CFO

RESOLUTION NO. 19-296

APPROVING A BANKING SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND AMERICAN RIVER BANK, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a banking services agreement for participation in the Roseville Advantage Financing program, by and between the City of Roseville and American River Bank, has been reviewed by the City Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

BANKING SERVICES AGREEMENT

Roseville Advantage Financing Program

THIS AGREEMENT is made and entered into this ____ day of _____, 2019, by and between the City of Roseville, a municipal corporation (“CITY”), and American River Bank, a California corporation (“BANK”).

WITNESSETH:

WHEREAS, as a business friendly city, CITY designed the Roseville Advantage Financing Program (“Program”) in order to attract and retain local businesses to enhance economic development in CITY; and

WHEREAS, the Program partners CITY with local banks to help support small and medium-sized businesses, as well as commercial property owners providing locations for such businesses, located in Roseville (“Program Area”); and

WHEREAS, the Program requires, among other things, that participating banks prioritize lending and underwriting to small and medium-sized businesses, as well as to certain commercial property owners, located in the Program Area; and

WHEREAS, in December of 2018, CITY issued a Request for Proposals to locally headquartered banks to provide banking services consistent with the Program; and

WHEREAS, on January 25, 2019, four locally headquartered banks, American River Bank, First Northern Bank, Five Star Bank, and River City Bank (collectively, “Program

Banks”), submitted a joint proposal and have been successfully selected to partner with CITY in the Program; and

WHEREAS, CITY desires to enter into a contract with each Program Bank separately detailing the terms and conditions of participation in the Program.

NOW, THEREFORE, the parties agree as follows:

1. Term. The term of this Agreement will commence on July 1, 2019 and expire on June 30, 2022. CITY in its sole discretion may elect to extend the Agreement in one (1) year increments for up to an additional three (3) years by giving BANK thirty (30) calendar days advance written notice of each optional one (1) year renewal. Such extensions shall be memorialized by a written amendment to this Agreement approved by the Roseville City Council.

2. Services. BANK shall provide to CITY the banking services described in this Agreement. As a condition to providing the banking services, BANK may require CITY to enter into a separate Contract for Deposit of Monies or similar contract as long as the terms of such contract do not conflict with the terms of this Agreement. In the event of any conflict between this Agreement and a separate deposit contract, the provisions of this Agreement shall govern.

3. Deposit. CITY agrees to make an initial deposit of THREE MILLION DOLLARS (\$3,000,000) (“Program Deposits”) with BANK within thirty (30) calendar days of execution of this Agreement. BANK agrees to hold the Program Deposits in one or several of the following account types, based upon the BANK’s practices: (1) Insured Cash Sweep (ICS) - which provides for 100% FDIC Insurance; or (2) Normal Deposit Account, Demand

Deposit Account or Savings/Money Market Account in which balances in excess of FDIC insurance are collateralized as per California Government Code § 53652. CITY shall evaluate increasing the amount of the Program Deposits with BANK on an annual basis. At CITY's sole discretion and subject to approval by CITY's Chief Financial Officer, CITY can make additional Program Deposits with BANK at an amount not to exceed twenty-five percent (25%) of CITY's liquid funds.

4. Bank's Responsibilities. BANK hereby agrees, as a condition of participating in the Program and of receiving the Program Deposits under this Agreement, to do the following:

a. Interest Requirements. Program Deposits shall earn an Annual Interest Rate equal to the posted monthly Local Agency Investment Fund ("LAIF") rate plus 1 basis point (0.01%). BANK agrees to adjust the Annual Interest Rate on Program Deposits on a monthly basis to match the posted LAIF Pooled Money Investment Account average monthly yield plus 1 basis point (0.01%). This interest rate methodology shall remain in effect during the term of this Agreement and can be changed by BANK after issuing CITY a thirty (30) day notice of termination as specified in Section 14.

b. Security Requirements. BANK shall ensure that the Program Deposits are fully insured by the Federal Deposits Insurance Corporation ("FDIC"), or collateralized per California law. Program Deposits in excess of the FDIC limit shall be secured by BANK's current method for public funds, which is collateralization through either government securities pledged at least one hundred and ten percent (110%) of the deposits requiring coverage or the use of a Letter of Credit issued by the Federal Home Loan Bank ("FHLB") of San Francisco pledged at least one hundred and five percent (105%) of the deposits requiring coverage.

c. Access to Funds. CITY reserves the right to withdraw/deposit its monies

as it sees fit at any time in the exercise of its sole discretion. BANK agrees that CITY will have access to Program Deposits, as needed. BANK shall allow no more than six (6) withdrawals per month that may be initiated by 1:30PT for same day withdrawals.

d. Lending Requirements. By the end of the term of this Agreement, BANK shall have maintained a loan portfolio comprised of business loans to small and medium-sized businesses (as defined by the U.S. Small Business Administration) and commercial property owners for such businesses located in the Program Area equal to one hundred percent (100%) of the Program Deposits. However, BANK is not required to offer business loans to third party merchant creditors, to any business engaging in activities prohibited by federal, state or local laws, or to any business not otherwise meeting BANK's lending requirements.

e. Underwriting Requirements. BANK agrees to make commercially reasonable efforts to provide priority underwriting responses related to lending opportunities referred by CITY. However, CITY understands that in order to gain loan approval, requests must meet BANK's standard loan underwriting requirements.

f. Promotion Requirements. BANK agrees to participate in joint marketing activities with CITY and other Program Banks to announce and enhance community recognition of the Program. BANK further agrees to promote CITY with respect to the Program on BANK's applicable literature, messaging and public relations activities as it relates to the Program. BANK agrees to provide reasonable access to its marketing staff and program managers to support CITY's marketing efforts.

g. Reporting Requirements. BANK shall submit to CITY semi-annual reports that: (1) verify that the required amount of funds are being lent to eligible businesses under the Program; (2) identify the dollar amount and number of loans made; (3) identify

collectively BANK's investment into Roseville-based non-profit and charity programs; and (4) include any other Program related information required by CITY. BANK shall further collaborate with CITY to ensure the reports are adequate to meet CITY's need to verify compliance with the Program's requirements. However, in no event shall BANK be required to submit to CITY information deemed confidential pursuant to federal, state or local laws. Reports shall be due by January 31st and July 31st, unless otherwise extended by CITY in writing.

h. Referrals. BANK agrees to offer to participate in a full relationship review with new business clients referred by CITY to determine if BANK can provide other services that may meet the business' other banking needs, such as Treasury Management Services. Special fee waivers or pricing may be offered by BANK when appropriate and is based upon BANK's products and services.

5. City's Responsibilities. CITY hereby agrees, in furtherance of implementation of the Program, to do the following:

a. Referrals. CITY agrees to refer business owners with credit needs that meet the Program demographic requirements to Program Banks equally for their evaluation.

b. Promotion Requirements. CITY agrees to participate in joint marketing activities with BANK and other Program Banks to announce and enhance community recognition of the Program. To that end, CITY will provide resources to facilitate communication between CITY and the Program Banks. CITY further agrees to promote Program Banks as leaders in the Roseville region business community on CITY literature, messaging, and public relations activities.

6. Records. BANK 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, BANK and its subcontractors shall maintain all files and records until such litigation, appeals or claims are resolved.

7. Compliance with Laws. BANK shall perform all services required pursuant to this Agreement in accordance with all federal and state laws, statutes, rules and regulations applicable to deposits and the performance of services under this Agreement, including without limitation, the Local Agency Deposit Security Law.

8. Ability to Perform. BANK agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

9. Assignment. BANK is employed to perform unique professional services. BANK shall not assign this Agreement without the prior written consent of CITY.

10. Not an Agent. BANK shall have no authority, express or implied, to act on behalf of CITY in any capacity whatsoever as an agent. Furthermore, BANK shall have no authority, express or implied, pursuant to this Agreement to bind CITY to any obligation whatsoever.

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

12. Termination of Agreement. Either party may terminate this Agreement without cause by giving the other party thirty (30) calendar days advance written notice. In the event of termination by either party, CITY will be allowed to withdraw all funds held on deposit with BANK without penalty or liability.

13. 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.

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

15. 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.

16. 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

Laura Matteoli
Economic Development Director
311 Vernon Street
Roseville, CA 95678

BANK

American River Bank
David E. Ritchie, Jr.
President & CEO
3100 Zinfandel Drive, Suite #450
Rancho Cordova, CA 95670

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

17. 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.

[Signatures Next Page]

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 _____, 2019, and BANK has caused this Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

AMERICAN RIVER BANK, a
California corporation

BY: _____
DOMINICK CASEY
City Manager

BY: _____
DAVID E. RITCHIE, JR.
President & CEO

and

ATTEST:

BY: _____
MITCHELL A. DERENZO
Chief Financial Officer

BY: _____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY: _____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
LAURA MATTEOLI
Economic Development Director



COUNCIL COMMUNICATION

CC #: 0018

File #: 0201 & 0600-01

Title: City of Roseville Fiscal Year 2019-20 Budget, Budgeted Positions, and Salary Schedules

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

Meeting Date: 6/19/2019

Item #: 8.1.

RECOMMENDATION TO COUNCIL

As part of the FY2019-20 budget process, departments requested staffing changes to meet their business needs, which were evaluated by Human Resources Department staff. Human Resources is recommending the following changes to the City's staffing allocation schedule and salary schedule to meet business needs. Staff recommends that City Council take the following actions:

1. Adopt the proposed Fiscal Year (FY) 2019-20 budget ordinance and approve out-of-state travel requests and new vehicle requests; and
2. Adopt an ordinance to approve the attached Management A & B salary schedules (Appendix D) reflecting the addition of a new Assistant Information Technology Director salary range (9558A, 9558B), Electric Technology Systems Administrator salary range (9560A, 9560B), Data Management System Administrator (9561A, 9561B); retitle of the Department Government Relations Supervisor to Utility Government Relations Administrator (B965, 1646) and deletion of the Information Technology Division Manager classification effective June 22, 2019; and
3. Adopt an ordinance to approve the attached IBEW A & B salary schedules (Appendix B) reflecting the addition of a new Senior SCADA System Technician salary range (9559A, 9559B) effective June 22, 2019; and
4. Motion to approve the attached city-wide allocation schedule effective June 22, 2019.

BACKGROUND

Fiscal Summary: The FY2019-20 proposed budget totals approximately \$553.9 million from all funding sources. The budget for the General Fund is approximately \$168.2 million, which includes operating (\$157.8 million) and non-operating (\$10.4 million). The General Fund budget is balanced with revenues equal to expenses without the use of one-time funds.

Budget Priorities: The proposed budget aligns with both City Council and EngageRoseville priorities.

Measure B: The proposed budget includes \$16 million in additional Measure B revenues. These revenues have allowed the City to maintain current service levels, restore others, strategically

increase spending in high-priority service areas, and invest in fiscal health investments such as establishing and funding an economic stabilization reserve.

Process: The proposed budget is the result of an extensive process that included a Measure B goals workshop, budget development workshops, a utilities budget update, Capital Improvement Program budget overview, financial policies overview and budget hearings.

Outreach: The budget process included an extensive public outreach effort that included publishing budget information on the city website, in e-newsletters, on social media, producing a video on Measure B spending priorities as well as developing the City's first Budget in Brief document.

General Fund Emergency Reserves: The City Council has established a policy of maintaining ten percent of General Fund operating expenditures in a General Fund Emergency Reserve. The FY2019-20 budget meets this policy with \$15 million in funding. The purpose of this reserve is to have the ability to fund significant short-term issues such as declared emergencies, should the need arise.

General Fund Stabilization Reserve: The City Council has also established a policy to build a General Fund Stabilization Reserve of 15% of General Fund operating expenses (approximately \$22.5 million). The FY2019-20 budget includes an initial investment of \$6.8 million. An additional investment of \$4 million is estimated from the FY2018-19 Measure B revenue, for a total estimated reserve balance of \$10.8 million. This reserve was established to address significant revenue shortfalls that occur during an economic downturn.

Budget Ordinance: The annual budget ordinance includes the following modifications:

- Section 3.5 - Added language requiring City Council approval for increases to revenue budgets.
- Section 3.6 – Clarified City policy on maintaining 10% General Fund Emergency Reserve and 10% reserve for economic uncertainties in applicable utility funds.
- Section 3.12 – Added section authorizing the City Manager to adjust appropriations as necessary to implement the City's new financial system.
- Section 3.13 – Added section clarifying the City Manager's authority to increase appropriations in any department or project from the General Fund Administrative Contingency.
- Section 3.14 – Added section authorizing the City Manager to refine/add content to the Proposed Budget as necessary to meet Government Finance Officers Association (GFOA) and California Society of Municipal Finance Officers (CSMFO) budgeting award requirements.
- Section 5 – Revised the bid amount from \$22,790 to \$23,338 in accordance with the City Charter (Section 7.21).

Budgeted Positions:

The Human Resources Department is charged with maintaining the City's classification plan in the Municipal Code. As part of the FY2019-20 budget process, Human Resources staff evaluated requests from departments for reorganization of work, appropriate staffing structure and levels, and reclassification of positions, to meet business needs and provide high service levels to the community. Staff looked at department workload, efficiency, 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 a result, Human Resources is recommending a net increase of 29.00 full-time equivalent (FTE) allocations including eight (8) reclassifications of FTE allocations, the

deletion of 5.75 FTE allocations and addition of 35.75 FTE allocations on the citywide allocation schedule effective June 22, 2019. The total net increase in allocations has been decreased by 1.00 FTE allocation due to the identification of additional adjustments subsequent to the release of the FY2019-20 proposed budget. There are adequate resources available in the FY2019-20 budget to fund the recommended changes in position allocations.

Department Heads discussed the need for a majority of the staffing changes during the Budget Workshops held June 3, 2019. Funding is included for reclassifications of existing positions. Staff is currently conducting job analysis work on four (4) reclassifications, one (1) classification re-title, and two new allocations and will be bringing those to Council once the analysis and meet and confer obligations with the bargaining groups have been met.

Listed below are the significant changes to the position allocation schedule:

New Classifications:

Staff is recommending the addition of the following new classifications: Assistant Information Technology Director, Data Management System Administrator, Electric Technology Systems Administrator, and Senior SCADA System Technician.

Budgeted Position Allocation Changes

New Position Allocations:

Department	Job Title	FTE
City Clerk	City Clerk Technician I/II	1.00
City Clerk	Deputy City Clerk I/II	0.50
Development Services	Code Enforcement Inspector I/II	1.00
Economic Development	Classification to be determined*	1.00
Electric	Electric Compliance Analyst	1.00
Electric	Electric Technology Systems Administrator	1.00
Electric	Senior Electric Business Analyst	1.00
Environmental Utilities	Administrative Technician	1.00
Environmental Utilities	Assistant Environmental Utilities Director	2.00
Environmental Utilities	Associate Engineer	2.00
Environmental Utilities	Data Management System Administrator	1.00
Environmental Utilities	Electronics Technician I/II	1.00
Environmental Utilities	ERP Business Analyst I/II	1.00
Environmental Utilities	Industrial Waste Specialist	1.00
Environmental Utilities	Laboratory Technician I/II	1.00
Environmental Utilities	Marketing and Communication Analyst I/II	0.50
Environmental Utilities	Office Assistant I/II	1.00
Environmental Utilities	Refuse Truck Driver I/II	1.00
Environmental Utilities	Senior SCADA System Technician	1.00
Environmental Utilities	Senior Water Distribution Worker	1.00
Environmental Utilities	Utility Governmental Relations Administrator	1.00
Environmental Utilities	Wastewater Treatment Plant Operator Grade I/II	4.00
Environmental Utilities	Water Distribution Supervisor	2.00
Environmental Utilities	Water Treatment Plant Operator Grade III 24Hr	1.00

Environmental Utilities	Classification to be determined**	2.00
Finance	Finance Technician I/II	0.50
Information Technology	Assistant Information Technology Director	2.00
Information Technology	Information Technology Analyst I/II	1.00
Police	Police Officer/Police Trainee	5.00
Public Works	Alternative Transportation Analyst I/II	0.25
Public Works	GIS Technician I/II	1.00
Public Works	Street Maintenance Worker I/II	2.00
Public Works	Street Sweeper Operator	1.00
Total:		43.75

*Classification/allocation pending completion of job analysis.

**Pending bargaining group meet and confers related to job description, as agreement was reached on salary.

Eliminated Position Allocations:

Department	Job Title	FTE
Electric	Electric Preventative Data System Tech	-1.00
Environmental Utilities	Administrative Technician	-1.00
Environmental Utilities	Assistant Engineer	-1.00
Environmental Utilities	Electrical Maintenance Coordinator	-1.00
Environmental Utilities	Industrial Waste Technician	-1.00
Environmental Utilities	Preventative Maintenance Coordinator	-1.00
Environmental Utilities	Wastewater Utility Manager	-1.00
Environmental Utilities	Water Utility Manager	-1.00
Information Technology	IT Division Manager	-2.00
Police	Community Services Officer	-1.00
Police	Public Safety Outreach & Community Relations	-1.00
Public Works	Assistant Engineer	-1.00
Public Works	Office Assistant II	-0.75
Total:		-13.75

Total Net New Position Allocations in FY2019-20 Proposed Budget: 30.00

Staff identified the following additional position allocation adjustments after the release of the FY2019-20 Proposed Budget. These adjustments bring the total net change in position allocations to 29.00.

Parks, Recreation and Libraries	Library Technician	-1.00
Parks, Recreation and Libraries	Library Assistant	1.00
Public Works	Administrative Assistant	-1.00

Total Net New Position Allocations to be included in FY2019-20 Approved Budget: 29.00

FISCAL IMPACT

The FY2019-20 proposed budget totals \$553.9 million from all funding sources. The budget document provides a financial summary for each City fund and department, and Capital Improvement Program budget totaling \$78.6 million in FY2019-20. The net impact of the recommended position allocation changes are included in FY2019-20 Budget.

ECONOMIC DEVELOPMENT / JOBS CREATED

29 new jobs are created by this action.

ENVIRONMENTAL REVIEW

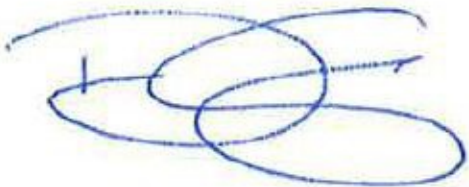
The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §20165 and CEQA State Guidelines §15060(c)(3) and §15378.

Adoption of a new budget and the amendments to salary schedules and allocation schedule meet the above criteria and are not subject to CEQA. No additional environmental review is required.

Respectfully Submitted,

Scott Pettingell, Budget Manager

Dennis Kauffman, Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance No. 6113

Ordinance No. 6117

Mgt A Salary Schedule

Mgt B Salary Schedule

Ordinance No. 6118

IBEW A Salary Schedule

IBEW B Salary Schedule
Allocation Schedule

ORDINANCE NO. 6113

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2019-2020,
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 CITY OF ROSEVILLE ORDAINS:

SECTION 1. The proposed budget for the City of Roseville entitled "Proposed Budget Fiscal Year 2019-2020, City of Roseville, California," a copy of which is on file in the office of the City Clerk, is hereby adopted as the "Annual Budget Fiscal Year 2019-2020, City of Roseville, California."

SECTION 2. The proposed expenditures shown in the Fund and Department Operating Budget Summaries of the budget document, which are incorporated herein, are hereby appropriated to the departments and activities in the amounts and purposes therein stated. Encumbrances and expenditures of the various appropriations described in the budget document shall be made by those departments and employees designated therein as the requisitioning authorities.

SECTION 3. The following budget control policies shall become effective upon the adoption of this ordinance:

1. The operating Budget of the City of Roseville and the Successor Agency of the Roseville Redevelopment Agency shall be approved within the major summary categories of
 - a. Salaries, Wages, Benefits
 - b. Materials, Supplies, Services
 - c. Capital Outlay
 - d. Reimbursed Expenses
2. Capital Improvement Projects. The Capital Budget of the City of Roseville and the Successor Agency of the Roseville Redevelopment Agency shall be approved by Capital Improvement Project.
3. The City Manager or designee shall apply prudent monitoring procedures to assure that actual expenditures/expenses of the City and the Successor Agency of the Roseville Redevelopment Agency do not exceed the appropriations at the department level by fund.

4. The City Council delegates authority to the City Manager or designee to approve the movement of City Council approved appropriations within the same fund, excluding Capital Improvement Projects and annual projects.
5. Appropriation increases, revenue increases, and transfers to or from funds shall require approval by the City Council.
6. The City Manager and Chief Financial Officer are directed to maintain the General Fund Emergency Reserve at approximately ten percent (10%) of General Fund operating expenditures and transfers out, pursuant to the City's General Fund Reserves Policy. The City Manager and Chief Financial Officer are also directed to maintain reserves of ten percent (10%) of total operating expense and transfers out for applicable utility funds as a reserve for economic uncertainties.
7. The City Manager or designee is authorized to increase the Fiscal Year 2019-20 budget appropriations in the amount of the remaining unspent appropriations from the prior fiscal year for active multi-year projects.
8. Annually, completed or inactive projects will be closed, except for projects that have existing litigation, payment disputes or other extenuating circumstances. An inactive project is defined as one where transaction activity is less than \$1,000 over the prior three years. Closures are the responsibility of the designated project manager. The managing department and the City Manager or designee have the authority to process the necessary documentation to close inactive projects. Unobligated appropriations for all inactive projects will expire on June 30, 2020, following the third full year of the last appropriation to the project.
9. All encumbrances for valid purchase orders and contracts in effect as of June 30, 2019, will remain in effect in the following fiscal year. The City Manager or designee is authorized to increase the Fiscal Year 2019-20 budget appropriations in the amount of the outstanding encumbrances for valid purchase orders and contracts as of June 30, 2019.
10. The City Manager or designee is authorized to eliminate funds as required for proper accounting and fiscal management when the purpose of a fund has expired and its fund balance has been expended.
11. The City Manager is authorized to revise any appropriation made in the Adopted Budget where the revision does not increase appropriations and is consistent with City Council intent.
12. The City Manager is authorized to adjust appropriations as necessary to implement the conversion to the City's new financial system, provided the overall appropriations by fund and department remain unchanged.

13. The City Manager is authorized to increase appropriations in any department or project from the General Fund Administrative Contingency.
14. The City Manager is authorized to refine/add content, as may be needed to meet Government Finance Officers Association (GFOA) and California Society of Municipal Finance Officers (CSMFO) budgeting award requirements, in the Proposed Budget to create the FY2019/20 Approved Budget.

SECTION 4. Pursuant to Article XIII B of the California Constitution, the appropriations limit for the City of Roseville is hereby established as \$174,424,400 for Fiscal Year 2019-2020. The State Department of Finance provides the City the annual adjustment factors used in the appropriation limit calculation. The factors are the changes in the California Per Capita Personal Income and population levels for the City or the County.

SECTION 5. Sealed bids are required, pursuant to Section 7.21 of the Charter of the City of Roseville, for all purchases and public works involving the expenditure of twenty three thousand, three hundred thirty-eight dollars (\$23,338.00) or more. This amount has been inflated by the consumer price index per provision of Section 7.21.

SECTION 6. It is hereby ordered that a copy of this ordinance and the budget document be certified by the City Clerk and filed in the office of the City Clerk. The City Clerk is directed to post a copy of this ordinance in three (3) conspicuous locations in the City and enter the posting thereof in the Ordinance Book.

SECTION 7. This ordinance is required for the orderly operation and maintenance of municipal activities and the appropriations for usual and current expenses of the City and the Successor Agency of the Roseville Redevelopment Agency during the 2019-2020 fiscal year. Therefore, this ordinance shall take effect immediately upon passage hereof as an urgency ordinance, pursuant to Section 5.03 of the Charter of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this 19th day of June, 2019 by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

ATTEST:

MAYOR

City Clerk

ORDINANCE NO. 6117

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING
ORDINANCE NO. 6089, THE SALARY ORDINANCE FOR MANAGEMENT EMPLOYEES,
AS AMENDED BY APPENDIX "D" TO BE EFFECTIVE
JUNE 22, 2019, AS AN URGENCY MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Title and Purpose.

Ordinance No. 6089, the Salary Ordinance for Management Employees, is hereby amended as shown on Appendix "D" for salary schedules A and B attached hereto:

ADDITION OF CLASSIFICATION

<u>Classification No.</u>	<u>Position Title</u>	<u>Salary Range</u>
9558A/9558B	Assistant Information Technology Director	6936
9560A/9560B	Electric Technology Systems Administrator	7850
9561A/9561B	Data Management System Administrator	5939

AMENDMENT OF CLASSIFICATION

<u>Classification No.</u>	<u>Position Title</u>	<u>Salary Range</u>
1646/B965	Utility Government Relations Administrator	6001

DELETION OF CLASSIFICATION

<u>Classification No.</u>	<u>Position Title</u>	<u>Salary Range</u>
3601/B779	Information Technology Division Manager	6673

SECTION 2. Salary Plan Effective Date.

This Ordinance shall be effective June 22, 2019 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 June 22, 2019. 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 _____, 2019, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1505A	AMI Project Manager-A	Step A	49.7966	3983.73	8631.41	103576.93
		Step B	52.2864	4182.91	9062.98	108755.71
		Step C	54.9007	4392.06	9516.12	114193.46
		Step D	57.6458	4611.66	9991.94	119903.26
		Step E	60.5280	4842.24	10491.52	125898.24
		Step F	63.5544	5084.35	11016.10	132193.15
		Step G	66.7322	5338.58	11566.91	138802.98
0043A	Accounting Supervisor-A	Step A	43.6093	3488.74	7558.95	90707.34
		Step B	45.7898	3663.18	7936.90	95242.78
		Step C	48.0793	3846.34	8333.75	100004.94
		Step D	50.4833	4038.66	8750.44	105005.26
		Step E	53.0074	4240.59	9187.95	110255.39
		Step F	55.6578	4452.62	9647.35	115768.22
		Step G	58.4407	4675.26	10129.72	121556.66
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9427A	Accounts Payable Supervisor-A	Step A	41.6093	3328.74	7212.28	86547.34
		Step B	43.6897	3495.18	7572.88	90874.58
		Step C	45.8742	3669.94	7951.53	95418.34
		Step D	48.1679	3853.43	8349.10	100189.23
		Step E	50.5763	4046.10	8766.56	105198.70
		Step F	53.1051	4248.41	9204.88	110458.61
		Step G	55.7604	4460.83	9665.14	115981.63
0045A	Administrative Analyst I-A	Step A	33.9261	2714.09	5880.52	70566.29
		Step B	35.6224	2849.79	6174.55	74094.59
		Step C	37.4034	2992.27	6483.26	77799.07
		Step D	39.2738	3141.90	6807.46	81689.50
		Step E	41.2374	3298.99	7147.82	85773.79
		Step F	43.2993	3463.94	7505.21	90062.54
		Step G	45.4643	3637.14	7880.48	94565.74
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0050A	Administrative Analyst II-A	Step A	37.3189	2985.51	6468.61	77623.31
		Step B	39.1848	3134.78	6792.03	81504.38
		Step C	41.1439	3291.51	7131.61	85579.31
		Step D	43.2012	3456.10	7488.21	89858.50
		Step E	45.3611	3628.89	7862.59	94351.09
		Step F	47.6293	3810.34	8255.75	99068.94
		Step G	50.0107	4000.86	8668.52	104022.26
0086A	Alternative Transportation Analyst I-A	Step A	34.4335	2754.68	5968.47	71621.68
		Step B	36.1553	2892.42	6266.92	75203.02
		Step C	37.9631	3037.05	6580.27	78963.25
		Step D	39.8612	3188.90	6909.27	82911.30
		Step E	41.8542	3348.34	7254.73	87056.74
		Step F	43.9469	3515.75	7617.46	91409.55
		Step G	46.1444	3691.55	7998.36	95980.35



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0088A	Alternative Transportation Analyst II- A	Step A	37.3189	2985.51	6468.61	77623.31
		Step B	39.1848	3134.78	6792.03	81504.38
		Step C	41.1439	3291.51	7131.61	85579.31
		Step D	43.2012	3456.10	7488.21	89858.50
		Step E	45.3611	3628.89	7862.59	94351.09
		Step F	47.6293	3810.34	8255.75	99068.94
		Step G	50.0107	4000.86	8668.52	104022.26
0090A	Alternative Transportation Manager-A	Step A	53.0707	4245.66	9198.92	110387.06
		Step B	55.7242	4457.94	9658.86	115906.34
		Step C	58.5104	4680.83	10141.80	121701.63
		Step D	61.4360	4914.88	10648.91	127786.88
		Step E	64.5078	5160.62	11181.35	134176.22
		Step F	67.7332	5418.66	11740.42	140885.06
		Step G	71.1198	5689.58	12327.43	147929.18
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0245A	Assistant City Attorney-A	Step A	78.1644	6253.15	13548.50	162581.95
		Step B	82.0726	6565.81	14225.92	170711.01
		Step C	86.1762	6894.10	14937.21	179246.50
		Step D	90.4850	7238.80	15684.07	188208.80
		Step E	95.0093	7600.74	16468.28	197619.34
		Step F	99.7598	7980.78	17291.70	207500.38
		Step G	104.7477	8379.82	18156.27	217875.22
0250A	Assistant City Clerk-A	Step A	36.4809	2918.47	6323.36	75880.27
		Step B	38.3049	3064.39	6639.52	79674.19
		Step C	40.2202	3217.62	6971.50	83658.02
		Step D	42.2312	3378.50	7320.07	87840.90
		Step E	44.3428	3547.42	7686.09	92233.02
		Step F	46.5599	3724.79	8070.38	96844.59
		Step G	48.8879	3911.03	8473.90	101686.83
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0325A	Assistant City Manager-A	Step A	79.3412	6347.30	13752.47	165029.70
		Step B	83.3082	6664.66	14440.09	173281.06
		Step C	87.4736	6997.89	15162.09	181945.09
		Step D	91.8473	7347.78	15920.20	191042.38
		Step E	96.4397	7715.18	16716.21	200594.58
		Step F	101.2617	8100.94	17552.03	210624.34
		Step G	106.3247	8505.98	18429.61	221155.38
0395A	Assistant Electric Utility Director-A	Step A	82.4558	6596.46	14292.34	171508.06
		Step B	86.5786	6926.29	15006.96	180083.49
		Step C	90.9076	7272.61	15757.32	189087.81
		Step D	95.4529	7636.23	16545.17	198542.03
		Step E	100.2256	8018.05	17372.44	208469.25
		Step F	105.2369	8418.95	18241.06	218892.75
		Step G	110.4987	8839.90	19153.11	229837.30



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0411A	Assistant Environmental Utilities Director-A	Step A	65.0932	5207.46	11282.82	135393.86
		Step B	68.3479	5467.83	11846.97	142163.63
		Step C	71.7653	5741.22	12439.32	149271.82
		Step D	75.3535	6028.28	13061.27	156735.28
		Step E	79.1212	6329.70	13714.34	164572.10
		Step F	83.0773	6646.18	14400.07	172800.78
		Step G	87.2311	6978.49	15120.06	181440.69
0480A	Assistant Fire Chief-A	Step A	62.4844	4998.75	10830.63	129967.55
		Step B	65.6085	5248.68	11372.14	136465.68
		Step C	68.8891	5511.13	11940.78	143289.33
		Step D	72.3335	5786.68	12537.81	150453.68
		Step E	75.9501	6076.01	13164.68	157976.21
		Step F	79.7476	6379.81	13822.92	165875.01
		Step G	83.7351	6698.81	14514.08	174169.01
0484A	Assistant Human Resources Director- A	Step A	51.2305	4098.44	8879.95	106559.44
		Step B	53.7917	4303.34	9323.89	111886.74
		Step C	56.4817	4518.54	9790.16	117481.94
		Step D	59.3058	4744.46	10279.67	123356.06
		Step E	62.2711	4981.69	10793.66	129523.89
		Step F	65.3847	5230.78	11333.35	136000.18
		Step G	68.6539	5492.31	11900.01	142800.11
9558A	Assistant Information Technology Director-A	Step A	51.7580	4140.64	8971.39	107656.64
		Step B	54.3459	4347.67	9419.96	113039.47
		Step C	57.0632	4565.06	9890.95	118691.46
		Step D	59.9163	4793.30	10385.49	124625.90
		Step E	62.9122	5032.98	10904.78	130857.38
		Step F	66.0578	5284.62	11450.02	137400.22
		Step G	69.3606	5548.85	12022.50	144270.05
0510A	Assistant Police Chief-A	Step A	69.3658	5549.26	12023.41	144280.86
		Step B	72.8341	5826.73	12624.58	151494.93
		Step C	76.4758	6118.06	13255.81	159069.66
		Step D	80.2996	6423.97	13918.60	167023.17
		Step E	84.3146	6745.17	14614.53	175374.37
		Step F	88.5303	7082.42	15345.25	184143.02
		Step G	92.9568	7436.54	16112.51	193350.14
0920A	Billing Services Manager-A	Step A	48.7830	3902.64	8455.72	101468.64
		Step B	51.2222	4097.78	8878.51	106542.18
		Step C	53.7833	4302.66	9322.44	111869.26
		Step D	56.4724	4517.79	9788.55	117462.59
		Step E	59.2960	4743.68	10277.97	123335.68
		Step F	62.2608	4980.86	10791.87	129502.46
		Step G	65.3739	5229.91	11331.48	135977.71



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0910A	Budget Analyst I-A	Step A	35.1221	2809.77	6087.83	73053.97
		Step B	36.8780	2950.24	6392.19	76706.24
		Step C	38.7221	3097.77	6711.83	80541.97
		Step D	40.6582	3252.66	7047.42	84569.06
		Step E	42.6912	3415.30	7399.81	88797.70
		Step F	44.8255	3586.04	7769.75	93237.04
		Step G	47.0669	3765.35	8158.26	97899.15
0915A	Budget Analyst II-A	Step A	38.0646	3045.17	6597.86	79174.37
		Step B	39.9677	3197.42	6927.73	83132.82
		Step C	41.9663	3357.30	7274.16	87289.90
		Step D	44.0645	3525.16	7637.85	91654.16
		Step E	46.2677	3701.42	8019.73	96236.82
		Step F	48.5812	3886.50	8420.74	101048.90
		Step G	51.0102	4080.82	8841.77	106101.22
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0930A	Budget Manager-A	Step A	48.7830	3902.64	8455.72	101468.64
		Step B	51.2222	4097.78	8878.51	106542.18
		Step C	53.7833	4302.66	9322.44	111869.26
		Step D	56.4724	4517.79	9788.55	117462.59
		Step E	59.2960	4743.68	10277.97	123335.68
		Step F	62.2608	4980.86	10791.87	129502.46
		Step G	65.3739	5229.91	11331.48	135977.71
1017A	Building Inspection Supervisor-A	Step A	41.1373	3290.98	7130.47	85565.58
		Step B	43.1942	3455.54	7486.99	89843.94
		Step C	45.3539	3628.31	7861.34	94336.11
		Step D	47.6215	3809.72	8254.39	99052.72
		Step E	50.0027	4000.22	8667.13	104005.62
		Step F	52.5029	4200.23	9100.50	109206.03
		Step G	55.1279	4410.23	9555.50	114666.03
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1043A	Building Official-A	Step A	52.7268	4218.14	9139.31	109671.74
		Step B	55.3631	4429.05	9596.27	115155.25
		Step C	58.1313	4650.50	10076.09	120913.10
		Step D	61.0379	4883.03	10579.90	126958.83
		Step E	64.0897	5127.18	11108.88	133306.58
		Step F	67.2942	5383.54	11664.33	139971.94
		Step G	70.6589	5652.71	12247.54	146970.51
1245A	Chief Financial Officer-A	Step A	71.8515	5748.12	12454.26	149451.12
		Step B	75.4441	6035.53	13076.98	156923.73
		Step C	79.2163	6337.30	13730.83	164769.90
		Step D	83.1771	6654.17	14417.36	173008.37
		Step E	87.3360	6986.88	15138.24	181658.88
		Step F	91.7028	7336.22	15895.15	190741.82
		Step G	96.2879	7703.03	16689.90	200278.83



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1180A	Chief Information Officer-A	Step A	64.6975	5175.80	11214.23	134570.80
		Step B	67.9324	5434.59	11774.95	141299.39
		Step C	71.3290	5706.32	12363.69	148364.32
		Step D	74.8954	5991.63	12981.87	155782.43
		Step E	78.6402	6291.22	13630.97	163571.62
		Step F	82.5722	6605.78	14312.51	171750.18
		Step G	86.7008	6936.06	15028.14	180337.66
1220A	City Clerk-A	Step A	56.6292	4530.34	9815.73	117788.74
		Step B	59.4607	4756.86	10306.52	123678.26
		Step C	62.4338	4994.70	10821.86	129862.30
		Step D	65.5555	5244.44	11362.95	136355.44
		Step E	68.8333	5506.66	11931.11	143173.26
		Step F	72.2751	5782.01	12527.68	150332.21
		Step G	75.8886	6071.09	13154.02	157848.29
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1368A	Code Enforcement Supervisor-A	Step A	38.5454	3083.63	6681.20	80174.43
		Step B	40.4726	3237.81	7015.25	84183.01
		Step C	42.4963	3399.70	7366.03	88392.30
		Step D	44.6211	3569.69	7734.32	92811.89
		Step E	46.8521	3748.17	8121.03	97452.37
		Step F	49.1947	3935.58	8527.08	102324.98
		Step G	51.6545	4132.36	8953.45	107441.36
1370A	Controller-A	Step A	51.2221	4097.77	8878.50	106541.97
		Step B	53.7833	4302.66	9322.44	111869.26
		Step C	56.4724	4517.79	9788.55	117462.59
		Step D	59.2960	4743.68	10277.97	123335.68
		Step E	62.2608	4980.86	10791.87	129502.46
		Step F	65.3739	5229.91	11331.48	135977.71
		Step G	68.6426	5491.41	11898.05	142776.61
9561A	Data Management System Administrator-A	Step A	44.3236	3545.89	7682.75	92193.05
		Step B	46.5398	3723.18	8066.89	96802.70
		Step C	48.8668	3909.34	8470.24	101642.83
		Step D	51.3101	4104.81	8893.75	106724.98
		Step E	53.8756	4310.05	9338.44	112061.22
		Step F	56.5694	4525.55	9805.36	117664.29
		Step G	59.3979	4751.83	10295.63	123547.50
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1645A	Department Public Information Officer-A	Step A	40.6515	3252.12	7046.26	84555.12
		Step B	42.6841	3414.73	7398.58	88782.93
		Step C	44.8183	3585.46	7768.51	93222.06
		Step D	47.0592	3764.74	8156.93	97883.14
		Step E	49.4122	3952.98	8564.78	102777.38
		Step F	51.8828	4150.62	8993.02	107916.22
		Step G	54.4769	4358.15	9442.66	113311.95



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019

1655A	Deputy City Attorney I-A	Step A	56.1728	4493.82	9736.62	116839.42
		Step B	58.9814	4718.51	10223.44	122681.31
		Step C	61.9305	4954.44	10734.62	128815.44
		Step D	65.0270	5202.16	11271.35	135256.16
		Step E	68.2784	5462.27	11834.92	142019.07
		Step F	71.6923	5735.38	12426.67	149119.98
		Step G	75.2769	6022.15	13048.00	156575.95
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1658A	Deputy City Attorney II-A	Step A	61.7901	4943.21	10710.28	128523.41
		Step B	64.8796	5190.37	11245.80	134949.57
		Step C	68.1236	5449.89	11808.09	141697.09
		Step D	71.5297	5722.38	12398.48	148781.78
		Step E	75.1062	6008.50	13018.41	156220.90
		Step F	78.8615	6308.92	13669.33	164031.92
		Step G	82.8046	6624.37	14352.80	172233.57
1659A	Deputy City Manager-A	Step A	56.6293	4530.34	9815.75	117788.94
		Step B	59.4607	4756.86	10306.52	123678.26
		Step C	62.4338	4994.70	10821.86	129862.30
		Step D	65.5555	5244.44	11362.95	136355.44
		Step E	68.8334	5506.67	11931.12	143173.47
		Step F	72.2751	5782.01	12527.68	150332.21
		Step G	75.8887	6071.10	13154.04	157848.50
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1674A	Development Analyst I-A	Step A	33.9261	2714.09	5880.52	70566.29
		Step B	35.6224	2849.79	6174.55	74094.59
		Step C	37.4034	2992.27	6483.26	77799.07
		Step D	39.2738	3141.90	6807.46	81689.50
		Step E	41.2374	3298.99	7147.82	85773.79
		Step F	43.2993	3463.94	7505.21	90062.54
		Step G	45.4643	3637.14	7880.48	94565.74
1675A	Development Analyst II-A	Step A	37.3189	2985.51	6468.61	77623.31
		Step B	39.1848	3134.78	6792.03	81504.38
		Step C	41.1439	3291.51	7131.61	85579.31
		Step D	43.2012	3456.10	7488.21	89858.50
		Step E	45.3611	3628.89	7862.59	94351.09
		Step F	47.6293	3810.34	8255.75	99068.94
		Step G	50.0107	4000.86	8668.52	104022.26
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1280A	Development Services Administrator- A	Step A	41.1373	3290.98	7130.47	85565.58
		Step B	43.1942	3455.54	7486.99	89843.94
		Step C	45.3539	3628.31	7861.34	94336.11
		Step D	47.6215	3809.72	8254.39	99052.72
		Step E	50.0027	4000.22	8667.13	104005.62
		Step F	52.5029	4200.23	9100.50	109206.03
		Step G	55.1279	4410.23	9555.50	114666.03



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019

1676A	Development Services Director-A	Step A	71.2755	5702.04	12354.42	148253.04
		Step B	74.8393	5987.14	12972.15	155665.74
		Step C	78.5813	6286.50	13620.76	163449.10
		Step D	82.5103	6600.82	14301.79	171621.42
		Step E	86.6359	6930.87	15016.89	180202.67
		Step F	90.9677	7277.42	15767.73	189212.82
		Step G	95.5160	7641.28	16556.11	198673.28
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1695A	Development Services Manager-A	Step A	48.9520	3916.16	8485.01	101820.16
		Step B	51.3996	4111.97	8909.26	106911.17
		Step C	53.9696	4317.57	9354.73	112256.77
		Step D	56.6681	4533.45	9822.47	117869.65
		Step E	59.5015	4760.12	10313.59	123763.12
		Step F	62.4766	4998.13	10829.28	129951.33
		Step G	65.6004	5248.03	11370.74	136448.83
2415A	EMS Quality Assurance Coordinator- A	Step A	46.0955	3687.64	7989.89	95878.64
		Step B	48.4002	3872.02	8389.37	100672.42
		Step C	50.8204	4065.63	8808.87	105706.43
		Step D	53.3615	4268.92	9249.33	110991.92
		Step E	56.0295	4482.36	9711.78	116541.36
		Step F	58.8310	4706.48	10197.37	122368.48
		Step G	61.7725	4941.80	10707.23	128486.80
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6520A	ERP Manager-A	Step A	49.7966	3983.73	8631.41	103576.93
		Step B	52.2864	4182.91	9062.98	108755.71
		Step C	54.9007	4392.06	9516.12	114193.46
		Step D	57.6458	4611.66	9991.94	119903.26
		Step E	60.5280	4842.24	10491.52	125898.24
		Step F	63.5544	5084.35	11016.10	132193.15
		Step G	66.7322	5338.58	11566.91	138802.98
1710A	Economic Development Director-A	Step A	65.9539	5276.31	11432.01	137184.11
		Step B	69.2518	5540.14	12003.65	144043.74
		Step C	72.7144	5817.15	12603.83	151245.95
		Step D	76.3500	6108.00	13234.00	158808.00
		Step E	80.1676	6413.41	13895.72	166748.61
		Step F	84.1760	6734.08	14590.51	175086.08
		Step G	88.3848	7070.78	15320.03	183840.38
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1711A	Economic Development Supervisor - A	Step A	45.5617	3644.94	7897.36	94768.34
		Step B	47.8398	3827.18	8292.23	99506.78
		Step C	50.2318	4018.54	8706.85	104482.14
		Step D	52.7434	4219.47	9142.19	109706.27
		Step E	55.3805	4430.44	9599.29	115191.44
		Step F	58.1496	4651.97	10079.26	120951.17
		Step G	61.0570	4884.56	10583.21	126998.56



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019

1310A	Electric Business Analyst I-A	Step A	42.0978	3367.82	7296.95	87563.42
		Step B	44.2027	3536.22	7661.80	91941.62
		Step C	46.4128	3713.02	8044.89	96538.62
		Step D	48.7335	3898.68	8447.14	101365.68
		Step E	51.1702	4093.62	8869.50	106434.02
		Step F	53.7287	4298.30	9312.97	111755.70
		Step G	56.4151	4513.21	9778.62	117343.41
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1312A	Electric Business Analyst II-A	Step A	46.3119	3704.95	8027.40	96328.75
		Step B	48.6275	3890.20	8428.77	101145.20
		Step C	51.0588	4084.70	8850.19	106202.30
		Step D	53.6118	4288.94	9292.71	111512.54
		Step E	56.2924	4503.39	9757.35	117088.19
		Step F	59.1070	4728.56	10245.21	122942.56
		Step G	62.0623	4964.98	10757.47	129089.58
2335A	Electric Compliance Analyst-A	Step A	47.7581	3820.65	8278.07	99336.85
		Step B	50.1460	4011.68	8691.97	104303.68
		Step C	52.6533	4212.26	9126.57	109518.86
		Step D	55.2860	4422.88	9582.91	114994.88
		Step E	58.0503	4644.02	10062.05	120744.62
		Step F	60.9528	4876.22	10565.15	126781.82
		Step G	64.0004	5120.03	11093.40	133120.83
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6285A	Electric Customer Programs Supervisor-A	Step A	58.0974	4647.79	10070.22	120842.59
		Step B	61.0023	4880.18	10573.73	126884.78
		Step C	64.0524	5124.19	11102.42	133228.99
		Step D	67.2550	5380.40	11657.53	139890.40
		Step E	70.6177	5649.42	12240.40	146884.82
		Step F	74.1486	5931.89	12852.42	154229.09
		Step G	77.8561	6228.49	13495.06	161940.69
2284A	Electric Engineering Technician Supervisor-A	Step A	50.7605	4060.84	8798.49	105581.84
		Step B	53.2985	4263.88	9238.41	110860.88
		Step C	55.9634	4477.07	9700.32	116403.87
		Step D	58.7616	4700.93	10185.34	122224.13
		Step E	61.6996	4935.97	10694.60	128335.17
		Step F	64.7846	5182.77	11229.33	134751.97
		Step G	68.0239	5441.91	11790.81	141489.71
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2338A	Electric Operations Manager-A	Step A	71.6936	5735.49	12426.89	149122.69
		Step B	75.2783	6022.26	13048.24	156578.86
		Step C	79.0422	6323.38	13700.65	164407.78
		Step D	82.9943	6639.54	14385.68	172628.14
		Step E	87.1441	6971.53	15104.98	181259.73
		Step F	91.5013	7320.10	15860.23	190322.70
		Step G	96.0763	7686.10	16653.23	199838.70



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019

2339A	Electric Operations Supervisor-A	Step A	65.1770	5214.16	11297.35	135568.16
		Step B	68.4359	5474.87	11862.22	142346.67
		Step C	71.8577	5748.62	12455.33	149464.02
		Step D	75.4505	6036.04	13078.09	156937.04
		Step E	79.2231	6337.85	13732.00	164784.05
		Step F	83.1842	6654.74	14418.59	173023.14
		Step G	87.3434	6987.47	15139.52	181674.27
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2314A	Electric Resources Analyst I-A	Step A	50.3563	4028.50	8728.43	104741.10
		Step B	52.8741	4229.93	9164.84	109978.13
		Step C	55.5178	4441.42	9623.09	115477.02
		Step D	58.2937	4663.50	10104.24	121250.90
		Step E	61.2084	4896.67	10609.46	127313.47
		Step F	64.2688	5141.50	11139.93	133679.10
		Step G	67.4823	5398.58	11696.93	140363.18
2316A	Electric Resources Analyst II-A	Step A	55.3919	4431.35	9601.26	115215.15
		Step B	58.1615	4652.92	10081.33	120975.92
		Step C	61.0696	4885.57	10585.40	127024.77
		Step D	64.1231	5129.85	11114.67	133376.05
		Step E	67.3293	5386.34	11670.41	140044.94
		Step F	70.6957	5655.66	12253.92	147047.06
		Step G	74.2305	5938.44	12866.62	154399.44
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2216A	Electric Risk and Compliance Supervisor-A	Step A	60.4569	4836.55	10479.20	125750.35
		Step B	63.4798	5078.38	11003.17	132037.98
		Step C	66.6538	5332.30	11553.33	138639.90
		Step D	69.9864	5598.91	12130.98	145571.71
		Step E	73.4858	5878.86	12737.54	152850.46
		Step F	77.1601	6172.81	13374.42	160493.01
		Step G	81.0181	6481.45	14043.14	168517.65
2352A	Electric Safety Coordinator-A	Step A	37.3188	2985.50	6468.59	77623.10
		Step B	39.1847	3134.78	6792.01	81504.18
		Step C	41.1438	3291.50	7131.59	85579.10
		Step D	43.2010	3456.08	7488.17	89858.08
		Step E	45.3610	3628.88	7862.57	94350.88
		Step F	47.6291	3810.33	8255.71	99068.53
		Step G	50.0107	4000.86	8668.52	104022.26
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2319A	Electric Substation Supervisor-A	Step A	65.1770	5214.16	11297.35	135568.16
		Step B	68.4359	5474.87	11862.22	142346.67
		Step C	71.8577	5748.62	12455.33	149464.02
		Step D	75.4505	6036.04	13078.09	156937.04
		Step E	79.2231	6337.85	13732.00	164784.05
		Step F	83.1842	6654.74	14418.59	173023.14
		Step G	87.3434	6987.47	15139.52	181674.27



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019

2358A	Electric Technology System Supervisor-A	Step A	53.5611	4284.89	9283.92	111407.09
		Step B	56.2392	4499.14	9748.13	116977.54
		Step C	59.0512	4724.10	10235.54	122826.50
		Step D	62.0037	4960.30	10747.31	128967.70
		Step E	65.1039	5208.31	11284.68	135416.11
		Step F	68.3591	5468.73	11848.91	142186.93
		Step G	71.7771	5742.17	12441.36	149296.37
9560A	Electric Technology Systems Administrator-A	Step A	58.5852	4686.81	10154.75	121857.04
		Step B	61.5144	4921.15	10662.49	127949.90
		Step C	64.5901	5167.21	11195.62	134347.39
		Step D	67.8196	5425.57	11755.40	141064.76
		Step E	71.2106	5696.85	12343.17	148118.00
		Step F	74.7712	5981.69	12960.32	155523.90
		Step G	78.5097	6280.77	13608.34	163300.09
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2320A	Electric Utility Director-A	Step A	105.3938	8431.50	18268.26	219219.10
		Step B	110.6635	8853.08	19181.67	230180.08
		Step C	116.1967	9295.74	20140.76	241689.14
		Step D	122.0065	9760.52	21147.79	253773.52
		Step E	128.1069	10248.55	22205.20	266462.35
		Step F	134.5122	10760.98	23315.45	279785.38
		Step G	141.2378	11299.02	24481.22	293774.62
2215A	Electric Utility Financial Administrator- A	Step A	57.0568	4564.54	9889.85	118678.14
		Step B	59.9096	4792.77	10384.33	124611.97
		Step C	62.9051	5032.41	10903.55	130842.61
		Step D	66.0504	5284.03	11448.74	137384.83
		Step E	69.3529	5548.23	12021.17	144254.03
		Step F	72.8205	5825.64	12622.22	151466.64
		Step G	76.4616	6116.93	13253.34	159040.13
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2378A	Electronic Maintenance Coordinator- A	Step A	40.0601	3204.81	6943.75	83325.01
		Step B	42.0632	3365.06	7290.95	87491.46
		Step C	44.1663	3533.30	7655.49	91865.90
		Step D	46.3746	3709.97	8038.26	96459.17
		Step E	48.6932	3895.46	8440.15	101281.86
		Step F	51.1279	4090.23	8862.17	106346.03
		Step G	53.6843	4294.74	9305.28	111663.34
2500A	Energy Services Account Representative I-A	Step A	41.7529	3340.23	7237.17	86846.03
		Step B	43.8405	3507.24	7599.02	91188.24
		Step C	46.0325	3682.60	7978.97	95747.60
		Step D	48.3341	3866.73	8377.91	100534.93
		Step E	50.7509	4060.07	8796.82	105561.87
		Step F	53.2884	4263.07	9236.66	110839.87
		Step G	55.9528	4476.22	9698.49	116381.82



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019
Annual

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2501A	Energy Services Account Representative II-A	Step A	45.9282	3674.26	7960.89	95530.66
		Step B	48.2247	3857.98	8358.95	100307.38
		Step C	50.6359	4050.87	8776.89	105322.67
		Step D	53.1677	4253.42	9215.73	110588.82
		Step E	55.8261	4466.09	9676.52	116118.29
		Step F	58.6174	4689.39	10160.35	121924.19
		Step G	61.5482	4923.86	10668.35	128020.26
1277A	Engineering Manager-A	Step A	57.6313	4610.50	9989.43	119873.10
		Step B	60.5130	4841.04	10488.92	125867.04
		Step C	63.5383	5083.06	11013.31	132159.66
		Step D	66.7154	5337.23	11564.00	138768.03
		Step E	70.0510	5604.08	12142.17	145706.08
		Step F	73.5535	5884.28	12749.27	152991.28
		Step G	77.2312	6178.50	13386.74	160640.90
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2540A	Environmental Coordinator-A	Step A	42.9167	3433.34	7438.89	89266.74
		Step B	45.0627	3605.02	7810.87	93730.42
		Step C	47.3159	3785.27	8201.42	98417.07
		Step D	49.6815	3974.52	8611.46	103337.52
		Step E	52.1657	4173.26	9042.05	108504.66
		Step F	54.7738	4381.90	9494.13	113929.50
		Step G	57.5126	4601.01	9968.85	119626.21
		Step A	43.7743	3501.94	7587.55	91050.54
		Step B	45.9630	3677.04	7966.92	95603.04
		Step C	48.2612	3860.90	8365.27	100383.30
		Step D	50.6742	4053.94	8783.53	105402.34
		Step E	53.2079	4256.63	9222.70	110672.43
		Step F	55.8684	4469.47	9683.86	116206.27
		Step G	58.6617	4692.94	10168.03	122016.34
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1684A	Environmental Utilities Director-A	Step A	79.0353	6322.82	13699.45	164393.42
		Step B	82.9870	6638.96	14384.41	172612.96
		Step C	87.1364	6970.91	15103.64	181243.71
		Step D	91.4932	7319.46	15858.82	190305.86
		Step E	96.0679	7685.43	16651.77	199821.23
		Step F	100.8713	8069.70	17484.36	209812.30
		Step G	105.9148	8473.18	18358.57	220302.78
		Step A	35.1221	2809.77	6087.83	73053.97
		Step B	36.8781	2950.25	6392.20	76706.45
		Step C	38.7221	3097.77	6711.83	80541.97
		Step D	40.6581	3252.65	7047.40	84568.85
		Step E	42.6911	3415.29	7399.79	88797.49
		Step F	44.8256	3586.05	7769.77	93237.25
		Step G	47.0669	3765.35	8158.26	97899.15
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2546A	Environmental Utilities Rate Analyst I- A	Step A	35.1221	2809.77	6087.83	73053.97
		Step B	36.8781	2950.25	6392.20	76706.45
		Step C	38.7221	3097.77	6711.83	80541.97
		Step D	40.6581	3252.65	7047.40	84568.85
		Step E	42.6911	3415.29	7399.79	88797.49
		Step F	44.8256	3586.05	7769.77	93237.25
		Step G	47.0669	3765.35	8158.26	97899.15



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019
Annual

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2547A	Environmental Utilities Rate Analyst II-A	Step A	38.0646	3045.17	6597.86	79174.37
		Step B	39.9678	3197.42	6927.75	83133.02
		Step C	41.9663	3357.30	7274.16	87289.90
		Step D	44.0645	3525.16	7637.85	91654.16
		Step E	46.2677	3701.42	8019.73	96236.82
		Step F	48.5812	3886.50	8420.74	101048.90
		Step G	51.0102	4080.82	8841.77	106101.22
2541A	Environmental Utility Compliance Administrator-A	Step A	42.9148	3433.18	7438.57	89262.78
		Step B	45.0604	3604.83	7810.47	93725.63
		Step C	47.3134	3785.07	8200.99	98411.87
		Step D	49.6791	3974.33	8611.04	103332.53
		Step E	52.1629	4173.03	9041.57	108498.83
		Step F	54.7711	4381.69	9493.66	113923.89
		Step G	57.5096	4600.77	9968.33	119619.97
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2565A	Equipment Maintenance Supervisor- A	Step A	33.3813	2670.50	5786.09	69433.10
		Step B	35.0504	2804.03	6075.40	72904.83
		Step C	36.8029	2944.23	6379.17	76550.03
		Step D	38.6431	3091.45	6698.14	80377.65
		Step E	40.5752	3246.02	7033.03	84396.42
		Step F	42.6040	3408.32	7384.69	88616.32
		Step G	44.7342	3578.74	7753.93	93047.14
3395A	Facilities Manager-A	Step A	43.5764	3486.11	7553.24	90638.91
		Step B	45.7552	3660.42	7930.90	95170.82
		Step C	48.0429	3843.43	8327.44	99929.23
		Step D	50.4451	4035.61	8743.82	104925.81
		Step E	52.9673	4237.38	9181.00	110171.98
		Step F	55.6157	4449.26	9640.05	115680.66
		Step G	58.3965	4671.72	10122.06	121464.72
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
4321A	Facilities Supervisor-A	Step A	32.1266	2570.13	5568.61	66823.33
		Step B	33.7330	2698.64	5847.05	70164.64
		Step C	35.4196	2833.57	6139.40	73672.77
		Step D	37.1906	2975.25	6446.37	77356.45
		Step E	39.0501	3124.01	6768.68	81224.21
		Step F	41.0026	3280.21	7107.12	85285.41
		Step G	43.0527	3444.22	7462.47	89549.62
2900A	Finance Manager-A	Step A	48.7830	3902.64	8455.72	101468.64
		Step B	51.2222	4097.78	8878.51	106542.18
		Step C	53.7833	4302.66	9322.44	111869.26
		Step D	56.4724	4517.79	9788.55	117462.59
		Step E	59.2960	4743.68	10277.97	123335.68
		Step F	62.2608	4980.86	10791.87	129502.46
		Step G	65.3739	5229.91	11331.48	135977.71



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019
Annual

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3310A	Finance Supervisor-A	Step A	37.9212	3033.70	6573.01	78876.10
		Step B	39.8172	3185.38	6901.65	82819.78
		Step C	41.8081	3344.65	7246.74	86960.85
		Step D	43.8985	3511.88	7609.07	91308.88
		Step E	46.0934	3687.47	7989.52	95874.27
		Step F	48.3981	3871.85	8389.00	100668.05
		Step G	50.8180	4065.44	8808.45	105701.44
3391A	Fire Battalion Chief 8Hr-A	Step A	53.2870	4262.96	9236.41	110836.96
		Step B	55.9513	4476.10	9698.23	116378.70
		Step C	58.7489	4699.91	10183.14	122197.71
		Step D	61.6863	4934.90	10692.29	128307.50
		Step E	64.7707	5181.66	11226.92	134723.06
		Step F	68.0092	5440.74	11788.26	141459.14
		Step G	71.4096	5712.77	12377.66	148531.97
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0905A	Fire Battalion Chief-A	Step A	38.0621	4262.96	9236.40	110836.84
		Step B	39.9652	4476.10	9698.22	116378.66
		Step C	41.9635	4699.91	10183.14	122197.71
		Step D	44.0617	4934.91	10692.31	128307.67
		Step E	46.2648	5181.66	11226.92	134723.10
		Step F	48.5780	5440.74	11788.26	141459.14
		Step G	51.0069	5712.77	12377.67	148532.09
3330A	Fire Chief-A	Step A	74.2220	5937.76	12865.15	154381.76
		Step B	77.9332	6234.66	13508.42	162101.06
		Step C	81.8297	6546.38	14183.81	170205.78
		Step D	85.9213	6873.70	14893.03	178716.30
		Step E	90.2174	7217.39	15637.68	187652.19
		Step F	94.7280	7578.24	16419.52	197034.24
		Step G	99.4645	7957.16	17240.51	206886.16
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3332A	Fire Division Chief-A	Step A	56.8040	4544.32	9846.03	118152.32
		Step B	59.6442	4771.54	10338.33	124059.94
		Step C	62.6264	5010.11	10855.24	130262.91
		Step D	65.7577	5260.62	11398.00	136776.02
		Step E	69.0456	5523.65	11967.90	143614.85
		Step F	72.4979	5799.83	12566.30	150795.63
		Step G	76.1227	6089.82	13194.60	158335.22
3392A	Fleet Manager-A	Step A	43.5764	3486.11	7553.24	90638.91
		Step B	45.7552	3660.42	7930.90	95170.82
		Step C	48.0429	3843.43	8327.44	99929.23
		Step D	50.4451	4035.61	8743.82	104925.81
		Step E	52.9673	4237.38	9181.00	110171.98
		Step F	55.6157	4449.26	9640.05	115680.66
		Step G	58.3965	4671.72	10122.06	121464.72



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019
Annual

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3451A	Government Relations Administrator- A	Step A	48.9022	3912.18	8476.38	101716.58
		Step B	51.3473	4107.78	8900.20	106802.38
		Step C	53.9147	4313.18	9345.21	112142.58
		Step D	56.6104	4528.83	9812.47	117749.63
		Step E	59.4409	4755.27	10303.09	123637.07
		Step F	62.4130	4993.04	10818.25	129819.04
		Step G	65.5336	5242.69	11359.16	136309.89
1647A	Government Relations Representative I-A	Step A	33.9261	2714.09	5880.52	70566.29
		Step B	35.6224	2849.79	6174.55	74094.59
		Step C	37.4034	2992.27	6483.26	77799.07
		Step D	39.2738	3141.90	6807.46	81689.50
		Step E	41.2374	3298.99	7147.82	85773.79
		Step F	43.2993	3463.94	7505.21	90062.54
		Step G	45.4643	3637.14	7880.48	94565.74
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1648A	Government Relations Representative II-A	Step A	37.3189	2985.51	6468.61	77623.31
		Step B	39.1848	3134.78	6792.03	81504.38
		Step C	41.1439	3291.51	7131.61	85579.31
		Step D	43.2012	3456.10	7488.21	89858.50
		Step E	45.3611	3628.89	7862.59	94351.09
		Step F	47.6293	3810.34	8255.75	99068.94
		Step G	50.0107	4000.86	8668.52	104022.26
3589A	Housing Manager-A	Step A	44.3119	3544.95	7680.73	92168.75
		Step B	46.5293	3722.34	8065.08	96780.94
		Step C	48.8559	3908.47	8468.36	101620.27
		Step D	51.2987	4103.90	8891.77	106701.30
		Step E	53.8635	4309.08	9336.34	112036.08
		Step F	56.5568	4524.54	9803.18	117638.14
		Step G	59.3846	4750.77	10293.33	123519.97
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3590A	Housing Supervisor-A	Step A	37.3189	2985.51	6468.61	77623.31
		Step B	39.1848	3134.78	6792.03	81504.38
		Step C	41.1439	3291.51	7131.61	85579.31
		Step D	43.2012	3456.10	7488.21	89858.50
		Step E	45.3611	3628.89	7862.59	94351.09
		Step F	47.6293	3810.34	8255.75	99068.94
		Step G	50.0107	4000.86	8668.52	104022.26
3594A	Human Resources Analyst I-A	Step A	33.4965	2679.72	5806.06	69672.72
		Step B	35.1713	2813.70	6096.36	73156.30
		Step C	36.9299	2954.39	6401.18	76814.19
		Step D	38.7764	3102.11	6721.24	80654.91
		Step E	40.7152	3257.22	7057.30	84687.62
		Step F	42.7509	3420.07	7410.16	88921.87
		Step G	44.8885	3591.08	7780.67	93368.08



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019
Annual

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3596A	Human Resources Analyst II-A	Step A	36.8461	2947.69	6386.66	76639.89
		Step B	38.6884	3095.07	6705.99	80471.87
		Step C	40.6228	3249.82	7041.29	84495.42
		Step D	42.6540	3412.32	7393.36	88720.32
		Step E	44.7867	3582.94	7763.03	93156.34
		Step F	47.0260	3762.08	8151.17	97814.08
		Step G	49.3773	3950.18	8558.73	102704.78
3598A	Human Resources Director-A	Step A	65.4069	5232.55	11337.20	136046.35
		Step B	68.6772	5494.18	11904.05	142848.58
		Step C	72.1111	5768.89	12499.26	149991.09
		Step D	75.7166	6057.33	13124.21	157490.53
		Step E	79.5025	6360.20	13780.43	165365.20
		Step F	83.4776	6678.21	14469.45	173633.41
		Step G	87.6515	7012.12	15192.93	182315.12
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3599A	Human Resources Manager-A	Step A	42.5017	3400.14	7366.96	88403.54
		Step B	44.6268	3570.14	7735.31	92823.74
		Step C	46.8583	3748.66	8122.11	97465.26
		Step D	49.2011	3936.09	8528.19	102338.29
		Step E	51.6612	4132.90	8954.61	107455.30
		Step F	54.2444	4339.55	9402.36	112828.35
		Step G	56.9566	4556.53	9872.48	118469.73
3625A	Information Security Administrator-A	Step A	44.1655	3533.24	7655.35	91864.24
		Step B	46.3737	3709.90	8038.11	96457.30
		Step C	48.6924	3895.39	8440.02	101280.19
		Step D	51.1271	4090.17	8862.03	106344.37
		Step E	53.6834	4294.67	9305.12	111661.47
		Step F	56.3676	4509.41	9770.38	117244.61
		Step G	59.1860	4734.88	10258.91	123106.88
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9542A	Information Technology Client Services Supervisor-A	Step A	38.7743	3101.94	6720.88	80650.54
		Step B	40.7130	3257.04	7056.92	84683.04
		Step C	42.7487	3419.90	7409.77	88917.30
		Step D	44.8861	3590.89	7780.26	93363.09
		Step E	47.1304	3770.43	8169.27	98031.23
		Step F	49.4869	3958.95	8577.73	102932.75
		Step G	51.9613	4156.90	9006.63	108079.50
3601A	Information Technology Division Manager-A	Step A	49.7966	3983.73	8631.41	103576.93
		Step B	52.2864	4182.91	9062.98	108755.71
		Step C	54.9007	4392.06	9516.12	114193.46
		Step D	57.6458	4611.66	9991.94	119903.26
		Step E	60.5280	4842.24	10491.52	125898.24
		Step F	63.5544	5084.35	11016.10	132193.15
		Step G	66.7322	5338.58	11566.91	138802.98



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date:06/22/2019
Annual

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3602A	Information Technology Program Manager-A	Step A	45.2696	3621.57	7846.73	94160.77
		Step B	47.5331	3802.65	8239.07	98868.85
		Step C	49.9097	3992.78	8651.01	103812.18
		Step D	52.4052	4192.42	9083.57	109002.82
		Step E	55.0255	4402.04	9537.75	114453.04
		Step F	57.7768	4622.14	10014.65	120175.74
		Step G	60.6656	4853.25	10515.37	126184.45
3740A	Interpretive Services Supervisor-A	Step A	35.5414	2843.31	6160.51	73926.11
		Step B	37.3183	2985.46	6468.51	77622.06
		Step C	39.1844	3134.75	6791.96	81503.55
		Step D	41.1436	3291.49	7131.56	85578.69
		Step E	43.2008	3456.06	7488.14	89857.66
		Step F	45.3607	3628.86	7862.52	94350.26
		Step G	47.6288	3810.30	8255.66	99067.90
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3810A	Key Accounts Representative-A	Step A	50.5186	4041.49	8756.56	105078.69
		Step B	53.0446	4243.57	9194.40	110332.77
		Step C	55.6968	4455.74	9654.11	115849.34
		Step D	58.4816	4678.53	10136.81	121641.73
		Step E	61.4057	4912.46	10643.65	127723.86
		Step F	64.4760	5158.08	11175.84	134110.08
		Step G	67.6998	5415.98	11734.63	140815.58
4449A	Management Analyst-A	Step A	39.1848	3134.78	6792.03	81504.38
		Step B	41.1439	3291.51	7131.61	85579.31
		Step C	43.2012	3456.10	7488.21	89858.50
		Step D	45.3611	3628.89	7862.59	94351.09
		Step E	47.6293	3810.34	8255.75	99068.94
		Step F	50.0107	4000.86	8668.52	104022.26
		Step G	52.5111	4200.89	9101.92	109223.09
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5020A	Park Development Analyst I-A	Step A	33.9261	2714.09	5880.52	70566.29
		Step B	35.6224	2849.79	6174.55	74094.59
		Step C	37.4034	2992.27	6483.26	77799.07
		Step D	39.2738	3141.90	6807.46	81689.50
		Step E	41.2374	3298.99	7147.82	85773.79
		Step F	43.2993	3463.94	7505.21	90062.54
		Step G	45.4643	3637.14	7880.48	94565.74
5022A	Park Development Analyst II-A	Step A	37.3189	2985.51	6468.61	77623.31
		Step B	39.1848	3134.78	6792.03	81504.38
		Step C	41.1439	3291.51	7131.61	85579.31
		Step D	43.2012	3456.10	7488.21	89858.50
		Step E	45.3611	3628.89	7862.59	94351.09
		Step F	47.6293	3810.34	8255.75	99068.94
		Step G	50.0107	4000.86	8668.52	104022.26



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019
Annual

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5024A	Parks Planning and Development Superintendent-A	Step A	41.1430	3291.44	7131.45	85577.44
		Step B	43.2002	3456.02	7488.03	89856.42
		Step C	45.3602	3628.82	7862.43	94349.22
		Step D	47.6281	3810.25	8255.54	99066.45
		Step E	50.0099	4000.79	8668.38	104020.59
		Step F	52.5101	4200.81	9101.75	109221.01
		Step G	55.1354	4410.83	9556.80	114681.63
5082A	Parks Recreation and Libraries Director-A	Step A	70.6179	5649.43	12240.44	146885.23
		Step B	74.1488	5931.90	12852.46	154229.50
		Step C	77.8562	6228.50	13495.07	161940.90
		Step D	81.7490	6539.92	14169.83	170037.92
		Step E	85.8365	6866.92	14878.33	178539.92
		Step F	90.1283	7210.26	15622.24	187466.86
		Step G	94.6347	7570.78	16403.35	196840.18
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9547A	Parks Recreation and Libraries Manager-A	Step A	51.0108	4080.86	8841.87	106102.46
		Step B	53.5613	4284.90	9283.96	111407.50
		Step C	56.2392	4499.14	9748.13	116977.54
		Step D	59.0515	4724.12	10235.59	122827.12
		Step E	62.0038	4960.30	10747.33	128967.90
		Step F	65.1042	5208.34	11284.73	135416.74
		Step G	68.3594	5468.75	11848.96	142187.55
9546A	Parks Recreation and Libraries Superintendent-A	Step A	41.1430	3291.44	7131.45	85577.44
		Step B	43.2002	3456.02	7488.03	89856.42
		Step C	45.3602	3628.82	7862.43	94349.22
		Step D	47.6281	3810.25	8255.54	99066.45
		Step E	50.0099	4000.79	8668.38	104020.59
		Step F	52.5101	4200.81	9101.75	109221.01
		Step G	55.1354	4410.83	9556.80	114681.63
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5069A	Parks Supervisor-A	Step A	35.5414	2843.31	6160.51	73926.11
		Step B	37.3184	2985.47	6468.52	77622.27
		Step C	39.1845	3134.76	6791.98	81503.76
		Step D	41.1436	3291.49	7131.56	85578.69
		Step E	43.2008	3456.06	7488.14	89857.66
		Step F	45.3607	3628.86	7862.52	94350.26
		Step G	47.6288	3810.30	8255.66	99067.90
9428A	Payroll Supervisor-A	Step A	41.6093	3328.74	7212.28	86547.34
		Step B	43.6897	3495.18	7572.88	90874.58
		Step C	45.8742	3669.94	7951.53	95418.34
		Step D	48.1679	3853.43	8349.10	100189.23
		Step E	50.5763	4046.10	8766.56	105198.70
		Step F	53.1051	4248.41	9204.88	110458.61
		Step G	55.7604	4460.83	9665.14	115981.63



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019
Annual

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1501A	Permits Supervisor-A	Step A	37.3189	2985.51	6468.61	77623.31
		Step B	39.1848	3134.78	6792.03	81504.38
		Step C	41.1439	3291.51	7131.61	85579.31
		Step D	43.2012	3456.10	7488.21	89858.50
		Step E	45.3611	3628.89	7862.59	94351.09
		Step F	47.6293	3810.34	8255.75	99068.94
		Step G	50.0107	4000.86	8668.52	104022.26
5309A	Planning Manager-A	Step A	56.6293	4530.34	9815.75	117788.94
		Step B	59.4607	4756.86	10306.52	123678.26
		Step C	62.4338	4994.70	10821.86	129862.30
		Step D	65.5555	5244.44	11362.95	136355.44
		Step E	68.8334	5506.67	11931.12	143173.47
		Step F	72.2751	5782.01	12527.68	150332.21
		Step G	75.8887	6071.10	13154.04	157848.50
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5400A	Police Captain-A	Step A	62.2656	4981.25	10792.70	129512.45
		Step B	65.3788	5230.30	11332.33	135987.90
		Step C	68.6478	5491.82	11898.95	142787.42
		Step D	72.0802	5766.42	12493.90	149926.82
		Step E	75.6842	6054.74	13118.59	157423.14
		Step F	79.4684	6357.47	13774.52	165294.27
		Step G	83.4418	6675.34	14463.25	173558.94
5410A	Police Chief-A	Step A	82.6974	6615.79	14334.22	172010.59
		Step B	86.8323	6946.58	15050.93	180611.18
		Step C	91.1739	7293.91	15803.48	189641.71
		Step D	95.7326	7658.61	16593.65	199123.81
		Step E	100.5192	8041.54	17423.33	209079.94
		Step F	105.5452	8443.62	18294.50	219534.02
		Step G	110.8225	8865.80	19209.23	230510.80
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5420A	Police Lieutenant-A	Step A	54.7527	4380.22	9490.47	113885.62
		Step B	57.4904	4599.23	9965.00	119580.03
		Step C	60.3649	4829.19	10463.25	125558.99
		Step D	63.3831	5070.65	10986.40	131836.85
		Step E	66.5523	5324.18	11535.73	138428.78
		Step F	69.8799	5590.39	12112.52	145350.19
		Step G	73.3739	5869.91	12718.14	152617.71
5489A	Police Services Administrator-A	Step A	44.4136	3553.09	7698.36	92380.29
		Step B	46.6343	3730.74	8083.28	96999.34
		Step C	48.9660	3917.28	8487.44	101849.28
		Step D	51.4143	4113.14	8911.81	106941.74
		Step E	53.9850	4318.80	9357.40	112288.80
		Step F	56.6843	4534.74	9825.28	117903.34
		Step G	59.5185	4761.48	10316.54	123798.48



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019
Annual

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5485A	Police Social Services Administrative- A	Step A	44.7824	3582.59	7762.28	93147.39
		Step B	47.0215	3761.72	8150.39	97804.72
		Step C	49.3725	3949.80	8557.90	102694.80
		Step D	51.8413	4147.30	8985.83	107829.90
		Step E	54.4333	4354.66	9435.11	113221.26
		Step F	57.1550	4572.40	9906.87	118882.40
		Step G	60.0125	4801.00	10402.17	124826.00
5505A	Power Engineering Manager-A	Step A	71.6936	5735.49	12426.89	149122.69
		Step B	75.2783	6022.26	13048.24	156578.86
		Step C	79.0422	6323.38	13700.65	164407.78
		Step D	82.9943	6639.54	14385.68	172628.14
		Step E	87.1441	6971.53	15104.98	181259.73
		Step F	91.5013	7320.10	15860.23	190322.70
		Step G	96.0763	7686.10	16653.23	199838.70
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5600A	Power Generation Superintendent-A	Step A	66.4312	5314.50	11514.74	138176.90
		Step B	69.7528	5580.22	12090.49	145085.82
		Step C	73.2404	5859.23	12695.00	152340.03
		Step D	76.9025	6152.20	13329.77	159957.20
		Step E	80.7476	6459.81	13996.25	167955.01
		Step F	84.7850	6782.80	14696.07	176352.80
		Step G	89.0242	7121.94	15430.86	185170.34
		Step A	63.2632	5061.06	10965.62	131587.46
		Step B	66.4263	5314.10	11513.89	138166.70
		Step C	69.7476	5579.81	12089.58	145075.01
		Step D	73.2350	5858.80	12694.07	152328.80
		Step E	76.8968	6151.74	13328.78	159945.34
		Step F	80.7416	6459.33	13995.21	167942.53
		Step G	84.7787	6782.30	14694.97	176339.70
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5535A	Power Supply and Portfolio Administrator-A	Step A	68.7248	5497.98	11912.30	142947.58
		Step B	72.1610	5772.88	12507.91	150094.88
		Step C	75.7691	6061.53	13133.31	157599.73
		Step D	79.5575	6364.60	13789.97	165479.60
		Step E	83.5354	6682.83	14479.47	173753.63
		Step F	87.7122	7016.98	15203.45	182441.38
		Step G	92.0978	7367.82	15963.62	191563.42
5519A	Preventative Maintenance Supervisor-A	Step A	50.5019	4040.15	8753.66	105043.95
		Step B	53.0270	4242.16	9191.35	110296.16
		Step C	55.6784	4454.27	9650.92	115811.07
		Step D	58.4623	4676.98	10133.47	121601.58
		Step E	61.3854	4910.83	10640.14	127681.63
		Step F	64.4547	5156.38	11172.15	134065.78
		Step G	67.6774	5414.19	11730.75	140768.99



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019
Annual

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5514A	Principal Engineer-A	Step A	51.2263	4098.10	8879.23	106550.70
		Step B	53.7875	4303.00	9323.17	111878.00
		Step C	56.4770	4518.16	9789.35	117472.16
		Step D	59.3009	4744.07	10278.82	123345.87
		Step E	62.2660	4981.28	10792.77	129513.28
		Step F	65.3794	5230.35	11332.43	135989.15
		Step G	68.6480	5491.84	11898.99	142787.84
5513A	Principal Planner-A	Step A	47.3068	3784.54	8199.85	98398.14
		Step B	49.6722	3973.78	8609.85	103318.18
		Step C	52.1557	4172.46	9040.32	108483.86
		Step D	54.7635	4381.08	9492.34	113908.08
		Step E	57.5017	4600.14	9966.96	119603.54
		Step F	60.3767	4830.14	10465.29	125583.54
		Step G	63.3957	5071.66	10988.59	131863.06
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5615A	Public Affairs and Communications Administrator-A	Step A	44.7824	3582.59	7762.28	93147.39
		Step B	47.0215	3761.72	8150.39	97804.72
		Step C	49.3725	3949.80	8557.90	102694.80
		Step D	51.8413	4147.30	8985.83	107829.90
		Step E	54.4333	4354.66	9435.11	113221.26
		Step F	57.1550	4572.40	9906.87	118882.40
		Step G	60.0125	4801.00	10402.17	124826.00
5610A	Public Affairs and Communications Director-A	Step A	56.6292	4530.34	9815.73	117788.74
		Step B	59.4607	4756.86	10306.52	123678.26
		Step C	62.4338	4994.70	10821.86	129862.30
		Step D	65.5555	5244.44	11362.95	136355.44
		Step E	68.8333	5506.66	11931.11	143173.26
		Step F	72.2751	5782.01	12527.68	150332.21
		Step G	75.8886	6071.09	13154.02	157848.29
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5565A	Public Information Officer-A	Step A	42.9932	3439.46	7452.15	89425.86
		Step B	45.1428	3611.42	7824.75	93897.02
		Step C	47.4000	3792.00	8216.00	98592.00
		Step D	49.7699	3981.59	8626.78	103521.39
		Step E	52.2584	4180.67	9058.12	108697.47
		Step F	54.8714	4389.71	9511.04	114132.51
		Step G	57.6149	4609.19	9986.58	119838.99
5635A	Public Works Director-A	Step A	73.1393	5851.14	12677.48	152129.74
		Step B	76.7962	6143.70	13311.34	159736.10
		Step C	80.6361	6450.89	13976.92	167723.09
		Step D	84.6679	6773.43	14675.77	176109.23
		Step E	88.9013	7112.10	15409.56	184914.70
		Step F	93.3463	7467.70	16180.03	194160.30
		Step G	98.0136	7841.09	16989.02	203868.29



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019
Annual

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5652A	Purchasing and Warehouse Manager-A	Step A	44.4826	3558.61	7710.32	92523.81
		Step B	46.7067	3736.54	8095.83	97149.94
		Step C	49.0420	3923.36	8500.61	102007.36
		Step D	51.4941	4119.53	8925.64	107107.73
		Step E	54.0688	4325.50	9371.93	112463.10
		Step F	56.7723	4541.78	9840.53	118086.38
		Step G	59.6109	4768.87	10332.56	123990.67
9544A	Recreation and Library Supervisor-A	Step A	35.5414	2843.31	6160.51	73926.11
		Step B	37.3184	2985.47	6468.52	77622.27
		Step C	39.1845	3134.76	6791.98	81503.76
		Step D	41.1436	3291.49	7131.56	85578.69
		Step E	43.2008	3456.06	7488.14	89857.66
		Step F	45.3607	3628.86	7862.52	94350.26
		Step G	47.6288	3810.30	8255.66	99067.90
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6231A	Refuse Superintendent-A	Step A	40.8726	3269.81	7084.58	85015.01
		Step B	42.9162	3433.30	7438.81	89265.70
		Step C	45.0619	3604.95	7810.73	93728.75
		Step D	47.3153	3785.22	8201.32	98415.82
		Step E	49.6808	3974.46	8611.34	103336.06
		Step F	52.1648	4173.18	9041.90	108502.78
		Step G	54.7731	4381.85	9494.00	113928.05
6235A	Refuse Supervisor-A	Step A	34.4344	2754.75	5968.63	71623.55
		Step B	36.1561	2892.49	6267.06	75204.69
		Step C	37.9641	3037.13	6580.44	78965.33
		Step D	39.8615	3188.92	6909.33	82911.92
		Step E	41.8546	3348.37	7254.80	87057.57
		Step F	43.9471	3515.77	7617.50	91409.97
		Step G	46.1447	3691.58	7998.41	95980.98
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6244A	Refuse and Stormwater Manager-A	Step A	57.6313	4610.50	9989.43	119873.10
		Step B	60.5130	4841.04	10488.92	125867.04
		Step C	63.5383	5083.06	11013.31	132159.66
		Step D	66.7154	5337.23	11564.00	138768.03
		Step E	70.0510	5604.08	12142.17	145706.08
		Step F	73.5535	5884.28	12749.27	152991.28
		Step G	77.2312	6178.50	13386.74	160640.90
6450A	Risk Manager-A	Step A	51.2305	4098.44	8879.95	106559.44
		Step B	53.7920	4303.36	9323.95	111887.36
		Step C	56.4817	4518.54	9790.16	117481.94
		Step D	59.3058	4744.46	10279.67	123356.06
		Step E	62.2711	4981.69	10793.66	129523.89
		Step F	65.3847	5230.78	11333.35	136000.18
		Step G	68.6539	5492.31	11900.01	142800.11



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019
Annual

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6500A	Safety Coordinator-A	Step A	37.3188	2985.50	6468.59	77623.10
		Step B	39.1847	3134.78	6792.01	81504.18
		Step C	41.1438	3291.50	7131.59	85579.10
		Step D	43.2010	3456.08	7488.17	89858.08
		Step E	45.3610	3628.88	7862.57	94350.88
		Step F	47.6291	3810.33	8255.71	99068.53
		Step G	50.0107	4000.86	8668.52	104022.26
7130A	Senior Business Systems Analyst-A	Step A	35.4616	2836.93	6146.68	73760.13
		Step B	37.2347	2978.78	6454.01	77448.18
		Step C	39.0964	3127.71	6776.71	81320.51
		Step D	41.0512	3284.10	7115.54	85386.50
		Step E	43.1038	3448.30	7471.33	89655.90
		Step F	45.2590	3620.72	7844.89	94138.72
		Step G	47.5218	3801.74	8237.11	98845.34
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7145A	Senior Database Analyst-A	Step A	38.9454	3115.63	6750.54	81006.43
		Step B	40.8928	3271.42	7088.09	85057.02
		Step C	42.9374	3434.99	7442.48	89309.79
		Step D	45.0842	3606.74	7814.59	93775.14
		Step E	47.3385	3787.08	8205.34	98464.08
		Step F	49.7053	3976.42	8615.59	103387.02
		Step G	52.1906	4175.25	9046.37	108556.45
7123A	Senior Deputy City Attorney-A	Step A	67.9690	5437.52	11781.29	141375.52
		Step B	71.3675	5709.40	12370.37	148444.40
		Step C	74.9359	5994.87	12988.89	155866.67
		Step D	78.6827	6294.62	13638.33	163660.02
		Step E	82.6168	6609.34	14320.25	171842.94
		Step F	86.7476	6939.81	15036.25	180435.01
		Step G	91.0850	7286.80	15788.07	189456.80
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1281A	Senior Development Services Analyst-A	Step A	35.6131	2849.05	6172.94	74075.25
		Step B	37.3937	2991.50	6481.57	77778.90
		Step C	39.2634	3141.07	6805.66	81667.87
		Step D	41.2266	3298.13	7145.94	85751.33
		Step E	43.2879	3463.03	7503.24	90038.83
		Step F	45.4523	3636.18	7878.40	94540.78
		Step G	47.7249	3817.99	8272.32	99267.79
7128A	Senior Electric Business Analyst-A	Step A	50.9436	4075.49	8830.22	105962.69
		Step B	53.4907	4279.26	9271.72	111260.66
		Step C	56.1653	4493.22	9735.32	116823.82
		Step D	58.9735	4717.88	10222.07	122664.88
		Step E	61.9222	4953.78	10733.18	128798.18
		Step F	65.0183	5201.46	11269.84	135238.06
		Step G	68.2693	5461.54	11833.35	142000.14



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019
Annual

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7163A	Senior Energy Services Account Representative-A	Step A	50.5186	4041.49	8756.56	105078.69
		Step B	53.0446	4243.57	9194.40	110332.77
		Step C	55.6968	4455.74	9654.11	115849.34
		Step D	58.4816	4678.53	10136.81	121641.73
		Step E	61.4057	4912.46	10643.65	127723.86
		Step F	64.4760	5158.08	11175.84	134110.08
		Step G	67.6998	5415.98	11734.63	140815.58
7142A	Senior Engineer-A	Step A	43.5792	3486.34	7553.73	90644.74
		Step B	45.7582	3660.66	7931.42	95177.06
		Step C	48.0461	3843.69	8327.99	99935.89
		Step D	50.4485	4035.88	8744.41	104932.88
		Step E	52.9707	4237.66	9181.59	110179.06
		Step F	55.6194	4449.55	9640.70	115688.35
		Step G	58.4003	4672.02	10122.72	121472.62
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7161A	Senior GIS Analyst-A	Step A	35.4589	2836.71	6146.21	73754.51
		Step B	37.2318	2978.54	6453.51	77442.14
		Step C	39.0934	3127.47	6776.19	81314.27
		Step D	41.0482	3283.86	7115.02	85380.26
		Step E	43.1005	3448.04	7470.75	89649.04
		Step F	45.2556	3620.45	7844.30	94131.65
		Step G	47.5183	3801.46	8236.51	98838.06
7150A	Senior Human Resources Analyst-A	Step A	39.1848	3134.78	6792.03	81504.38
		Step B	41.1439	3291.51	7131.61	85579.31
		Step C	43.2012	3456.10	7488.21	89858.50
		Step D	45.3611	3628.89	7862.59	94351.09
		Step E	47.6293	3810.34	8255.75	99068.94
		Step F	50.0107	4000.86	8668.52	104022.26
		Step G	52.5111	4200.89	9101.92	109223.09
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7194A	Senior Information Technology Analyst-A	Step A	36.9279	2954.23	6400.84	76810.03
		Step B	38.7743	3101.94	6720.88	80650.54
		Step C	40.7130	3257.04	7056.92	84683.04
		Step D	42.7487	3419.90	7409.77	88917.30
		Step E	44.8861	3590.89	7780.26	93363.09
		Step F	47.1304	3770.43	8169.27	98031.23
		Step G	49.4869	3958.95	8577.73	102932.75
7180A	Senior Planner-A	Step A	41.1373	3290.98	7130.47	85565.58
		Step B	43.1942	3455.54	7486.99	89843.94
		Step C	45.3539	3628.31	7861.34	94336.11
		Step D	47.6215	3809.72	8254.39	99052.72
		Step E	50.0027	4000.22	8667.13	104005.62
		Step F	52.5029	4200.23	9100.50	109206.03
		Step G	55.1279	4410.23	9555.50	114666.03



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019
Annual

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7151A	Senior Power Engineer-A	Step A	63.4501	5076.01	10998.02	131976.21
		Step B	66.6226	5329.81	11547.92	138575.01
		Step C	69.9538	5596.30	12125.33	145503.90
		Step D	73.4515	5876.12	12731.59	152779.12
		Step E	77.1240	6169.92	13368.16	160417.92
		Step F	80.9802	6478.42	14036.57	168438.82
		Step G	85.0292	6802.34	14738.39	176860.74
5555A	Senior Power Plant Engineer-A	Step A	63.4501	5076.01	10998.02	131976.21
		Step B	66.6226	5329.81	11547.92	138575.01
		Step C	69.9538	5596.30	12125.33	145503.90
		Step D	73.4515	5876.12	12731.59	152779.12
		Step E	77.1240	6169.92	13368.16	160417.92
		Step F	80.9802	6478.42	14036.57	168438.82
		Step G	85.0292	6802.34	14738.39	176860.74
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7520A	Street Maintenance Superintendent-A	Step A	43.5705	3485.64	7552.22	90626.64
		Step B	45.7488	3659.90	7929.79	95157.50
		Step C	48.0362	3842.90	8326.27	99915.30
		Step D	50.4382	4035.06	8742.62	104911.46
		Step E	52.9602	4236.82	9179.77	110157.22
		Step F	55.6083	4448.66	9638.77	115665.26
		Step G	58.3884	4671.07	10120.66	121447.87
7522A	Street Maintenance Supervisor-A	Step A	33.2846	2662.77	5769.33	69231.97
		Step B	34.9488	2795.90	6057.79	72693.50
		Step C	36.6962	2935.70	6360.67	76328.10
		Step D	38.5310	3082.48	6678.71	80144.48
		Step E	40.4576	3236.61	7012.65	84151.81
		Step F	42.4805	3398.44	7363.29	88359.44
		Step G	44.6045	3568.36	7731.45	92777.36
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8762A	Urban Forester-A	Step A	35.5414	2843.31	6160.51	73926.11
		Step B	37.3183	2985.46	6468.51	77622.06
		Step C	39.1844	3134.75	6791.96	81503.55
		Step D	41.1436	3291.49	7131.56	85578.69
		Step E	43.2008	3456.06	7488.14	89857.66
		Step F	45.3607	3628.86	7862.52	94350.26
		Step G	47.6288	3810.30	8255.66	99067.90
1646A	Utility Government Relations Administrator-A	Step A	44.7823	3582.58	7762.27	93147.18
		Step B	47.0214	3761.71	8150.38	97804.51
		Step C	49.3724	3949.79	8557.88	102694.59
		Step D	51.8411	4147.29	8985.79	107829.49
		Step E	54.4331	4354.65	9435.07	113220.85
		Step F	57.1548	4572.38	9906.83	118881.98
		Step G	60.0125	4801.00	10402.17	124826.00



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019
Annual

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8980A	Wastewater Collection Superintendent-A	Step A	43.5636	3485.09	7551.02	90612.29
		Step B	45.7417	3659.34	7928.56	95142.74
		Step C	48.0288	3842.30	8324.99	99899.90
		Step D	50.4303	4034.42	8741.25	104895.02
		Step E	52.9518	4236.14	9178.31	110139.74
		Step F	55.5995	4447.96	9637.25	115646.96
		Step G	58.3793	4670.34	10119.08	121428.94
8978A	Wastewater Collection Supervisor-A	Step A	35.5415	2843.32	6160.53	73926.32
		Step B	37.3184	2985.47	6468.52	77622.27
		Step C	39.1845	3134.76	6791.98	81503.76
		Step D	41.1436	3291.49	7131.56	85578.69
		Step E	43.2009	3456.07	7488.16	89857.87
		Step F	45.3607	3628.86	7862.52	94350.26
		Step G	47.6288	3810.30	8255.66	99067.90
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9040A	Wastewater Treatment Plant Chief Operator-A	Step A	46.9127	3753.02	8131.53	97578.42
		Step B	49.2585	3940.68	8538.14	102457.68
		Step C	51.7211	4137.69	8964.99	107579.89
		Step D	54.3074	4344.59	9413.28	112959.39
		Step E	57.0225	4561.80	9883.90	118606.80
		Step F	59.8738	4789.90	10378.13	124537.50
		Step G	62.8673	5029.38	10897.00	130763.98
9045A	Wastewater Utility Manager-A	Step A	57.6313	4610.50	9989.43	119873.10
		Step B	60.5130	4841.04	10488.92	125867.04
		Step C	63.5383	5083.06	11013.31	132159.66
		Step D	66.7154	5337.23	11564.00	138768.03
		Step E	70.0510	5604.08	12142.17	145706.08
		Step F	73.5535	5884.28	12749.27	152991.28
		Step G	77.2312	6178.50	13386.74	160640.90
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9047A	Water Conservation Administrator-A	Step A	39.2069	3136.55	6795.86	81550.35
		Step B	41.1673	3293.38	7135.67	85627.98
		Step C	43.2256	3458.05	7492.44	89909.25
		Step D	45.3869	3630.95	7867.06	94404.75
		Step E	47.6562	3812.50	8260.41	99124.90
		Step F	50.0394	4003.15	8673.50	104081.95
		Step G	52.5411	4203.29	9107.12	109285.49
9085A	Water Distribution Superintendent-A	Step A	42.9210	3433.68	7439.64	89275.68
		Step B	45.7417	3659.34	7928.56	95142.74
		Step C	48.0288	3842.30	8324.99	99899.90
		Step D	50.4303	4034.42	8741.25	104895.02
		Step E	52.9518	4236.14	9178.31	110139.74
		Step F	55.5995	4447.96	9637.25	115646.96
		Step G	58.3793	4670.34	10119.08	121428.94



City of Roseville Management- A Salary Schedule

Appendix D
Effective Date: 06/22/2019
Annual

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9084A	Water Distribution Supervisor-A	Step A	35.5414	2843.31	6160.51	73926.11
		Step B	37.3184	2985.47	6468.52	77622.27
		Step C	39.1845	3134.76	6791.98	81503.76
		Step D	41.1436	3291.49	7131.56	85578.69
		Step E	43.2008	3456.06	7488.14	89857.66
		Step F	45.3607	3628.86	7862.52	94350.26
		Step G	47.6288	3810.30	8255.66	99067.90
9101A	Water Quality Lab Supervisor-A	Step A	37.3171	2985.37	6468.30	77619.57
		Step B	39.1829	3134.63	6791.70	81500.43
		Step C	41.1421	3291.37	7131.30	85575.57
		Step D	43.1991	3455.93	7487.84	89854.13
		Step E	45.3592	3628.74	7862.26	94347.14
		Step F	47.6271	3810.17	8255.36	99064.37
		Step G	50.0083	4000.66	8668.11	104017.26
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9175A	Water Treatment Plant Chief Operator-A	Step A	42.6478	3411.82	7392.29	88707.42
		Step B	44.7803	3582.42	7761.92	93143.02
		Step C	47.0192	3761.54	8149.99	97799.94
		Step D	49.3703	3949.62	8557.52	102690.22
		Step E	51.8386	4147.09	8985.36	107824.29
		Step F	54.4307	4354.46	9434.65	113215.86
		Step G	57.1521	4572.17	9906.36	118876.37
9244A	Water Utility Manager-A	Step A	57.6313	4610.50	9989.43	119873.10
		Step B	60.5130	4841.04	10488.92	125867.04
		Step C	63.5383	5083.06	11013.31	132159.66
		Step D	66.7154	5337.23	11564.00	138768.03
		Step E	70.0510	5604.08	12142.17	145706.08
		Step F	73.5535	5884.28	12749.27	152991.28
		Step G	77.2312	6178.50	13386.74	160640.90



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date:06/22/2019

MGMT Grade Code	Management Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1505B	AMI Project Manager-B	Step A	49.7960	3983.68	8631.31	103575.68
		Step B	51.0258	4082.06	8844.47	106133.66
		Step C	52.2859	4182.87	9062.89	108754.67
		Step D	53.5772	4286.18	9286.71	111440.58
		Step E	54.9003	4392.02	9516.05	114192.62
		Step F	56.2561	4500.49	9751.06	117012.69
		Step G	57.6454	4611.63	9991.87	119902.43
		Step H	59.0691	4725.53	10238.64	122863.73
		Step I	60.5278	4842.22	10491.49	125897.82
		Step J	62.0226	4961.81	10750.58	129007.01
		Step K	63.5543	5084.34	11016.08	132192.94
		Step L	65.1239	5209.91	11288.14	135457.71
		Step M	66.7322	5338.58	11566.91	138802.98
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0043B	Accounting Supervisor-B	Step A	43.6089	3488.71	7558.88	90706.51
		Step B	44.6858	3574.86	7745.54	92946.46
		Step C	45.7894	3663.15	7936.83	95241.95
		Step D	46.9202	3753.62	8132.83	97594.02
		Step E	48.0790	3846.32	8333.69	100004.32
		Step F	49.2663	3941.30	8539.49	102473.90
		Step G	50.4830	4038.64	8750.39	105004.64
		Step H	51.7297	4138.38	8966.48	107597.78
		Step I	53.0072	4240.58	9187.91	110254.98
		Step J	54.3163	4345.30	9414.83	112977.90
		Step K	55.6577	4452.62	9647.33	115768.02
		Step L	57.0322	4562.58	9885.58	118626.98
		Step M	58.4407	4675.26	10129.72	121556.66
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9427B	Accounts Payable Supervisor-B	Step A	41.6088	3328.70	7212.19	86546.30
		Step B	42.6364	3410.91	7390.31	88683.71
		Step C	43.6893	3495.14	7572.81	90873.74
		Step D	44.7683	3581.46	7759.84	93118.06
		Step E	45.8739	3669.91	7951.48	95417.71
		Step F	47.0068	3760.54	8147.85	97774.14
		Step G	48.1677	3853.42	8349.07	100188.82
		Step H	49.3572	3948.58	8555.25	102662.98
		Step I	50.5761	4046.09	8766.52	105198.29
		Step J	51.8252	4146.02	8983.03	107796.42
		Step K	53.1050	4248.40	9204.87	110458.40
		Step L	54.4165	4353.32	9432.19	113186.32
		Step M	55.7604	4460.83	9665.14	115981.63



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0045B	Administrative Analyst I-B	Step A	33.9261	2714.09	5880.52	70566.29
		Step B	34.7636	2781.09	6025.69	72308.29
		Step C	35.6221	2849.77	6174.50	74093.97
		Step D	36.5018	2920.14	6326.98	75923.74
		Step E	37.4033	2992.26	6483.24	77798.86
		Step F	38.3270	3066.16	6643.35	79720.16
		Step G	39.2736	3141.89	6807.42	81689.09
		Step H	40.2434	3219.47	6975.52	83706.27
		Step I	41.2373	3298.98	7147.80	85773.58
		Step J	42.2556	3380.45	7324.30	87891.65
		Step K	43.2992	3463.94	7505.19	90062.34
		Step L	44.3686	3549.49	7690.56	92286.69
		Step M	45.4643	3637.14	7880.48	94565.74
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0050B	Administrative Analyst II-B	Step A	37.3189	2985.51	6468.61	77623.31
		Step B	38.2400	3059.20	6628.27	79539.20
		Step C	39.1843	3134.74	6791.95	81503.34
		Step D	40.1520	3212.16	6959.68	83516.16
		Step E	41.1436	3291.49	7131.56	85578.69
		Step F	42.1598	3372.78	7307.70	87692.38
		Step G	43.2009	3456.07	7488.16	89857.87
		Step H	44.2678	3541.42	7673.09	92077.02
		Step I	45.3610	3628.88	7862.57	94350.88
		Step J	46.4813	3718.50	8056.76	96681.10
		Step K	47.6291	3810.33	8255.71	99068.53
		Step L	48.8054	3904.43	8459.60	101515.23
		Step M	50.0107	4000.86	8668.52	104022.26
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0086B	Alternative Transportation Analyst I-B	Step A	34.4335	2754.68	5968.47	71621.68
		Step B	35.2836	2822.69	6115.82	73389.89
		Step C	36.1550	2892.40	6266.87	75202.40
		Step D	37.0479	2963.83	6421.64	77059.63
		Step E	37.9629	3037.03	6580.24	78962.83
		Step F	38.9004	3112.03	6742.74	80912.83
		Step G	39.8611	3188.89	6909.26	82911.09
		Step H	40.8455	3267.64	7079.89	84958.64
		Step I	41.8542	3348.34	7254.73	87056.74
		Step J	42.8878	3431.02	7433.89	89206.62
		Step K	43.9470	3515.76	7617.48	91409.76
		Step L	45.0323	3602.58	7805.60	93667.18
		Step M	46.1444	3691.55	7998.36	95980.35



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0088B	Alternative Transportation Analyst II- B	Step A	37.3189	2985.51	6468.61	77623.31
		Step B	38.2400	3059.20	6628.27	79539.20
		Step C	39.1843	3134.74	6791.95	81503.34
		Step D	40.1520	3212.16	6959.68	83516.16
		Step E	41.1436	3291.49	7131.56	85578.69
		Step F	42.1598	3372.78	7307.70	87692.38
		Step G	43.2009	3456.07	7488.16	89857.87
		Step H	44.2678	3541.42	7673.09	92077.02
		Step I	45.3610	3628.88	7862.57	94350.88
		Step J	46.4813	3718.50	8056.76	96681.10
		Step K	47.6291	3810.33	8255.71	99068.53
		Step L	48.8054	3904.43	8459.60	101515.23
		Step M	50.0107	4000.86	8668.52	104022.26
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0090B	Alternative Transportation Manager-B	Step A	53.0701	4245.61	9198.82	110385.81
		Step B	54.3807	4350.46	9425.99	113111.86
		Step C	55.7237	4457.90	9658.77	115905.30
		Step D	57.0999	4567.99	9897.32	118767.79
		Step E	58.5100	4680.80	10141.73	121700.80
		Step F	59.9550	4796.40	10392.20	124706.40
		Step G	61.4356	4914.85	10648.84	127786.05
		Step H	62.9529	5036.23	10911.84	130942.03
		Step I	64.5075	5160.60	11181.30	134175.60
		Step J	66.1006	5288.05	11457.44	137489.25
		Step K	67.7330	5418.64	11740.39	140884.64
		Step L	69.4058	5552.46	12030.34	144364.06
		Step M	71.1198	5689.58	12327.43	147929.18
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0245B	Assistant City Attorney-B	Step A	78.1635	6253.08	13548.34	162580.08
		Step B	80.0939	6407.51	13882.94	166595.31
		Step C	82.0719	6565.75	14225.80	170709.55
		Step D	84.0987	6727.90	14577.11	174925.30
		Step E	86.1756	6894.05	14937.10	179245.25
		Step F	88.3038	7064.30	15305.99	183671.90
		Step G	90.4846	7238.77	15684.00	188207.97
		Step H	92.7192	7417.54	16071.33	192855.94
		Step I	95.0089	7600.71	16468.21	197618.51
		Step J	97.3553	7788.42	16874.92	202499.02
		Step K	99.7596	7980.77	17291.66	207499.97
		Step L	102.2232	8177.86	17718.69	212624.26
		Step M	104.7477	8379.82	18156.27	217875.22



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0250B	Assistant City Clerk-B	Step A	36.4809	2918.47	6323.36	75880.27
		Step B	37.3814	2990.51	6479.44	77753.31
		Step C	38.3046	3064.37	6639.46	79673.57
		Step D	39.2506	3140.05	6803.44	81641.25
		Step E	40.2199	3217.59	6971.45	83657.39
		Step F	41.2132	3297.06	7143.62	85723.46
		Step G	42.2310	3378.48	7320.04	87840.48
		Step H	43.2739	3461.91	7500.81	90009.71
		Step I	44.3426	3547.41	7686.05	92232.61
		Step J	45.4377	3635.02	7875.87	94510.42
		Step K	46.5598	3724.78	8070.37	96844.38
		Step L	47.7097	3816.78	8269.68	99236.18
		Step M	48.8879	3911.03	8473.90	101686.83
0325B	Assistant City Manager-B	Step Name	Hourly	Bi-Weekly	Monthly	Annual
		Step A	79.3403	6347.22	13752.32	165027.82
		Step B	81.2997	6503.98	14091.95	169103.38
		Step C	83.3075	6664.60	14439.97	173279.60
		Step D	85.3648	6829.18	14796.57	177558.78
		Step E	87.4730	6997.84	15161.99	181943.84
		Step F	89.6332	7170.66	15536.42	186437.06
		Step G	91.8468	7347.74	15920.11	191041.34
		Step H	94.1151	7529.21	16313.28	195759.41
		Step I	96.4393	7715.14	16716.15	200593.74
		Step J	98.8210	7905.68	17128.97	205547.68
		Step K	101.2615	8100.92	17551.99	210623.92
		Step L	103.7622	8300.98	17985.45	215825.38
		Step M	106.3247	8505.98	18429.61	221155.38
0395B	Assistant Electric Utility Director-B	Step Name	Hourly	Bi-Weekly	Monthly	Annual
		Step A	82.4549	6596.39	14292.18	171506.19
		Step B	84.4912	6759.30	14645.14	175741.70
		Step C	86.5778	6926.22	15006.82	180081.82
		Step D	88.7160	7097.28	15377.44	184529.28
		Step E	90.9069	7272.55	15757.20	189086.35
		Step F	93.1519	7452.15	16146.33	193755.95
		Step G	95.4524	7636.19	16545.08	198540.99
		Step H	97.8097	7824.78	16953.68	203444.18
		Step I	100.2252	8018.02	17372.37	208468.42
		Step J	102.7004	8216.03	17801.40	213616.83
		Step K	105.2367	8418.94	18241.03	218892.34
		Step L	107.8356	8626.85	18691.50	224298.05
		Step M	110.4987	8839.90	19153.11	229837.30



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0411B	Assistant Environmental Utilities Director-B	Step A	65.0925	5207.40	11282.70	135392.40
		Step B	66.7000	5336.00	11561.33	138736.00
		Step C	68.3473	5467.78	11846.87	142162.38
		Step D	70.0352	5602.82	12139.43	145673.22
		Step E	71.7647	5741.18	12439.21	149270.58
		Step F	73.5370	5882.96	12746.41	152956.96
		Step G	75.3531	6028.25	13061.20	156734.45
		Step H	77.2140	6177.12	13383.76	160605.12
		Step I	79.1209	6329.67	13714.29	164571.47
		Step J	81.0749	6485.99	14052.98	168635.79
		Step K	83.0771	6646.17	14400.03	172800.37
		Step L	85.1288	6810.30	14755.66	177067.90
		Step M	87.2311	6978.49	15120.06	181440.69
0480B	Assistant Fire Chief-B	Step A	62.4844	4998.75	10830.63	129967.55
		Step B	64.0268	5122.14	11097.98	133175.74
		Step C	65.6080	5248.64	11372.05	136464.64
		Step D	67.2283	5378.26	11652.91	139834.86
		Step E	68.8886	5511.09	11940.69	143288.29
		Step F	70.5898	5647.18	12235.57	146826.78
		Step G	72.3331	5786.65	12537.74	150452.85
		Step H	74.1194	5929.55	12847.36	154168.35
		Step I	75.9499	6075.99	13164.65	157975.79
		Step J	77.8256	6226.05	13489.77	161877.25
		Step K	79.7476	6379.81	13822.92	165875.01
		Step L	81.7170	6537.36	14164.28	169971.36
		Step M	83.7351	6698.81	14514.08	174169.01
0484B	Assistant Human Resources Director- B	Step A	51.2305	4098.44	8879.95	106559.44
		Step B	52.4952	4199.62	9099.17	109190.02
		Step C	53.7916	4303.33	9323.88	111886.53
		Step D	55.1201	4409.61	9554.15	114649.81
		Step E	56.4813	4518.50	9790.09	117481.10
		Step F	57.8761	4630.09	10031.86	120382.29
		Step G	59.3055	4744.44	10279.62	123355.44
		Step H	60.7701	4861.61	10533.48	126401.81
		Step I	62.2708	4981.66	10793.61	129523.26
		Step J	63.8086	5104.69	11060.16	132721.89
		Step K	65.3844	5230.75	11333.30	135999.55
		Step L	66.9992	5359.94	11613.19	139358.34
		Step M	68.6539	5492.31	11900.01	142800.11



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date:06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9558B	Assistant Information Technology Director-B	Step A	51.7580	4140.64	8971.39	107656.64
		Step B	53.0356	4242.85	9192.84	110314.05
		Step C	54.3454	4347.63	9419.87	113038.43
		Step D	55.6875	4455.00	9652.50	115830.00
		Step E	57.0628	4565.02	9890.89	118690.62
		Step F	58.4720	4677.76	10135.15	121621.76
		Step G	59.9160	4793.28	10385.44	124625.28
		Step H	61.3957	4911.66	10641.92	127703.06
		Step I	62.9119	5032.95	10904.73	130856.75
		Step J	64.4656	5157.25	11174.04	134088.45
		Step K	66.0576	5284.61	11449.98	137399.81
		Step L	67.6890	5415.12	11732.76	140793.12
		Step M	69.3606	5548.85	12022.50	144270.05
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0510B	Assistant Police Chief-B	Step A	69.3658	5549.26	12023.41	144280.86
		Step B	71.0781	5686.25	12320.20	147842.45
		Step C	72.8334	5826.67	12624.46	151493.47
		Step D	74.6321	5970.57	12936.23	155234.77
		Step E	76.4752	6118.02	13255.70	159068.42
		Step F	78.3639	6269.11	13583.08	162996.91
		Step G	80.2991	6423.93	13918.51	167022.13
		Step H	82.2822	6582.58	14262.25	171146.98
		Step I	84.3143	6745.14	14614.48	175373.74
		Step J	86.3965	6911.72	14975.39	179704.72
		Step K	88.5301	7082.41	15345.22	184142.61
		Step L	90.7165	7257.32	15724.19	188690.32
		Step M	92.9568	7436.54	16112.51	193350.14
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0920B	Billing Services Manager-B	Step A	48.7825	3902.60	8455.63	101467.60
		Step B	49.9872	3998.98	8664.45	103973.38
		Step C	51.2217	4097.74	8878.43	106541.14
		Step D	52.4867	4198.94	9097.69	109172.34
		Step E	53.7829	4302.63	9322.37	111868.43
		Step F	55.1111	4408.89	9552.59	114631.09
		Step G	56.4721	4517.77	9788.50	117461.97
		Step H	57.8668	4629.34	10030.25	120362.94
		Step I	59.2958	4743.66	10277.94	123335.26
		Step J	60.7602	4860.82	10531.77	126381.22
		Step K	62.2607	4980.86	10791.85	129502.26
		Step L	63.7983	5103.86	11058.37	132700.46
		Step M	65.3739	5229.91	11331.48	135977.71



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date:06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
0910B	Budget Analyst I-B	Step A	35.1221	2809.77	6087.83	73053.97
		Step B	35.9890	2879.12	6238.09	74857.12
		Step C	36.8778	2950.22	6392.15	76705.82
		Step D	37.7886	3023.09	6550.02	78600.29
		Step E	38.7218	3097.74	6711.78	80541.34
		Step F	39.6780	3174.24	6877.52	82530.24
		Step G	40.6579	3252.63	7047.37	84568.43
		Step H	41.6620	3332.96	7221.41	86656.96
		Step I	42.6909	3415.27	7399.76	88797.07
		Step J	43.7451	3499.61	7582.48	90989.81
		Step K	44.8255	3586.04	7769.75	93237.04
		Step L	45.9325	3674.60	7961.63	95539.60
		Step M	47.0669	3765.35	8158.26	97899.15
0915B	Budget Analyst II-B	Step A	38.0646	3045.17	6597.86	79174.37
		Step B	39.0042	3120.34	6760.73	81128.74
		Step C	39.9675	3197.40	6927.70	83132.40
		Step D	40.9545	3276.36	7098.78	85185.36
		Step E	41.9660	3357.28	7274.11	87289.28
		Step F	43.0023	3440.18	7453.73	89444.78
		Step G	44.0643	3525.14	7637.81	91653.74
		Step H	45.1525	3612.20	7826.43	93917.20
		Step I	46.2676	3701.41	8019.72	96236.61
		Step J	47.4102	3792.82	8217.77	98613.22
		Step K	48.5811	3886.49	8420.72	101048.69
		Step L	49.7808	3982.46	8628.67	103544.06
		Step M	51.0102	4080.82	8841.77	106101.22
0930B	Budget Manager-B	Step A	48.7825	3902.60	8455.63	101467.60
		Step B	49.9872	3998.98	8664.45	103973.38
		Step C	51.2217	4097.74	8878.43	106541.14
		Step D	52.4867	4198.94	9097.69	109172.34
		Step E	53.7829	4302.63	9322.37	111868.43
		Step F	55.1111	4408.89	9552.59	114631.09
		Step G	56.4721	4517.77	9788.50	117461.97
		Step H	57.8668	4629.34	10030.25	120362.94
		Step I	59.2958	4743.66	10277.94	123335.26
		Step J	60.7602	4860.82	10531.77	126381.22
		Step K	62.2607	4980.86	10791.85	129502.26
		Step L	63.7983	5103.86	11058.37	132700.46
		Step M	65.3739	5229.91	11331.48	135977.71



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1017B	Building Inspection Supervisor-B	Step A	41.1373	3290.98	7130.47	85565.58
		Step B	42.1528	3372.22	7306.49	87677.82
		Step C	43.1938	3455.50	7486.93	89843.10
		Step D	44.2606	3540.85	7671.84	92062.05
		Step E	45.3536	3628.29	7861.29	94335.49
		Step F	46.4736	3717.89	8055.42	96665.09
		Step G	47.6214	3809.71	8254.38	99052.51
		Step H	48.7974	3903.79	8458.22	101498.59
		Step I	50.0024	4000.19	8667.08	104004.99
		Step J	51.2374	4098.99	8881.15	106573.79
		Step K	52.5027	4200.22	9100.47	109205.62
		Step L	53.7993	4303.94	9325.21	111902.54
		Step M	55.1279	4410.23	9555.50	114666.03
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1043B	Building Official-B	Step A	52.7262	4218.10	9139.21	109670.50
		Step B	54.0283	4322.26	9364.91	112378.86
		Step C	55.3626	4429.01	9596.18	115154.21
		Step D	56.7299	4538.39	9833.18	117998.19
		Step E	58.1309	4650.47	10076.02	120912.27
		Step F	59.5665	4765.32	10324.86	123898.32
		Step G	61.0375	4883.00	10579.83	126958.00
		Step H	62.5449	5003.59	10841.12	130093.39
		Step I	64.0895	5127.16	11108.85	133306.16
		Step J	65.6723	5253.78	11383.20	136598.38
		Step K	67.2941	5383.53	11664.31	139971.73
		Step L	68.9560	5516.48	11952.37	143428.48
		Step M	70.6589	5652.71	12247.54	146970.51
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1245B	Chief Financial Officer-B	Step A	71.8515	5748.12	12454.26	149451.12
		Step B	73.6252	5890.02	12761.70	153140.42
		Step C	75.4434	6035.47	13076.86	156922.27
		Step D	77.3066	6184.53	13399.81	160797.73
		Step E	79.2158	6337.26	13730.74	164768.86
		Step F	81.1721	6493.77	14069.83	168837.97
		Step G	83.1767	6654.14	14417.29	173007.54
		Step H	85.2308	6818.46	14773.34	177280.06
		Step I	87.3357	6986.86	15138.19	181658.26
		Step J	89.4925	7159.40	15512.03	186144.40
		Step K	91.7026	7336.21	15895.12	190741.41
		Step L	93.9673	7517.38	16287.67	195451.98
		Step M	96.2879	7703.03	16689.90	200278.83



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1180B	Chief Information Officer-B	Step A	64.6968	5175.74	11214.11	134569.34
		Step B	66.2946	5303.57	11491.06	137892.77
		Step C	67.9318	5434.54	11774.85	141298.14
		Step D	69.6094	5568.75	12065.63	144787.55
		Step E	71.3285	5706.28	12363.61	148363.28
		Step F	73.0900	5847.20	12668.93	152027.20
		Step G	74.8950	5991.60	12981.80	155781.60
		Step H	76.7446	6139.57	13302.40	159628.77
		Step I	78.6399	6291.19	13630.92	163570.99
		Step J	80.5820	6446.56	13967.55	167610.56
		Step K	82.5721	6605.77	14312.50	171749.97
		Step L	84.6113	6768.90	14665.96	175991.50
		Step M	86.7008	6936.06	15028.14	180337.66
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1220B	City Clerk-B	Step A	51.2403	4099.22	8881.65	106579.82
		Step B	52.5058	4200.46	9101.01	109212.06
		Step C	53.8024	4304.19	9325.75	111908.99
		Step D	55.1312	4410.50	9556.07	114672.90
		Step E	56.4927	4519.42	9792.07	117504.82
		Step F	57.8878	4631.02	10033.89	120406.62
		Step G	59.3174	4745.39	10281.68	123380.19
		Step H	60.7823	4862.58	10535.60	126427.18
		Step I	62.2834	4982.67	10795.79	129549.47
		Step J	63.8215	5105.72	11062.39	132748.72
		Step K	65.3977	5231.82	11335.60	136027.22
		Step L	67.0127	5361.02	11615.53	139386.42
		Step M	68.6677	5493.42	11902.40	142828.82
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1368B	Code Enforcement Supervisor-B	Step A	38.5450	3083.60	6681.13	80173.60
		Step B	39.4969	3159.75	6846.13	82153.55
		Step C	40.4723	3237.78	7015.20	84182.38
		Step D	41.4718	3317.74	7188.45	86261.34
		Step E	42.4960	3399.68	7365.97	88391.68
		Step F	43.5454	3483.63	7547.87	90574.43
		Step G	44.6208	3569.66	7734.27	92811.26
		Step H	45.7228	3657.82	7925.29	95103.42
		Step I	46.8520	3748.16	8121.01	97452.16
		Step J	48.0090	3840.72	8321.56	99858.72
		Step K	49.1947	3935.58	8527.08	102324.98
		Step L	50.4096	4032.77	8737.66	104851.97
		Step M	51.6545	4132.36	8953.45	107441.36



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1370B	Controller-B	Step A	51.2216	4097.73	8878.41	106540.93
		Step B	52.4866	4198.93	9097.68	109172.13
		Step C	53.7828	4302.62	9322.35	111868.22
		Step D	55.1110	4408.88	9552.57	114630.88
		Step E	56.4720	4517.76	9788.48	117461.76
		Step F	57.8666	4629.33	10030.21	120362.53
		Step G	59.2957	4743.66	10277.92	123335.06
		Step H	60.7601	4860.81	10531.75	126381.01
		Step I	62.2606	4980.85	10791.84	129502.05
		Step J	63.7982	5103.86	11058.35	132700.26
		Step K	65.3738	5229.90	11331.46	135977.50
		Step L	66.9882	5359.06	11611.29	139335.46
		Step M	68.6426	5491.41	11898.05	142776.61
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9561B	Data Management System Administrator-B	Step A	44.3236	3545.89	7682.75	92193.05
		Step B	45.4177	3633.42	7872.40	94468.82
		Step C	46.5393	3723.15	8066.82	96801.83
		Step D	47.6887	3815.09	8266.04	99192.44
		Step E	48.8664	3909.31	8470.18	101642.10
		Step F	50.0732	4005.86	8679.35	104152.25
		Step G	51.3098	4104.78	8893.70	106724.40
		Step H	52.5770	4206.16	9113.34	109360.06
		Step I	53.8754	4310.03	9338.40	112060.82
		Step J	55.2059	4416.47	9569.02	114828.27
		Step K	56.5693	4525.54	9805.34	117664.07
		Step L	57.9663	4637.30	10047.49	120569.91
		Step M	59.3978	4751.83	10295.63	123547.50
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1645B	Department Public Information Officer-B	Step A	40.6511	3252.09	7046.19	84554.29
		Step B	41.6550	3332.40	7220.20	86642.40
		Step C	42.6837	3414.70	7398.51	88782.10
		Step D	43.7378	3499.02	7581.22	90974.62
		Step E	44.8180	3585.44	7768.45	93221.44
		Step F	45.9248	3673.98	7960.30	95523.58
		Step G	47.0590	3764.72	8156.89	97882.72
		Step H	48.2211	3857.69	8358.32	100299.89
		Step I	49.4120	3952.96	8564.75	102776.96
		Step J	50.6323	4050.58	8776.27	105315.18
		Step K	51.8827	4150.62	8993.00	107916.02
		Step L	53.1640	4253.12	9215.09	110581.12
		Step M	54.4769	4358.15	9442.66	113311.95



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1655B	Deputy City Attorney I-B	Step A	56.1722	4493.78	9736.51	116838.18
		Step B	57.5594	4604.75	9976.96	119723.55
		Step C	58.9809	4718.47	10223.36	122680.27
		Step D	60.4375	4835.00	10475.83	125710.00
		Step E	61.9300	4954.40	10734.53	128814.40
		Step F	63.4595	5076.76	10999.65	131995.76
		Step G	65.0267	5202.14	11271.29	135255.54
		Step H	66.6326	5330.61	11549.65	138595.81
		Step I	68.2781	5462.25	11834.87	142018.45
		Step J	69.9643	5597.14	12127.15	145525.74
		Step K	71.6922	5735.38	12426.65	149119.78
		Step L	73.4627	5877.02	12733.53	152802.42
		Step M	75.2769	6022.15	13048.00	156575.95
1658B	Deputy City Attorney II-B	Step A	61.7894	4943.15	10710.16	128521.95
		Step B	63.3154	5065.23	10974.67	131696.03
		Step C	64.8790	5190.32	11245.69	134948.32
		Step D	66.4813	5318.50	11523.43	138281.10
		Step E	68.1231	5449.85	11808.00	141696.05
		Step F	69.8054	5584.43	12099.60	145195.23
		Step G	71.5294	5722.35	12398.43	148781.15
		Step H	73.2958	5863.66	12704.61	152455.26
		Step I	75.1060	6008.48	13018.37	156220.48
		Step J	76.9608	6156.86	13339.87	160078.46
		Step K	78.8614	6308.91	13669.31	164031.71
		Step L	80.8090	6464.72	14006.89	168082.72
		Step M	82.8046	6624.37	14352.80	172233.57
1659B	Deputy City Manager-B	Step A	56.6293	4530.34	9815.75	117788.94
		Step B	58.0272	4642.18	10058.05	120696.58
		Step C	59.4603	4756.82	10306.45	123677.42
		Step D	60.9287	4874.30	10560.97	126731.70
		Step E	62.4334	4994.67	10821.79	129861.47
		Step F	63.9752	5118.02	11089.03	133068.42
		Step G	65.5552	5244.42	11362.90	136354.82
		Step H	67.1741	5373.93	11643.51	139722.13
		Step I	68.8331	5506.65	11931.07	143172.85
		Step J	70.5330	5642.64	12225.72	146708.64
		Step K	72.2749	5781.99	12527.65	150331.79
		Step L	74.0598	5924.78	12837.03	154044.38
		Step M	75.8887	6071.10	13154.04	157848.50



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1674B	Development Analyst I-B	Step A	33.9261	2714.09	5880.52	70566.29
		Step B	34.7636	2781.09	6025.69	72308.29
		Step C	35.6221	2849.77	6174.50	74093.97
		Step D	36.5018	2920.14	6326.98	75923.74
		Step E	37.4033	2992.26	6483.24	77798.86
		Step F	38.3270	3066.16	6643.35	79720.16
		Step G	39.2736	3141.89	6807.42	81689.09
		Step H	40.2434	3219.47	6975.52	83706.27
		Step I	41.2373	3298.98	7147.80	85773.58
		Step J	42.2556	3380.45	7324.30	87891.65
		Step K	43.2992	3463.94	7505.19	90062.34
		Step L	44.3686	3549.49	7690.56	92286.69
		Step M	45.4643	3637.14	7880.48	94565.74
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1675B	Development Analyst II-B	Step A	37.3189	2985.51	6468.61	77623.31
		Step B	38.2400	3059.20	6628.27	79539.20
		Step C	39.1843	3134.74	6791.95	81503.34
		Step D	40.1520	3212.16	6959.68	83516.16
		Step E	41.1436	3291.49	7131.56	85578.69
		Step F	42.1598	3372.78	7307.70	87692.38
		Step G	43.2009	3456.07	7488.16	89857.87
		Step H	44.2678	3541.42	7673.09	92077.02
		Step I	45.3610	3628.88	7862.57	94350.88
		Step J	46.4813	3718.50	8056.76	96681.10
		Step K	47.6291	3810.33	8255.71	99068.53
		Step L	48.8054	3904.43	8459.60	101515.23
		Step M	50.0107	4000.86	8668.52	104022.26
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1280B	Development Services Administrator- B	Step A	41.1373	3290.98	7130.47	85565.58
		Step B	42.1528	3372.22	7306.49	87677.82
		Step C	43.1938	3455.50	7486.93	89843.10
		Step D	44.2606	3540.85	7671.84	92062.05
		Step E	45.3536	3628.29	7861.29	94335.49
		Step F	46.4736	3717.89	8055.42	96665.09
		Step G	47.6214	3809.71	8254.38	99052.51
		Step H	48.7974	3903.79	8458.22	101498.59
		Step I	50.0024	4000.19	8667.08	104004.99
		Step J	51.2374	4098.99	8881.15	106573.79
		Step K	52.5027	4200.22	9100.47	109205.62
		Step L	53.7993	4303.94	9325.21	111902.54
		Step M	55.1279	4410.23	9555.50	114666.03



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1676B	Development Services Director-B	Step A	71.2748	5701.98	12354.30	148251.58
		Step B	73.0350	5842.80	12659.40	151912.80
		Step C	74.8386	5987.09	12972.02	155664.29
		Step D	76.6869	6134.95	13292.40	159508.75
		Step E	78.5807	6286.46	13620.65	163447.86
		Step F	80.5213	6441.70	13957.03	167484.30
		Step G	82.5099	6600.79	14301.72	171620.59
		Step H	84.5476	6763.81	14654.92	175859.01
		Step I	86.6356	6930.85	15016.84	180202.05
		Step J	88.7751	7102.01	15387.68	184652.21
		Step K	90.9675	7277.40	15767.70	189212.40
		Step L	93.2140	7457.12	16157.09	193885.12
		Step M	95.5160	7641.28	16556.11	198673.28
1695B	Development Services Manager-B	Step A	48.9515	3916.12	8484.93	101819.12
		Step B	50.1604	4012.83	8694.47	104333.63
		Step C	51.3992	4111.94	8909.19	106910.34
		Step D	52.6685	4213.48	9129.21	109550.48
		Step E	53.9692	4317.54	9354.66	112255.94
		Step F	55.3020	4424.16	9585.68	115028.16
		Step G	56.6678	4533.42	9822.42	117869.02
		Step H	58.0673	4645.38	10065.00	120779.98
		Step I	59.5013	4760.10	10313.56	123762.70
		Step J	60.9707	4877.66	10568.25	126819.06
		Step K	62.4765	4998.12	10829.26	129951.12
		Step L	64.0194	5121.55	11096.70	133160.35
		Step M	65.6004	5248.03	11370.74	136448.83
2415B	EMS Quality Assurance Coordinator- B	Step A	46.0955	3687.64	7989.89	95878.64
		Step B	47.2334	3778.67	8187.12	98245.47
		Step C	48.3999	3871.99	8389.32	100671.79
		Step D	49.5953	3967.62	8596.52	103158.22
		Step E	50.8201	4065.61	8808.82	105705.81
		Step F	52.0751	4166.01	9026.35	108316.21
		Step G	53.3611	4268.89	9249.26	110991.09
		Step H	54.6789	4374.31	9477.68	113732.11
		Step I	56.0293	4482.34	9711.75	116540.94
		Step J	57.4130	4593.04	9951.59	119419.04
		Step K	58.8308	4706.46	10197.34	122368.06
		Step L	60.2837	4822.70	10449.17	125390.10
		Step M	61.7725	4941.80	10707.23	128486.80



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6520B	ERP Manager-B	Step A	49.7960	3983.68	8631.31	103575.68
		Step B	51.0258	4082.06	8844.47	106133.66
		Step C	52.2859	4182.87	9062.89	108754.67
		Step D	53.5772	4286.18	9286.71	111440.58
		Step E	54.9003	4392.02	9516.05	114192.62
		Step F	56.2561	4500.49	9751.06	117012.69
		Step G	57.6454	4611.63	9991.87	119902.43
		Step H	59.0691	4725.53	10238.64	122863.73
		Step I	60.5278	4842.22	10491.49	125897.82
		Step J	62.0226	4961.81	10750.58	129007.01
		Step K	63.5543	5084.34	11016.08	132192.94
		Step L	65.1239	5209.91	11288.14	135457.71
		Step M	66.7322	5338.58	11566.91	138802.98
1710B	Economic Development Director-B	Step A	65.9539	5276.31	11432.01	137184.11
		Step B	67.5822	5406.58	11714.25	140570.98
		Step C	69.2512	5540.10	12003.54	144042.50
		Step D	70.9614	5676.91	12299.98	147599.71
		Step E	72.7139	5817.11	12603.74	151244.91
		Step F	74.5097	5960.78	12915.01	154980.18
		Step G	76.3498	6107.98	13233.97	158807.58
		Step H	78.2352	6258.82	13560.77	162729.22
		Step I	80.1674	6413.39	13895.68	166748.19
		Step J	82.1471	6571.77	14238.83	170865.97
		Step K	84.1759	6734.07	14590.49	175085.87
		Step L	86.2547	6900.38	14950.81	179409.78
		Step M	88.3848	7070.78	15320.03	183840.38
1711B	Economic Development Supervisor - B	Step A	45.5612	3644.90	7897.27	94767.30
		Step B	46.6864	3734.91	8092.31	97107.71
		Step C	47.8394	3827.15	8292.16	99505.95
		Step D	49.0208	3921.66	8496.94	101963.26
		Step E	50.2314	4018.51	8706.78	104481.31
		Step F	51.4719	4117.75	8921.80	107061.55
		Step G	52.7431	4219.45	9142.14	109705.65
		Step H	54.0456	4323.65	9367.90	112414.85
		Step I	55.3803	4430.42	9599.25	115191.02
		Step J	56.7480	4539.84	9836.32	118035.84
		Step K	58.1494	4651.95	10079.23	120950.75
		Step L	59.5855	4766.84	10328.15	123937.84
		Step M	61.0570	4884.56	10583.21	126998.56



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date:06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1310B	Electric Business Analyst I-B	Step A	42.0974	3367.79	7296.88	87562.59
		Step B	43.1370	3450.96	7477.08	89724.96
		Step C	44.2023	3536.18	7661.73	91940.78
		Step D	45.2939	3623.51	7850.94	94211.31
		Step E	46.4125	3713.00	8044.83	96538.00
		Step F	47.5587	3804.70	8243.51	98922.10
		Step G	48.7332	3898.66	8447.09	101365.06
		Step H	49.9367	3994.94	8655.69	103868.34
		Step I	51.1700	4093.60	8869.47	106433.60
		Step J	52.4337	4194.70	9088.51	109062.10
		Step K	53.7286	4298.29	9312.96	111755.49
		Step L	55.0555	4404.44	9542.95	114515.44
		Step M	56.4151	4513.21	9778.62	117343.41
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1312B	Electric Business Analyst II-B	Step A	46.3114	3704.91	8027.31	96327.71
		Step B	47.4551	3796.41	8225.55	98706.61
		Step C	48.6270	3890.16	8428.68	101144.16
		Step D	49.8279	3986.23	8636.84	103642.03
		Step E	51.0585	4084.68	8850.14	106201.68
		Step F	52.3194	4185.55	9068.70	108824.35
		Step G	53.6115	4288.92	9292.66	111511.92
		Step H	54.9355	4394.84	9522.15	114265.84
		Step I	56.2922	4503.38	9757.31	117087.78
		Step J	57.6824	4614.59	9998.28	119979.39
		Step K	59.1069	4728.55	10245.20	122942.35
		Step L	60.5666	4845.33	10498.21	125978.53
		Step M	62.0623	4964.98	10757.47	129089.58
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2335B	Electric Compliance Analyst-B	Step A	47.7576	3820.61	8277.98	99335.81
		Step B	48.9370	3914.96	8482.41	101788.96
		Step C	50.1456	4011.65	8691.90	104302.85
		Step D	51.3840	4110.72	8906.56	106878.72
		Step E	52.6529	4212.23	9126.50	109518.03
		Step F	53.9533	4316.26	9351.91	112222.86
		Step G	55.2857	4422.86	9582.85	114994.26
		Step H	56.6510	4532.08	9819.51	117834.08
		Step I	58.0501	4644.01	10062.02	120744.21
		Step J	59.4837	4758.70	10310.51	123726.10
		Step K	60.9527	4876.22	10565.13	126781.62
		Step L	62.4580	4996.64	10826.05	129912.64
		Step M	64.0004	5120.03	11093.40	133120.83



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6285B	Electric Customer Programs Supervisor-B	Step A	58.0968	4647.74	10070.11	120841.34
		Step B	59.5315	4762.52	10318.79	123825.52
		Step C	61.0017	4880.14	10573.63	126883.54
		Step D	62.5082	5000.66	10834.75	130017.06
		Step E	64.0519	5124.15	11102.33	133227.95
		Step F	65.6337	5250.70	11376.51	136518.10
		Step G	67.2546	5380.37	11657.46	139889.57
		Step H	68.9155	5513.24	11945.35	143344.24
		Step I	70.6175	5649.40	12240.37	146884.40
		Step J	72.3615	5788.92	12542.66	150511.92
		Step K	74.1485	5931.88	12852.41	154228.88
		Step L	75.9797	6078.38	13169.81	158037.78
		Step M	77.8561	6228.49	13495.06	161940.69
		Step N	79.7800	6388.00	13830.00	165960.00
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2284B	Electric Engineering Technician Supervisor-B	Step A	50.7599	4060.79	8798.38	105580.59
		Step B	52.0135	4161.08	9015.67	108188.08
		Step C	53.2980	4263.84	9238.32	110859.84
		Step D	54.6142	4369.14	9466.46	113597.54
		Step E	55.9630	4477.04	9700.25	116403.04
		Step F	57.3451	4587.61	9939.82	119277.81
		Step G	58.7613	4700.90	10185.29	122223.50
		Step H	60.2124	4816.99	10436.82	125241.79
		Step I	61.6994	4935.95	10694.56	128334.75
		Step J	63.2232	5057.86	10958.69	131504.26
		Step K	64.7845	5182.76	11229.31	134751.76
		Step L	66.3844	5310.75	11506.63	138079.55
		Step M	68.0239	5441.91	11790.81	141489.71
		Step N	69.7050	5576.40	12081.00	144972.00
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2338B	Electric Operations Manager-B	Step A	71.6929	5735.43	12426.77	149121.23
		Step B	73.4634	5877.07	12733.66	152803.87
		Step C	75.2776	6022.21	13048.12	156577.41
		Step D	77.1367	6170.94	13370.36	160444.34
		Step E	79.0417	6323.34	13700.56	164406.74
		Step F	80.9937	6479.50	14038.91	168466.90
		Step G	82.9939	6639.51	14385.61	172627.31
		Step H	85.0435	6803.48	14740.87	176890.48
		Step I	87.1437	6971.50	15104.91	181258.90
		Step J	89.2958	7143.66	15477.94	185735.26
		Step K	91.5011	7320.09	15860.19	190322.29
		Step L	93.7608	7500.86	16251.87	195022.46
		Step M	96.0763	7686.10	16653.23	199838.70



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2339B	Electric Operations Supervisor-B	Step A	65.1763	5214.10	11297.23	135566.70
		Step B	66.7859	5342.87	11576.22	138914.67
		Step C	68.4353	5474.82	11862.12	142345.42
		Step D	70.1253	5610.02	12155.05	145860.62
		Step E	71.8571	5748.57	12455.23	149462.77
		Step F	73.6317	5890.54	12762.83	153153.94
		Step G	75.4501	6036.01	13078.02	156936.21
		Step H	77.3135	6185.08	13401.01	160812.08
		Step I	79.2228	6337.82	13731.95	164783.42
		Step J	81.1793	6494.34	14071.08	168852.94
		Step K	83.1841	6654.73	14418.58	173022.93
		Step L	85.2384	6819.07	14774.66	177295.87
		Step M	87.3434	6987.47	15139.52	181674.27
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2314B	Electric Resources Analyst I-B	Step A	50.3558	4028.46	8728.34	104740.06
		Step B	51.5994	4127.95	8943.90	107326.75
		Step C	52.8737	4229.90	9164.77	109977.30
		Step D	54.1794	4334.35	9391.10	112693.15
		Step E	55.5174	4441.39	9623.02	115476.19
		Step F	56.8885	4551.08	9860.67	118328.08
		Step G	58.2934	4663.47	10104.19	121250.27
		Step H	59.7330	4778.64	10353.72	124244.64
		Step I	61.2082	4896.66	10609.42	127313.06
		Step J	62.7198	5017.58	10871.43	130457.18
		Step K	64.2687	5141.50	11139.91	133678.90
		Step L	65.8559	5268.47	11415.02	136980.27
		Step M	67.4823	5398.58	11696.93	140363.18
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2316B	Electric Resources Analyst II-B	Step A	55.3913	4431.30	9601.16	115213.90
		Step B	56.7593	4540.74	9838.28	118059.34
		Step C	58.1610	4652.88	10081.24	120974.88
		Step D	59.5974	4767.79	10330.22	123962.59
		Step E	61.0692	4885.54	10585.33	127023.94
		Step F	62.5773	5006.18	10846.73	130160.78
		Step G	64.1228	5129.82	11114.62	133375.42
		Step H	65.7063	5256.50	11389.09	136669.10
		Step I	67.3290	5386.32	11670.36	140044.32
		Step J	68.9918	5519.34	11958.58	143502.94
		Step K	70.6956	5655.65	12253.90	147046.85
		Step L	72.4415	5795.32	12556.53	150678.32
		Step M	74.2305	5938.44	12866.62	154399.44



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2216B	Electric Risk and Compliance Supervisor-B	Step A	60.4563	4836.50	10479.09	125749.10
		Step B	61.9493	4955.94	10737.88	128854.54
		Step C	63.4792	5078.34	11003.06	132036.74
		Step D	65.0469	5203.75	11274.80	135297.55
		Step E	66.6533	5332.26	11553.24	138638.86
		Step F	68.2993	5463.94	11838.55	142062.54
		Step G	69.9861	5598.89	12130.92	145571.09
		Step H	71.7144	5737.15	12430.50	149165.95
		Step I	73.4855	5878.84	12737.49	152849.84
		Step J	75.3003	6024.02	13052.05	156624.62
		Step K	77.1599	6172.79	13374.38	160492.59
		Step L	79.0655	6325.24	13704.69	164456.24
		Step M	81.0181	6481.45	14043.14	168517.65
		Step N	83.0267	6641.41	14390.90	172688.40
2352B	Electric Safety Coordinator-B	Step A	37.3188	2985.50	6468.59	77623.10
		Step B	38.2400	3059.20	6628.27	79539.20
		Step C	39.1843	3134.74	6791.95	81503.34
		Step D	40.1520	3212.16	6959.68	83516.16
		Step E	41.1436	3291.49	7131.56	85578.69
		Step F	42.1598	3372.78	7307.70	87692.38
		Step G	43.2009	3456.07	7488.16	89857.87
		Step H	44.2678	3541.42	7673.09	92077.02
		Step I	45.3610	3628.88	7862.57	94350.88
		Step J	46.4813	3718.50	8056.76	96681.10
		Step K	47.6291	3810.33	8255.71	99068.53
		Step L	48.8054	3904.43	8459.60	101515.23
		Step M	50.0107	4000.86	8668.52	104022.26
		Step N	51.2444	4100.00	8882.00	106644.00
2319B	Electric Substation Supervisor-B	Step A	65.1763	5214.10	11297.23	135566.70
		Step B	66.7859	5342.87	11576.22	138914.67
		Step C	68.4353	5474.82	11862.12	142345.42
		Step D	70.1253	5610.02	12155.05	145860.62
		Step E	71.8571	5748.57	12455.23	149462.77
		Step F	73.6317	5890.54	12762.83	153153.94
		Step G	75.4501	6036.01	13078.02	156936.21
		Step H	77.3135	6185.08	13401.01	160812.08
		Step I	79.2228	6337.82	13731.95	164783.42
		Step J	81.1793	6494.34	14071.08	168852.94
		Step K	83.1841	6654.73	14418.58	173022.93
		Step L	85.2384	6819.07	14774.66	177295.87
		Step M	87.3434	6987.47	15139.52	181674.27
		Step N	89.4983	7160.00	15513.33	186160.00



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date:06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2358B	Electric Technology System Supervisor-B	Step A	53.5606	4284.85	9283.84	111406.05
		Step B	54.8833	4390.66	9513.11	114157.26
		Step C	56.2387	4499.10	9748.04	116976.50
		Step D	57.6276	4610.21	9988.78	119865.41
		Step E	59.0507	4724.06	10235.45	122825.46
		Step F	60.5090	4840.72	10488.23	125858.72
		Step G	62.0034	4960.27	10747.26	128967.07
		Step H	63.5346	5082.77	11012.66	132151.97
		Step I	65.1037	5208.30	11284.64	135415.70
		Step J	66.7115	5336.92	11563.33	138759.92
		Step K	68.3590	5468.72	11848.89	142186.72
		Step L	70.0472	5603.78	12141.51	145698.18
		Step M	71.7771	5742.17	12441.36	149296.37
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9560B	Electric Technology Systems Administrator-B	Step A	58.5852	4686.81	10154.75	121857.04
		Step B	60.0313	4802.50	10405.42	124865.07
		Step C	61.5139	4921.11	10662.40	127948.74
		Step D	63.0330	5042.64	10925.71	131108.56
		Step E	64.5897	5167.17	11195.54	134346.42
		Step F	66.1848	5294.78	11472.02	137664.24
		Step G	67.8193	5425.54	11755.33	141064.00
		Step H	69.4941	5559.53	12045.64	144547.71
		Step I	71.2104	5696.83	12343.12	148117.46
		Step J	72.9690	5837.51	12647.95	151775.37
		Step K	74.7710	5981.68	12960.30	155523.62
		Step L	76.6176	6129.40	13280.37	159364.43
		Step M	78.5097	6280.77	13608.34	163300.09
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2320B	Electric Utility Director-B	Step A	105.3927	8431.42	18268.07	219216.82
		Step B	107.9955	8639.64	18719.22	224630.64
		Step C	110.6625	8853.00	19181.50	230178.00
		Step D	113.3954	9071.63	19655.20	235862.43
		Step E	116.1959	9295.67	20140.62	241687.47
		Step F	119.0654	9525.23	20638.00	247656.03
		Step G	122.0059	9760.47	21147.69	253772.27
		Step H	125.0189	10001.51	21669.94	260039.31
		Step I	128.1064	10248.51	22205.11	266461.31
		Step J	131.2701	10501.61	22753.48	273041.81
		Step K	134.5120	10760.96	23315.41	279784.96
		Step L	137.8339	11026.71	23891.21	286694.51
		Step M	141.2378	11299.02	24481.22	293774.62



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2215B	Electric Utility Financial Administrator- B	Step A	57.0562	4564.50	9889.74	118676.90
		Step B	58.4652	4677.22	10133.97	121607.62
		Step C	59.9091	4792.73	10384.24	124610.93
		Step D	61.3886	4911.09	10640.69	127688.29
		Step E	62.9047	5032.38	10903.48	130841.78
		Step F	64.4582	5156.66	11172.75	134073.06
		Step G	66.0500	5284.00	11448.67	137384.00
		Step H	67.6812	5414.50	11731.41	140776.90
		Step I	69.3527	5548.22	12021.13	144253.62
		Step J	71.0654	5685.23	12318.00	147816.03
		Step K	72.8204	5825.63	12622.20	151466.43
		Step L	74.6188	5969.50	12933.93	155207.10
		Step M	76.4616	6116.93	13253.34	159040.13
2378B	Electronic Maintenance Coordinator- B	Step A	36.0024	2880.19	6240.42	74884.99
		Step B	36.8916	2951.33	6394.54	76734.53
		Step C	37.8026	3024.21	6552.45	78629.41
		Step D	38.7361	3098.89	6714.26	80571.09
		Step E	39.6928	3175.42	6880.09	82561.02
		Step F	40.6730	3253.84	7049.99	84599.84
		Step G	41.6775	3334.20	7224.10	86689.20
		Step H	42.7068	3416.54	7402.51	88830.14
		Step I	43.7615	3500.92	7585.33	91023.92
		Step J	44.8422	3587.38	7772.65	93271.78
		Step K	45.9496	3675.97	7964.60	95575.17
		Step L	47.0844	3766.75	8161.30	97935.55
		Step M	48.2472	3859.78	8362.85	100354.18
2500B	Energy Services Account Representative I-B	Step A	41.7524	3340.19	7237.08	86844.99
		Step B	42.7835	3422.68	7415.81	88989.68
		Step C	43.8401	3507.21	7598.95	91187.41
		Step D	44.9228	3593.82	7786.62	93439.42
		Step E	46.0322	3682.58	7978.91	95746.98
		Step F	47.1690	3773.52	8175.96	98111.52
		Step G	48.3339	3866.71	8377.88	100534.51
		Step H	49.5275	3962.20	8584.77	103017.20
		Step I	50.7507	4060.06	8796.79	105561.46
		Step J	52.0040	4160.32	9014.03	108168.32
		Step K	53.2883	4263.06	9236.64	110839.66
		Step L	54.6043	4368.34	9464.75	113576.94
		Step M	55.9528	4476.22	9698.49	116381.82



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2501B	Energy Services Account Representative II-B	Step A	45.9277	3674.22	7960.80	95529.62
		Step B	47.0620	3764.96	8157.41	97888.96
		Step C	48.2242	3857.94	8358.86	100306.34
		Step D	49.4152	3953.22	8565.30	102783.62
		Step E	50.6355	4050.84	8776.82	105321.84
		Step F	51.8860	4150.88	8993.57	107922.88
		Step G	53.1674	4253.39	9215.68	110588.19
		Step H	54.4804	4358.43	9443.27	113319.23
		Step I	55.8259	4466.07	9676.49	116117.87
		Step J	57.2045	4576.36	9915.45	118985.36
		Step K	58.6173	4689.38	10160.33	121923.98
		Step L	60.0649	4805.19	10411.25	124934.99
		Step M	61.5482	4923.86	10668.35	128020.26
1277B	Engineering Manager-B	Step A	57.6313	4610.50	9989.43	119873.10
		Step B	59.0537	4724.30	10235.97	122831.70
		Step C	60.5121	4840.97	10488.76	125865.17
		Step D	62.0065	4960.52	10747.79	128973.52
		Step E	63.5378	5083.02	11013.22	132158.62
		Step F	65.1070	5208.56	11285.21	135422.56
		Step G	66.7149	5337.19	11563.92	138766.99
		Step H	68.3624	5468.99	11849.48	142193.79
		Step I	70.0507	5604.06	12142.12	145705.46
		Step J	71.7808	5742.46	12442.01	149304.06
		Step K	73.5534	5884.27	12749.26	152991.07
		Step L	75.3699	6029.59	13064.12	156769.39
		Step M	77.2312	6178.50	13386.74	160640.90
2540B	Environmental Coordinator-B	Step A	42.9167	3433.34	7438.89	89266.74
		Step B	43.9762	3518.10	7622.54	91470.50
		Step C	45.0622	3604.98	7810.78	93729.38
		Step D	46.1751	3694.01	8003.68	96044.21
		Step E	47.3155	3785.24	8201.35	98416.24
		Step F	48.4840	3878.72	8403.89	100846.72
		Step G	49.6812	3974.50	8611.41	103336.90
		Step H	50.9082	4072.66	8824.09	105889.06
		Step I	52.1655	4173.24	9042.02	108504.24
		Step J	53.4537	4276.30	9265.31	111183.70
		Step K	54.7738	4381.90	9494.13	113929.50
		Step L	56.1265	4490.12	9728.59	116743.12
		Step M	57.5126	4601.01	9968.85	119626.21



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2548B	Environmental Utilities Business Administrator-B	Step A	43.7743	3501.94	7587.55	91050.54
		Step B	44.8548	3588.38	7774.83	93297.98
		Step C	45.9626	3677.01	7966.85	95602.21
		Step D	47.0977	3767.82	8163.60	97963.22
		Step E	48.2608	3860.86	8365.21	100382.46
		Step F	49.4527	3956.22	8571.80	102861.62
		Step G	50.6739	4053.91	8783.48	105401.71
		Step H	51.9253	4154.02	9000.39	108004.62
		Step I	53.2077	4256.62	9222.67	110672.02
		Step J	54.5218	4361.74	9450.45	113405.34
		Step K	55.8683	4469.46	9683.84	116206.06
		Step L	57.2479	4579.83	9922.97	119075.63
		Step M	58.6617	4692.94	10168.03	122016.34
1684B	Environmental Utilities Director-B	Step A	79.0344	6322.75	13699.30	164391.55
		Step B	80.9862	6478.90	14037.61	168451.30
		Step C	82.9863	6638.90	14384.29	172611.50
		Step D	85.0357	6802.86	14739.52	176874.26
		Step E	87.1358	6970.86	15103.54	181242.46
		Step F	89.2877	7143.02	15476.53	185718.42
		Step G	91.4927	7319.42	15858.73	190304.82
		Step H	93.7522	7500.18	16250.38	195004.58
		Step I	96.0675	7685.40	16651.70	199820.40
		Step J	98.4400	7875.20	17062.93	204755.20
		Step K	100.8711	8069.69	17484.32	209811.89
		Step L	103.3622	8268.98	17916.11	214993.38
		Step M	105.9148	8473.18	18358.57	220302.78
2546B	Environmental Utilities Rate Analyst I- B	Step A	35.1221	2809.77	6087.83	73053.97
		Step B	35.9890	2879.12	6238.09	74857.12
		Step C	36.8778	2950.22	6392.15	76705.82
		Step D	37.7886	3023.09	6550.02	78600.29
		Step E	38.7218	3097.74	6711.78	80541.34
		Step F	39.6780	3174.24	6877.52	82530.24
		Step G	40.6579	3252.63	7047.37	84568.43
		Step H	41.6620	3332.96	7221.41	86656.96
		Step I	42.6909	3415.27	7399.76	88797.07
		Step J	43.7451	3499.61	7582.48	90989.81
		Step K	44.8255	3586.04	7769.75	93237.04
		Step L	45.9325	3674.60	7961.63	95539.60
		Step M	47.0669	3765.35	8158.26	97899.15



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2547B	Environmental Utilities Rate Analyst II-B	Step A	38.0646	3045.17	6597.86	79174.37
		Step B	39.0042	3120.34	6760.73	81128.74
		Step C	39.9675	3197.40	6927.70	83132.40
		Step D	40.9545	3276.36	7098.78	85185.36
		Step E	41.9660	3357.28	7274.11	87289.28
		Step F	43.0023	3440.18	7453.73	89444.78
		Step G	44.0643	3525.14	7637.81	91653.74
		Step H	45.1525	3612.20	7826.43	93917.20
		Step I	46.2676	3701.41	8019.72	96236.61
		Step J	47.4102	3792.82	8217.77	98613.22
		Step K	48.5811	3886.49	8420.72	101048.69
		Step L	49.7808	3982.46	8628.67	103544.06
		Step M	51.0102	4080.82	8841.77	106101.22
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2541B	Environmental Utility Compliance Administrator-B	Step A	42.9148	3433.18	7438.57	89262.78
		Step B	43.9739	3517.91	7622.14	91465.71
		Step C	45.0599	3604.79	7810.38	93724.59
		Step D	46.1727	3693.82	8003.27	96039.22
		Step E	47.3130	3785.04	8200.92	98411.04
		Step F	48.4814	3878.51	8403.44	100841.31
		Step G	49.6787	3974.30	8610.97	103331.70
		Step H	50.9055	4072.44	8823.62	105883.44
		Step I	52.1628	4173.02	9041.55	108498.62
		Step J	53.4510	4276.08	9264.84	111178.08
		Step K	54.7709	4381.67	9493.62	113923.47
		Step L	56.1236	4489.89	9728.09	116737.09
		Step M	57.5096	4600.77	9968.33	119619.97
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
2565B	Equipment Maintenance Supervisor- B	Step A	33.3810	2670.48	5786.04	69432.48
		Step B	34.2054	2736.43	5928.94	71147.23
		Step C	35.0501	2804.01	6075.35	72904.21
		Step D	35.9157	2873.26	6225.39	74704.66
		Step E	36.8027	2944.22	6379.13	76549.62
		Step F	37.7116	3016.93	6536.68	78440.13
		Step G	38.6429	3091.43	6698.10	80377.23
		Step H	39.5972	3167.78	6863.51	82362.18
		Step I	40.5751	3246.01	7033.02	84396.21
		Step J	41.5771	3326.17	7206.70	86480.37
		Step K	42.6039	3408.31	7384.68	88616.11
		Step L	43.6561	3492.49	7567.06	90804.69
		Step M	44.7342	3578.74	7753.93	93047.14



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3395B	Facilities Manager-B	Step A	43.5759	3486.07	7553.16	90637.87
		Step B	44.6520	3572.16	7739.68	92876.16
		Step C	45.7548	3660.38	7930.83	95169.98
		Step D	46.8847	3750.78	8126.68	97520.18
		Step E	48.0426	3843.41	8327.38	99928.61
		Step F	49.2291	3938.33	8533.04	102396.53
		Step G	50.4448	4035.58	8743.77	104925.18
		Step H	51.6906	4135.25	8959.70	107516.45
		Step I	52.9672	4237.38	9180.98	110171.78
		Step J	54.2752	4342.02	9407.70	112892.42
		Step K	55.6156	4449.25	9640.04	115680.45
		Step L	56.9891	4559.13	9878.11	118537.33
		Step M	58.3965	4671.72	10122.06	121464.72
4321B	Facilities Supervisor-B	Step A	32.1263	2570.10	5568.56	66822.70
		Step B	32.9197	2633.58	5706.08	68472.98
		Step C	33.7326	2698.61	5846.98	70163.81
		Step D	34.5657	2765.26	5991.39	71896.66
		Step E	35.4193	2833.54	6139.35	73672.14
		Step F	36.2941	2903.53	6290.98	75491.73
		Step G	37.1904	2975.23	6446.34	77356.03
		Step H	38.1088	3048.70	6605.53	79266.30
		Step I	39.0500	3124.00	6768.67	81224.00
		Step J	40.0143	3201.14	6935.81	83229.74
		Step K	41.0025	3280.20	7107.10	85285.20
		Step L	42.0151	3361.21	7282.62	87391.41
		Step M	43.0527	3444.22	7462.47	89549.62
2900B	Finance Manager-B	Step A	48.7825	3902.60	8455.63	101467.60
		Step B	49.9872	3998.98	8664.45	103973.38
		Step C	51.2217	4097.74	8878.43	106541.14
		Step D	52.4867	4198.94	9097.69	109172.34
		Step E	53.7829	4302.63	9322.37	111868.43
		Step F	55.1111	4408.89	9552.59	114631.09
		Step G	56.4721	4517.77	9788.50	117461.97
		Step H	57.8668	4629.34	10030.25	120362.94
		Step I	59.2958	4743.66	10277.94	123335.26
		Step J	60.7602	4860.82	10531.77	126381.22
		Step K	62.2607	4980.86	10791.85	129502.26
		Step L	63.7983	5103.86	11058.37	132700.46
		Step M	65.3739	5229.91	11331.48	135977.71



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3310B	Finance Supervisor-B	Step A	37.9208	3033.66	6572.94	78875.26
		Step B	38.8573	3108.58	6735.27	80823.18
		Step C	39.8169	3185.35	6901.60	82819.15
		Step D	40.8002	3264.02	7072.03	84864.42
		Step E	41.8078	3344.62	7246.69	86960.22
		Step F	42.8403	3427.22	7425.65	89107.82
		Step G	43.8983	3511.86	7609.04	91308.46
		Step H	44.9824	3598.59	7796.95	93563.39
		Step I	46.0933	3687.46	7989.51	95874.06
		Step J	47.2316	3778.53	8186.81	98241.73
		Step K	48.3980	3871.84	8388.99	100667.84
		Step L	49.5932	3967.46	8596.15	103153.86
		Step M	50.8180	4065.44	8808.45	105701.44
3391B	Fire Battalion Chief 8Hr-B	Step Name	Hourly	Bi-Weekly	Monthly	Annual
		Step A	52.2184	4177.47	9051.19	108614.27
		Step B	52.9144	4233.15	9171.83	110061.95
		Step C	54.2213	4337.70	9398.36	112780.30
		Step D	55.5603	4444.82	9630.45	115565.42
		Step E	56.9324	4554.59	9868.28	118419.39
		Step F	58.3384	4667.07	10111.99	121343.87
		Step G	59.7791	4782.33	10361.71	124340.53
		Step H	61.2555	4900.44	10617.62	127411.44
		Step I	62.7682	5021.46	10879.82	130557.86
		Step J	64.3183	5145.46	11148.51	133782.06
		Step K	65.9068	5272.54	11423.85	137086.14
		Step L	67.5344	5402.75	11705.96	140471.55
		Step M	69.2022	5536.18	11995.05	143940.58
0905B	Fire Battalion Chief-B	Step Name	Hourly	Bi-Weekly	Monthly	Annual
		Step A	36.8854	4131.16	8950.86	107410.28
		Step B	37.7960	4233.15	9171.83	110061.95
		Step C	38.7294	4337.69	9398.33	112780.01
		Step D	39.6859	4444.82	9630.45	115565.34
		Step E	40.6660	4554.59	9868.28	118419.39
		Step F	41.6703	4667.07	10111.99	121343.91
		Step G	42.6993	4782.32	10361.70	124340.36
		Step H	43.7538	4900.43	10617.59	127411.07
		Step I	44.8344	5021.45	10879.81	130557.77
		Step J	45.9416	5145.46	11148.49	133781.94
		Step K	47.0763	5272.55	11423.85	137086.19
		Step L	48.2389	5402.76	11705.97	140471.68
		Step M	49.4301	5536.17	11995.04	143940.45



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3330B	Fire Chief-B	Step A	74.2220	5937.76	12865.15	154381.76
		Step B	76.0541	6084.33	13182.71	158192.53
		Step C	77.9323	6234.58	13508.27	162099.18
		Step D	79.8569	6388.55	13841.86	166102.35
		Step E	81.8291	6546.33	14183.71	170204.53
		Step F	83.8499	6707.99	14533.98	174407.79
		Step G	85.9207	6873.66	14892.92	178715.06
		Step H	88.0426	7043.41	15260.72	183128.61
		Step I	90.2169	7217.35	15637.60	187651.15
		Step J	92.4448	7395.58	16023.77	192285.18
		Step K	94.7279	7578.23	16419.50	197034.03
		Step L	97.0673	7765.38	16825.00	201899.98
		Step M	99.4645	7957.16	17240.51	206886.16
3332B	Fire Division Chief-B	Step Name	Hourly	Bi-Weekly	Monthly	Annual
		Step A	56.8040	4544.32	9846.03	118152.32
		Step B	58.2061	4656.49	10089.06	121068.69
		Step C	59.6436	4771.49	10338.22	124058.69
		Step D	61.1166	4889.33	10593.54	127122.53
		Step E	62.6259	5010.07	10855.16	130261.87
		Step F	64.1725	5133.80	11123.23	133478.80
		Step G	65.7573	5260.58	11397.93	136775.18
		Step H	67.3812	5390.50	11679.41	140152.90
		Step I	69.0453	5523.62	11967.85	143614.22
		Step J	70.7505	5660.04	12263.42	147161.04
		Step K	72.4977	5799.82	12566.27	150795.22
		Step L	74.2881	5943.05	12876.60	154519.25
		Step M	76.1227	6089.82	13194.60	158335.22
3392B	Fleet Manager-B	Step Name	Hourly	Bi-Weekly	Monthly	Annual
		Step A	43.5759	3486.07	7553.16	90637.87
		Step B	44.6520	3572.16	7739.68	92876.16
		Step C	45.7548	3660.38	7930.83	95169.98
		Step D	46.8847	3750.78	8126.68	97520.18
		Step E	48.0426	3843.41	8327.38	99928.61
		Step F	49.2291	3938.33	8533.04	102396.53
		Step G	50.4448	4035.58	8743.77	104925.18
		Step H	51.6906	4135.25	8959.70	107516.45
		Step I	52.9672	4237.38	9180.98	110171.78
		Step J	54.2752	4342.02	9407.70	112892.42
		Step K	55.6156	4449.25	9640.04	115680.45
		Step L	56.9891	4559.13	9878.11	118537.33
		Step M	58.3965	4671.72	10122.06	121464.72



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3451B	Government Relations Administrator- B	Step A	48.9017	3912.14	8476.29	101715.54
		Step B	50.1093	4008.74	8685.61	104227.34
		Step C	51.3468	4107.74	8900.11	106801.34
		Step D	52.6149	4209.19	9119.92	109438.99
		Step E	53.9143	4313.14	9345.15	112141.74
		Step F	55.2457	4419.66	9575.92	114911.06
		Step G	56.6101	4528.81	9812.42	117749.01
		Step H	58.0081	4640.65	10054.74	120656.85
		Step I	59.4407	4755.26	10303.05	123636.66
		Step J	60.9087	4872.70	10557.51	126690.10
		Step K	62.4129	4993.03	10818.24	129818.83
		Step L	63.9542	5116.34	11085.39	133024.74
		Step M	65.5336	5242.69	11359.16	136309.89
1647B	Government Relations Representative I-B	Step A	33.9261	2714.09	5880.52	70566.29
		Step B	34.7636	2781.09	6025.69	72308.29
		Step C	35.6221	2849.77	6174.50	74093.97
		Step D	36.5018	2920.14	6326.98	75923.74
		Step E	37.4033	2992.26	6483.24	77798.86
		Step F	38.3270	3066.16	6643.35	79720.16
		Step G	39.2736	3141.89	6807.42	81689.09
		Step H	40.2434	3219.47	6975.52	83706.27
		Step I	41.2373	3298.98	7147.80	85773.58
		Step J	42.2556	3380.45	7324.30	87891.65
		Step K	43.2992	3463.94	7505.19	90062.34
		Step L	44.3686	3549.49	7690.56	92286.69
		Step M	45.4643	3637.14	7880.48	94565.74
1648B	Government Relations Representative II-B	Step A	37.3189	2985.51	6468.61	77623.31
		Step B	38.2400	3059.20	6628.27	79539.20
		Step C	39.1843	3134.74	6791.95	81503.34
		Step D	40.1520	3212.16	6959.68	83516.16
		Step E	41.1436	3291.49	7131.56	85578.69
		Step F	42.1598	3372.78	7307.70	87692.38
		Step G	43.2009	3456.07	7488.16	89857.87
		Step H	44.2678	3541.42	7673.09	92077.02
		Step I	45.3610	3628.88	7862.57	94350.88
		Step J	46.4813	3718.50	8056.76	96681.10
		Step K	47.6291	3810.33	8255.71	99068.53
		Step L	48.8054	3904.43	8459.60	101515.23
		Step M	50.0107	4000.86	8668.52	104022.26



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date:06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3589B	Housing Manager-B	Step A	44.3119	3544.95	7680.73	92168.75
		Step B	45.4075	3632.60	7870.63	94447.60
		Step C	46.5289	3722.31	8065.01	96780.11
		Step D	47.6781	3814.25	8264.20	99170.45
		Step E	48.8556	3908.45	8468.30	101619.65
		Step F	50.0620	4004.96	8677.41	104128.96
		Step G	51.2984	4103.87	8891.72	106700.67
		Step H	52.5652	4205.22	9111.30	109335.62
		Step I	53.8633	4309.06	9336.31	112035.66
		Step J	55.1936	4415.49	9566.89	114802.69
		Step K	56.5567	4524.54	9803.16	117637.94
		Step L	57.9533	4636.26	10045.24	120542.86
		Step M	59.3846	4750.77	10293.33	123519.97
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3590B	Housing Supervisor-B	Step A	37.3189	2985.51	6468.61	77623.31
		Step B	38.2400	3059.20	6628.27	79539.20
		Step C	39.1843	3134.74	6791.95	81503.34
		Step D	40.1520	3212.16	6959.68	83516.16
		Step E	41.1436	3291.49	7131.56	85578.69
		Step F	42.1598	3372.78	7307.70	87692.38
		Step G	43.2009	3456.07	7488.16	89857.87
		Step H	44.2678	3541.42	7673.09	92077.02
		Step I	45.3610	3628.88	7862.57	94350.88
		Step J	46.4813	3718.50	8056.76	96681.10
		Step K	47.6291	3810.33	8255.71	99068.53
		Step L	48.8054	3904.43	8459.60	101515.23
		Step M	50.0107	4000.86	8668.52	104022.26
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3594B	Human Resources Analyst I-B	Step A	33.4961	2679.69	5805.99	69671.89
		Step B	34.3233	2745.86	5949.37	71392.46
		Step C	35.1710	2813.68	6096.31	73155.68
		Step D	36.0396	2883.17	6246.86	74962.37
		Step E	36.9296	2954.37	6401.13	76813.57
		Step F	37.8416	3027.33	6559.21	78710.53
		Step G	38.7761	3102.09	6721.19	80654.29
		Step H	39.7338	3178.70	6887.19	82646.30
		Step I	40.7150	3257.20	7057.27	84687.20
		Step J	41.7205	3337.64	7231.55	86778.64
		Step K	42.7509	3420.07	7410.16	88921.87
		Step L	43.8066	3504.53	7593.14	91117.73
		Step M	44.8885	3591.08	7780.67	93368.08



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3596B	Human Resources Analyst II-B	Step A	36.8457	2947.66	6386.59	76639.06
		Step B	37.7557	3020.46	6544.32	78531.86
		Step C	38.6881	3095.05	6705.94	80471.25
		Step D	39.6435	3171.48	6871.54	82458.48
		Step E	40.6226	3249.81	7041.25	84495.01
		Step F	41.6258	3330.06	7215.14	86581.66
		Step G	42.6538	3412.30	7393.33	88719.90
		Step H	43.7071	3496.57	7575.90	90910.77
		Step I	44.7865	3582.92	7762.99	93155.92
		Step J	45.8926	3671.41	7954.72	95456.61
		Step K	47.0259	3762.07	8151.16	97813.87
		Step L	48.1873	3854.98	8352.47	100229.58
		Step M	49.3773	3950.18	8558.73	102704.78
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3598B	Human Resources Director-B	Step A	65.4062	5232.50	11337.07	136044.90
		Step B	67.0214	5361.71	11617.04	139404.51
		Step C	68.6766	5494.13	11903.94	142847.33
		Step D	70.3726	5629.81	12197.92	146375.01
		Step E	72.1106	5768.85	12499.17	149990.05
		Step F	73.8914	5911.31	12807.84	153694.11
		Step G	75.7162	6057.30	13124.14	157489.70
		Step H	77.5861	6206.89	13448.26	161379.09
		Step I	79.5022	6360.18	13780.38	165364.58
		Step J	81.4656	6517.25	14120.70	169448.45
		Step K	83.4774	6678.19	14469.42	173632.99
		Step L	85.5390	6843.12	14826.76	177921.12
		Step M	87.6515	7012.12	15192.93	182315.12
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3599B	Human Resources Manager-B	Step A	42.5017	3400.14	7366.96	88403.54
		Step B	43.5510	3484.08	7548.84	90586.08
		Step C	44.6266	3570.13	7735.28	92823.33
		Step D	45.7286	3658.29	7926.29	95115.49
		Step E	46.8580	3748.64	8122.05	97464.64
		Step F	48.0152	3841.22	8322.63	99871.62
		Step G	49.2010	3936.08	8528.17	102338.08
		Step H	50.4160	4033.28	8738.77	104865.28
		Step I	51.6612	4132.90	8954.61	107455.30
		Step J	52.9370	4234.96	9175.75	110108.96
		Step K	54.2443	4339.54	9402.35	112828.14
		Step L	55.5839	4446.71	9634.54	115614.51
		Step M	56.9566	4556.53	9872.48	118469.73



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3625B	Information Security Administrator-B	Step A	44.1650	3533.20	7655.27	91863.20
		Step B	45.2557	3620.46	7844.32	94131.86
		Step C	46.3733	3709.86	8038.04	96456.46
		Step D	47.5186	3801.49	8236.56	98838.69
		Step E	48.6921	3895.37	8439.96	101279.57
		Step F	49.8946	3991.57	8648.40	103780.77
		Step G	51.1268	4090.14	8861.98	106343.74
		Step H	52.3894	4191.15	9080.83	108969.95
		Step I	53.6832	4294.66	9305.09	111661.06
		Step J	55.0090	4400.72	9534.89	114418.72
		Step K	56.3675	4509.40	9770.37	117244.40
		Step L	57.7595	4620.76	10011.65	120139.76
		Step M	59.1860	4734.88	10258.91	123106.88
9542B	Information Technology Client Services Supervisor-B	Step A	38.7743	3101.94	6720.88	80650.54
		Step B	39.7314	3178.51	6886.78	82641.31
		Step C	40.7126	3257.01	7056.85	84682.21
		Step D	41.7181	3337.45	7231.14	86773.65
		Step E	42.7484	3419.87	7409.72	88916.67
		Step F	43.8041	3504.33	7592.71	91112.53
		Step G	44.8859	3590.87	7780.22	93362.67
		Step H	45.9944	3679.55	7972.36	95668.35
		Step I	47.1302	3770.42	8169.23	98030.82
		Step J	48.2942	3863.54	8370.99	100451.94
		Step K	49.4868	3958.94	8577.71	102932.54
		Step L	50.7090	4056.72	8789.56	105474.72
		Step M	51.9613	4156.90	9006.63	108079.50
3601B	Information Technology Division Manager-B	Step A	47.7034	3816.27	8268.59	99223.07
		Step B	48.8815	3910.52	8472.79	101673.52
		Step C	50.0887	4007.10	8682.04	104184.50
		Step D	51.3257	4106.06	8896.45	106757.46
		Step E	52.5932	4207.46	9116.15	109393.86
		Step F	53.8920	4311.36	9341.28	112095.36
		Step G	55.2230	4417.84	9571.99	114863.84
		Step H	56.5868	4526.94	9808.38	117700.54
		Step I	57.9842	4638.74	10050.59	120607.14
		Step J	59.4162	4753.30	10298.81	123585.70
		Step K	60.8835	4870.68	10553.14	126637.68
		Step L	62.3871	4990.97	10813.76	129765.17
		Step M	63.9278	5114.22	11080.82	132969.82



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
3602B	Information Technology Program Manager-B	Step A	43.3683	3469.46	7517.17	90206.06
		Step B	44.4394	3555.15	7702.83	92433.95
		Step C	45.5368	3642.94	7893.05	94716.54
		Step D	46.6614	3732.91	8087.98	97055.71
		Step E	47.8138	3825.10	8287.73	99452.70
		Step F	48.9946	3919.57	8492.40	101908.77
		Step G	50.2045	4016.36	8702.11	104425.36
		Step H	51.4444	4115.55	8917.03	107004.35
		Step I	52.7149	4217.19	9137.25	109646.99
		Step J	54.0167	4321.34	9362.89	112354.74
		Step K	55.3507	4428.06	9594.12	115129.46
		Step L	56.7176	4537.41	9831.05	117972.61
		Step M	58.1183	4649.46	10073.84	120886.06
3740B	Interpretive Services Supervisor-B	Step A	31.8553	2548.42	5521.59	66259.02
		Step B	32.6420	2611.36	5657.95	67895.36
		Step C	33.4481	2675.85	5797.67	69572.05
		Step D	34.2742	2741.94	5940.86	71290.34
		Step E	35.1206	2809.65	6087.57	73050.85
		Step F	35.9879	2879.03	6237.90	74854.83
		Step G	36.8768	2950.14	6391.98	76703.74
		Step H	37.7874	3022.99	6549.82	78597.79
		Step I	38.7206	3097.65	6711.57	80538.85
		Step J	39.6769	3174.15	6877.33	82527.95
		Step K	40.6568	3252.54	7047.18	84566.14
		Step L	41.6608	3332.86	7221.21	86654.46
		Step M	42.6897	3415.18	7399.55	88794.58
3810B	Key Accounts Representative-B	Step A	50.5181	4041.45	8756.47	105077.65
		Step B	51.7657	4141.26	8972.72	107672.66
		Step C	53.0441	4243.53	9194.31	110331.73
		Step D	54.3541	4348.33	9421.38	113056.53
		Step E	55.6964	4455.71	9654.04	115848.51
		Step F	57.0719	4565.75	9892.46	118709.55
		Step G	58.4813	4678.50	10136.76	121641.10
		Step H	59.9256	4794.05	10387.10	124645.25
		Step I	61.4055	4912.44	10643.62	127723.44
		Step J	62.9220	5033.76	10906.48	130877.76
		Step K	64.4759	5158.07	11175.82	134109.87
		Step L	66.0682	5285.46	11451.82	137421.86
		Step M	67.6998	5415.98	11734.63	140815.58



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
4449B	Management Analyst-B	Step A	39.1848	3134.78	6792.03	81504.38
		Step B	40.1519	3212.15	6959.66	83515.95
		Step C	41.1434	3291.47	7131.52	85578.27
		Step D	42.1596	3372.77	7307.66	87691.97
		Step E	43.2008	3456.06	7488.14	89857.66
		Step F	44.2676	3541.41	7673.05	92076.61
		Step G	45.3608	3628.86	7862.54	94350.46
		Step H	46.4811	3718.49	8056.72	96680.69
		Step I	47.6290	3810.32	8255.69	99068.32
		Step J	48.8053	3904.42	8459.59	101515.02
		Step K	50.0105	4000.84	8668.49	104021.84
		Step L	51.2456	4099.65	8882.57	106590.85
		Step M	52.5111	4200.89	9101.92	109223.09
5020B	Park Development Analyst I-B	Step A	33.9261	2714.09	5880.52	70566.29
		Step B	34.7636	2781.09	6025.69	72308.29
		Step C	35.6221	2849.77	6174.50	74093.97
		Step D	36.5018	2920.14	6326.98	75923.74
		Step E	37.4033	2992.26	6483.24	77798.86
		Step F	38.3270	3066.16	6643.35	79720.16
		Step G	39.2736	3141.89	6807.42	81689.09
		Step H	40.2434	3219.47	6975.52	83706.27
		Step I	41.2373	3298.98	7147.80	85773.58
		Step J	42.2556	3380.45	7324.30	87891.65
		Step K	43.2992	3463.94	7505.19	90062.34
		Step L	44.3686	3549.49	7690.56	92286.69
		Step M	45.4643	3637.14	7880.48	94565.74
5022B	Park Development Analyst II-B	Step A	37.3189	2985.51	6468.61	77623.31
		Step B	38.2400	3059.20	6628.27	79539.20
		Step C	39.1843	3134.74	6791.95	81503.34
		Step D	40.1520	3212.16	6959.68	83516.16
		Step E	41.1436	3291.49	7131.56	85578.69
		Step F	42.1598	3372.78	7307.70	87692.38
		Step G	43.2009	3456.07	7488.16	89857.87
		Step H	44.2678	3541.42	7673.09	92077.02
		Step I	45.3610	3628.88	7862.57	94350.88
		Step J	46.4813	3718.50	8056.76	96681.10
		Step K	47.6291	3810.33	8255.71	99068.53
		Step L	48.8054	3904.43	8459.60	101515.23
		Step M	50.0107	4000.86	8668.52	104022.26



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5024B	Parks Planning and Development Superintendent-B	Step A	39.4094	3152.75	6830.96	81971.55
		Step B	40.3827	3230.62	6999.67	83996.02
		Step C	41.3800	3310.40	7172.53	86070.40
		Step D	42.4019	3392.15	7349.66	88195.95
		Step E	43.4490	3475.92	7531.16	90373.92
		Step F	44.5221	3561.77	7717.16	92605.97
		Step G	45.6216	3649.73	7907.74	94892.93
		Step H	46.7482	3739.86	8103.02	97236.26
		Step I	47.9027	3832.22	8303.13	99637.62
		Step J	49.0857	3926.86	8508.19	102098.26
		Step K	50.2980	4023.84	8718.32	104619.84
		Step L	51.5401	4123.21	8933.62	107203.41
		Step M	52.8130	4225.04	9154.25	109851.04
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5082B	Parks Recreation and Libraries Director-B	Step A	70.6171	5649.37	12240.30	146883.57
		Step B	72.3611	5788.89	12542.59	150511.09
		Step C	74.1481	5931.85	12852.34	154228.05
		Step D	75.9793	6078.34	13169.75	158036.94
		Step E	77.8556	6228.45	13494.97	161939.65
		Step F	79.7784	6382.27	13828.26	165939.07
		Step G	81.7486	6539.89	14169.76	170037.09
		Step H	83.7674	6701.39	14519.68	174236.19
		Step I	85.8361	6866.89	14878.26	178539.09
		Step J	87.9560	7036.48	15245.71	182948.48
		Step K	90.1281	7210.25	15622.20	187466.45
		Step L	92.3539	7388.31	16008.01	192096.11
		Step M	94.6347	7570.78	16403.35	196840.18
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9547B	Parks Recreation and Libraries Manager-B	Step A	47.3138	3785.10	8201.06	98412.70
		Step B	48.4823	3878.58	8403.60	100843.18
		Step C	49.6796	3974.37	8611.13	103333.57
		Step D	50.9065	4072.52	8823.79	105885.52
		Step E	52.1636	4173.09	9041.69	108500.29
		Step F	53.4519	4276.15	9265.00	111179.95
		Step G	54.7719	4381.75	9493.80	113925.55
		Step H	56.1246	4489.97	9728.26	116739.17
		Step I	57.5106	4600.85	9968.50	119622.05
		Step J	58.9309	4714.47	10214.69	122576.27
		Step K	60.3863	4830.90	10466.96	125603.50
		Step L	61.8776	4950.21	10725.45	128705.41
		Step M	63.4057	5072.46	10990.32	131883.86



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9546B	Parks Recreation and Libraries Superintendent-B	Step A	39.4094	3152.75	6830.96	81971.55
		Step B	40.3827	3230.62	6999.67	83996.02
		Step C	41.3800	3310.40	7172.53	86070.40
		Step D	42.4019	3392.15	7349.66	88195.95
		Step E	43.4490	3475.92	7531.16	90373.92
		Step F	44.5221	3561.77	7717.16	92605.97
		Step G	45.6216	3649.73	7907.74	94892.93
		Step H	46.7482	3739.86	8103.02	97236.26
		Step I	47.9027	3832.22	8303.13	99637.62
		Step J	49.0857	3926.86	8508.19	102098.26
		Step K	50.2980	4023.84	8718.32	104619.84
		Step L	51.5401	4123.21	8933.62	107203.41
		Step M	52.8130	4225.04	9154.25	109851.04
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5069B	Parks Supervisor-B	Step A	30.6088	2448.70	5305.53	63666.30
		Step B	31.3648	2509.18	5436.57	65238.78
		Step C	32.1393	2571.14	5570.81	66849.74
		Step D	32.9331	2634.65	5708.40	68500.85
		Step E	33.7464	2699.71	5849.38	70192.51
		Step F	34.5798	2766.38	5993.83	71925.98
		Step G	35.4338	2834.70	6141.86	73702.30
		Step H	36.3088	2904.70	6293.53	75522.30
		Step I	37.2055	2976.44	6448.95	77387.44
		Step J	38.1243	3049.94	6608.21	79298.54
		Step K	39.0659	3125.27	6771.42	81257.07
		Step L	40.0306	3202.45	6938.64	83263.65
		Step M	41.0192	3281.54	7109.99	85319.94
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9428B	Payroll Supervisor-B	Step A	41.6088	3328.70	7212.19	86546.30
		Step B	42.6364	3410.91	7390.31	88683.71
		Step C	43.6893	3495.14	7572.81	90873.74
		Step D	44.7683	3581.46	7759.84	93118.06
		Step E	45.8739	3669.91	7951.48	95417.71
		Step F	47.0068	3760.54	8147.85	97774.14
		Step G	48.1677	3853.42	8349.07	100188.82
		Step H	49.3572	3948.58	8555.25	102662.98
		Step I	50.5761	4046.09	8766.52	105198.29
		Step J	51.8252	4146.02	8983.03	107796.42
		Step K	53.1050	4248.40	9204.87	110458.40
		Step L	54.4165	4353.32	9432.19	113186.32
		Step M	55.7604	4460.83	9665.14	115981.63



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
1501B	Permits Supervisor-B	Step A	37.3189	2985.51	6468.61	77623.31
		Step B	38.2400	3059.20	6628.27	79539.20
		Step C	39.1843	3134.74	6791.95	81503.34
		Step D	40.1520	3212.16	6959.68	83516.16
		Step E	41.1436	3291.49	7131.56	85578.69
		Step F	42.1598	3372.78	7307.70	87692.38
		Step G	43.2009	3456.07	7488.16	89857.87
		Step H	44.2678	3541.42	7673.09	92077.02
		Step I	45.3610	3628.88	7862.57	94350.88
		Step J	46.4813	3718.50	8056.76	96681.10
		Step K	47.6291	3810.33	8255.71	99068.53
		Step L	48.8054	3904.43	8459.60	101515.23
		Step M	50.0107	4000.86	8668.52	104022.26
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5309B	Planning Manager-B	Step A	56.6293	4530.34	9815.75	117788.94
		Step B	58.0272	4642.18	10058.05	120696.58
		Step C	59.4603	4756.82	10306.45	123677.42
		Step D	60.9287	4874.30	10560.97	126731.70
		Step E	62.4334	4994.67	10821.79	129861.47
		Step F	63.9752	5118.02	11089.03	133068.42
		Step G	65.5552	5244.42	11362.90	136354.82
		Step H	67.1741	5373.93	11643.51	139722.13
		Step I	68.8331	5506.65	11931.07	143172.85
		Step J	70.5330	5642.64	12225.72	146708.64
		Step K	72.2749	5781.99	12527.65	150331.79
		Step L	74.0598	5924.78	12837.03	154044.38
		Step M	75.8887	6071.10	13154.04	157848.50
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5400B	Police Captain-B	Step A	62.2649	4981.19	10792.58	129510.99
		Step B	63.8026	5104.21	11059.12	132709.41
		Step C	65.3783	5230.26	11332.24	135986.86
		Step D	66.9928	5359.42	11612.09	139345.02
		Step E	68.6473	5491.78	11898.87	142786.38
		Step F	70.3426	5627.41	12192.72	146312.61
		Step G	72.0798	5766.38	12493.83	149925.98
		Step H	73.8599	5908.79	12802.38	153628.59
		Step I	75.6839	6054.71	13118.54	157422.51
		Step J	77.5530	6204.24	13442.52	161310.24
		Step K	79.4683	6357.46	13774.51	165294.06
		Step L	81.4308	6514.46	14114.67	169376.06
		Step M	83.4418	6675.34	14463.25	173558.94



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date:06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5410B	Police Chief-B	Step A	82.6965	6615.72	14334.06	172008.72
		Step B	84.7388	6779.10	14688.06	176256.70
		Step C	86.8315	6946.52	15050.79	180609.52
		Step D	88.9759	7118.07	15422.49	185069.87
		Step E	91.1733	7293.86	15803.37	189640.46
		Step F	93.4249	7473.99	16193.65	194323.79
		Step G	95.7321	7658.57	16593.56	199122.77
		Step H	98.0963	7847.70	17003.36	204040.30
		Step I	100.5189	8041.51	17423.28	209079.31
		Step J	103.0013	8240.10	17853.56	214242.70
		Step K	105.5450	8443.60	18294.47	219533.60
		Step L	108.1515	8652.12	18746.26	224955.12
		Step M	110.8225	8865.80	19209.23	230510.80
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5420B	Police Lieutenant-B	Step A	54.7527	4380.22	9490.47	113885.62
		Step B	56.1043	4488.34	9724.75	116696.94
		Step C	57.4899	4599.19	9964.92	119578.99
		Step D	58.9096	4712.77	10211.00	122531.97
		Step E	60.3645	4829.16	10463.18	125558.16
		Step F	61.8552	4948.42	10721.57	128658.82
		Step G	63.3828	5070.62	10986.35	131836.22
		Step H	64.9481	5195.85	11257.67	135092.05
		Step I	66.5521	5324.17	11535.70	138428.37
		Step J	68.1956	5455.65	11820.57	141846.85
		Step K	69.8798	5590.38	12112.50	145349.98
		Step L	71.6055	5728.44	12411.62	148939.44
		Step M	73.3739	5869.91	12718.14	152617.71
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5489B	Police Services Administrator-B	Step A	44.4131	3553.05	7698.27	92379.25
		Step B	45.5099	3640.79	7888.38	94660.59
		Step C	46.6339	3730.71	8083.21	96998.51
		Step D	47.7855	3822.84	8282.82	99393.84
		Step E	48.9656	3917.25	8487.37	101848.45
		Step F	50.1749	4013.99	8696.98	104363.79
		Step G	51.4140	4113.12	8911.76	106941.12
		Step H	52.6837	4214.70	9131.84	109582.10
		Step I	53.9848	4318.78	9357.37	112288.38
		Step J	55.3180	4425.44	9588.45	115061.44
		Step K	56.6841	4534.73	9825.24	117902.93
		Step L	58.0840	4646.72	10067.89	120814.72
		Step M	59.5185	4761.48	10316.54	123798.48



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5485B	Police Social Services Administrative- B	Step A	44.7824	3582.59	7762.28	93147.39
		Step B	45.8878	3671.02	7953.89	95446.62
		Step C	47.0210	3761.68	8150.31	97803.68
		Step D	48.1821	3854.57	8351.56	100218.77
		Step E	49.3721	3949.77	8557.83	102693.97
		Step F	50.5914	4047.31	8769.18	105230.11
		Step G	51.8408	4147.26	8985.74	107828.86
		Step H	53.1211	4249.69	9207.66	110491.89
		Step I	54.4329	4354.63	9435.04	113220.43
		Step J	55.7772	4462.18	9668.05	116016.58
		Step K	57.1547	4572.38	9906.81	118881.78
		Step L	58.5662	4685.30	10151.47	121817.70
		Step M	60.0125	4801.00	10402.17	124826.00
5505B	Power Engineering Manager-B	Step A	71.6929	5735.43	12426.77	149121.23
		Step B	73.4634	5877.07	12733.66	152803.87
		Step C	75.2776	6022.21	13048.12	156577.41
		Step D	77.1367	6170.94	13370.36	160444.34
		Step E	79.0417	6323.34	13700.56	164406.74
		Step F	80.9937	6479.50	14038.91	168466.90
		Step G	82.9939	6639.51	14385.61	172627.31
		Step H	85.0435	6803.48	14740.87	176890.48
		Step I	87.1437	6971.50	15104.91	181258.90
		Step J	89.2958	7143.66	15477.94	185735.26
		Step K	91.5011	7320.09	15860.19	190322.29
		Step L	93.7608	7500.86	16251.87	195022.46
		Step M	96.0763	7686.10	16653.23	199838.70
5600B	Power Generation Superintendent-B	Step A	66.4305	5314.44	11514.62	138175.44
		Step B	68.0711	5445.69	11798.99	141587.89
		Step C	69.7522	5580.18	12090.38	145084.58
		Step D	71.4748	5717.98	12388.97	148667.58
		Step E	73.2399	5859.19	12694.92	152338.99
		Step F	75.0486	6003.89	13008.42	156101.09
		Step G	76.9020	6152.16	13329.68	159956.16
		Step H	78.8012	6304.10	13658.87	163906.50
		Step I	80.7473	6459.78	13996.20	167954.38
		Step J	82.7414	6619.31	14341.84	172102.11
		Step K	84.7848	6782.78	14696.03	176352.38
		Step L	86.8787	6950.30	15058.97	180707.70
		Step M	89.0242	7121.94	15430.86	185170.34



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5530B	Power Plant Operations and Maintenance Supervisor-B	Step A	63.2625	5061.00	10965.50	131586.00
		Step B	64.8248	5185.98	11236.30	134835.58
		Step C	66.4257	5314.06	11513.79	138165.46
		Step D	68.0662	5445.30	11798.14	141577.70
		Step E	69.7471	5579.77	12089.50	145073.97
		Step F	71.4696	5717.57	12388.06	148656.77
		Step G	73.2346	5858.77	12694.00	152327.97
		Step H	75.0432	6003.46	13007.49	156089.86
		Step I	76.8965	6151.72	13328.73	159944.72
		Step J	78.7955	6303.64	13657.89	163894.64
		Step K	80.7415	6459.32	13995.19	167942.32
		Step L	82.7354	6618.83	14340.80	172089.63
		Step M	84.7787	6782.30	14694.97	176339.70
		Step A	68.7240	5497.92	11912.16	142945.92
5535B	Power Supply and Portfolio Administrator-B	Step B	70.4212	5633.70	12206.34	146476.10
		Step C	72.1604	5772.83	12507.80	150093.63
		Step D	73.9424	5915.39	12816.68	153800.19
		Step E	75.7685	6061.48	13133.21	157598.48
		Step F	77.6397	6211.18	13457.55	161490.58
		Step G	79.5571	6364.57	13789.90	165478.77
		Step H	81.5218	6521.74	14130.45	169565.34
		Step I	83.5351	6682.81	14479.42	173753.01
		Step J	85.5981	6847.85	14837.00	178044.05
		Step K	87.7120	7016.96	15203.41	182440.96
		Step L	89.8781	7190.25	15578.87	186946.45
		Step M	92.0978	7367.82	15963.62	191563.42
		Step A	45.7662	3661.30	7932.81	95193.70
		Step B	46.8964	3751.71	8128.71	97544.51
5519B	Preventative Maintenance Supervisor-B	Step C	48.0546	3844.37	8329.46	99953.57
		Step D	49.2413	3939.30	8535.16	102421.90
		Step E	50.4574	4036.59	8745.95	104951.39
		Step F	51.7035	4136.28	8961.94	107543.28
		Step G	52.9804	4238.43	9183.27	110199.23
		Step H	54.2888	4343.10	9410.06	112920.70
		Step I	55.6295	4450.36	9642.45	115709.36
		Step J	57.0033	4560.26	9880.57	118566.86
		Step K	58.4110	4672.88	10124.57	121494.88
		Step L	59.8536	4788.29	10374.62	124495.49
		Step M	61.3317	4906.54	10630.83	127569.94



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date:06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5514B	Principal Engineer-B	Step A	51.2263	4098.10	8879.23	106550.70
		Step B	52.4907	4199.26	9098.39	109180.66
		Step C	53.7870	4302.96	9323.08	111876.96
		Step D	55.1154	4409.23	9553.34	114640.03
		Step E	56.4765	4518.12	9789.26	117471.12
		Step F	57.8712	4629.70	10031.01	120372.10
		Step G	59.3005	4744.04	10278.75	123345.04
		Step H	60.7650	4861.20	10532.60	126391.20
		Step I	62.2656	4981.25	10792.70	129512.45
		Step J	63.8032	5104.26	11059.22	132710.66
		Step K	65.3789	5230.31	11332.34	135988.11
		Step L	66.9936	5359.49	11612.22	139346.69
		Step M	68.6480	5491.84	11898.99	142787.84
5513B	Principal Planner-B	Step Name	Hourly	Bi-Weekly	Monthly	Annual
		Step A	47.3068	3784.54	8199.85	98398.14
		Step B	48.4746	3877.97	8402.26	100827.17
		Step C	49.6717	3973.74	8609.76	103317.14
		Step D	50.8984	4071.87	8822.39	105868.67
		Step E	52.1554	4172.43	9040.27	108483.23
		Step F	53.4434	4275.47	9263.52	111162.27
		Step G	54.7633	4381.06	9492.31	113907.66
		Step H	56.1157	4489.26	9726.72	116720.66
		Step I	57.5015	4600.12	9966.93	119603.12
		Step J	58.9216	4713.73	10213.08	122556.93
		Step K	60.3767	4830.14	10465.29	125583.54
		Step L	61.8678	4949.42	10723.75	128685.02
5615B	Public Affairs and Communications Administrator-B	Step M	63.3957	5071.66	10988.59	131863.06
		Step A	44.7824	3582.59	7762.28	93147.39
		Step B	45.8878	3671.02	7953.89	95446.62
		Step C	47.0210	3761.68	8150.31	97803.68
		Step D	48.1821	3854.57	8351.56	100218.77
		Step E	49.3721	3949.77	8557.83	102693.97
		Step F	50.5914	4047.31	8769.18	105230.11
		Step G	51.8408	4147.26	8985.74	107828.86
		Step H	53.1211	4249.69	9207.66	110491.89
		Step I	54.4329	4354.63	9435.04	113220.43
		Step J	55.7772	4462.18	9668.05	116016.58
		Step K	57.1547	4572.38	9906.81	118881.78
		Step L	58.5662	4685.30	10151.47	121817.70
		Step M	60.0125	4801.00	10402.17	124826.00



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5610B	Public Affairs and Communications Director-B	Step A	56.6292	4530.34	9815.73	117788.74
		Step B	58.0272	4642.18	10058.05	120696.58
		Step C	59.4602	4756.82	10306.43	123677.22
		Step D	60.9286	4874.29	10560.96	126731.49
		Step E	62.4333	4994.66	10821.77	129861.26
		Step F	63.9751	5118.01	11089.02	133068.21
		Step G	65.5551	5244.41	11362.88	136354.61
		Step H	67.1740	5373.92	11643.49	139721.92
		Step I	68.8330	5506.64	11931.05	143172.64
		Step J	70.5329	5642.63	12225.70	146708.43
		Step K	72.2748	5781.98	12527.63	150331.58
		Step L	74.0596	5924.77	12837.00	154043.97
		Step M	75.8886	6071.09	13154.02	157848.29
5565B	Public Information Officer-B	Step A	42.9927	3439.42	7452.07	89424.82
		Step B	44.0544	3524.35	7636.10	91633.15
		Step C	45.1424	3611.39	7824.68	93896.19
		Step D	46.2572	3700.58	8017.91	96214.98
		Step E	47.3996	3791.97	8215.93	98591.17
		Step F	48.5702	3885.62	8418.83	101026.02
		Step G	49.7697	3981.58	8626.75	103520.98
		Step H	50.9988	4079.90	8839.79	106077.50
		Step I	52.2583	4180.66	9058.11	108697.26
		Step J	53.5488	4283.90	9281.79	111381.50
		Step K	54.8713	4389.70	9511.03	114132.30
		Step L	56.2264	4498.11	9745.91	116950.91
		Step M	57.6149	4609.19	9986.58	119838.99
5635B	Public Works Director-B	Step A	73.1385	5851.08	12677.34	152128.08
		Step B	74.9447	5995.58	12990.41	155884.98
		Step C	76.7956	6143.65	13311.24	159734.85
		Step D	78.6921	6295.37	13639.96	163679.57
		Step E	80.6355	6450.84	13976.82	167721.84
		Step F	82.6269	6610.15	14322.00	171863.95
		Step G	84.6674	6773.39	14675.68	176108.19
		Step H	86.7583	6940.66	15038.11	180457.26
		Step I	88.9009	7112.07	15409.49	184913.87
		Step J	91.0964	7287.71	15790.04	189480.51
		Step K	93.3461	7467.69	16179.99	194159.89
		Step L	95.6514	7652.11	16579.58	198954.91
		Step M	98.0136	7841.09	16989.02	203868.29



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date:06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
5652B	Purchasing and Warehouse Manager-B	Step A	44.4821	3558.57	7710.23	92522.77
		Step B	45.5806	3646.45	7900.64	94807.65
		Step C	46.7063	3736.50	8095.76	97149.10
		Step D	47.8597	3828.78	8295.68	99548.18
		Step E	49.0417	3923.34	8500.56	102006.74
		Step F	50.2528	4020.22	8710.49	104525.82
		Step G	51.4939	4119.51	8925.61	107107.31
		Step H	52.7656	4221.25	9146.04	109752.45
		Step I	54.0687	4325.50	9371.91	112462.90
		Step J	55.4039	4432.31	9603.34	115240.11
		Step K	56.7722	4541.78	9840.51	118086.18
		Step L	58.1742	4653.94	10083.53	121002.34
		Step M	59.6109	4768.87	10332.56	123990.67
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9544B	Recreation and Library Supervisor-B	Step A	31.8553	2548.42	5521.59	66259.02
		Step B	32.6420	2611.36	5657.95	67895.36
		Step C	33.4481	2675.85	5797.67	69572.05
		Step D	34.2742	2741.94	5940.86	71290.34
		Step E	35.1206	2809.65	6087.57	73050.85
		Step F	35.9879	2879.03	6237.90	74854.83
		Step G	36.8768	2950.14	6391.98	76703.74
		Step H	37.7874	3022.99	6549.82	78597.79
		Step I	38.7206	3097.65	6711.57	80538.85
		Step J	39.6769	3174.15	6877.33	82527.95
		Step K	40.6568	3252.54	7047.18	84566.14
		Step L	41.6608	3332.86	7221.21	86654.46
		Step M	42.6897	3415.18	7399.55	88794.58
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6231B	Refuse Superintendent-B	Step A	40.8726	3269.81	7084.58	85015.01
		Step B	41.8814	3350.51	7259.44	87113.31
		Step C	42.9158	3433.26	7438.74	89264.86
		Step D	43.9756	3518.05	7622.44	91469.25
		Step E	45.0617	3604.94	7810.69	93728.34
		Step F	46.1745	3693.96	8003.58	96042.96
		Step G	47.3148	3785.18	8201.23	98414.78
		Step H	48.4833	3878.66	8403.77	100845.26
		Step I	49.6806	3974.45	8611.30	103335.65
		Step J	50.9075	4072.60	8823.97	105887.60
		Step K	52.1647	4173.18	9041.88	108502.58
		Step L	53.4530	4276.24	9265.19	111182.24
		Step M	54.7731	4381.85	9494.00	113928.05



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date:06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6235B	Refuse Supervisor-B	Step A	34.4344	2754.75	5968.63	71623.55
		Step B	35.2838	2822.70	6115.86	73390.30
		Step C	36.1552	2892.42	6266.90	75202.82
		Step D	37.0481	2963.85	6421.67	77060.05
		Step E	37.9631	3037.05	6580.27	78963.25
		Step F	38.9007	3112.06	6742.79	80913.46
		Step G	39.8613	3188.90	6909.29	82911.50
		Step H	40.8457	3267.66	7079.92	84959.06
		Step I	41.8545	3348.36	7254.78	87057.36
		Step J	42.8880	3431.04	7433.92	89207.04
		Step K	43.9472	3515.78	7617.51	91410.18
		Step L	45.0326	3602.61	7805.65	93667.81
		Step M	46.1447	3691.58	7998.41	95980.98
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6244B	Refuse and Stormwater Manager-B	Step A	57.6313	4610.50	9989.43	119873.10
		Step B	59.0537	4724.30	10235.97	122831.70
		Step C	60.5121	4840.97	10488.76	125865.17
		Step D	62.0065	4960.52	10747.79	128973.52
		Step E	63.5378	5083.02	11013.22	132158.62
		Step F	65.1070	5208.56	11285.21	135422.56
		Step G	66.7149	5337.19	11563.92	138766.99
		Step H	68.3624	5468.99	11849.48	142193.79
		Step I	70.0507	5604.06	12142.12	145705.46
		Step J	71.7808	5742.46	12442.01	149304.06
		Step K	73.5534	5884.27	12749.26	152991.07
		Step L	75.3699	6029.59	13064.12	156769.39
		Step M	77.2312	6178.50	13386.74	160640.90
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6450B	Risk Manager-B	Step A	51.2305	4098.44	8879.95	106559.44
		Step B	52.4952	4199.62	9099.17	109190.02
		Step C	53.7916	4303.33	9323.88	111886.53
		Step D	55.1201	4409.61	9554.15	114649.81
		Step E	56.4813	4518.50	9790.09	117481.10
		Step F	57.8761	4630.09	10031.86	120382.29
		Step G	59.3055	4744.44	10279.62	123355.44
		Step H	60.7701	4861.61	10533.48	126401.81
		Step I	62.2708	4981.66	10793.61	129523.26
		Step J	63.8086	5104.69	11060.16	132721.89
		Step K	65.3844	5230.75	11333.30	135999.55
		Step L	66.9992	5359.94	11613.19	139358.34
		Step M	68.6539	5492.31	11900.01	142800.11



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
6500B	Safety Coordinator-B	Step A	37.3188	2985.50	6468.59	77623.10
		Step B	38.2400	3059.20	6628.27	79539.20
		Step C	39.1843	3134.74	6791.95	81503.34
		Step D	40.1520	3212.16	6959.68	83516.16
		Step E	41.1436	3291.49	7131.56	85578.69
		Step F	42.1598	3372.78	7307.70	87692.38
		Step G	43.2009	3456.07	7488.16	89857.87
		Step H	44.2678	3541.42	7673.09	92077.02
		Step I	45.3610	3628.88	7862.57	94350.88
		Step J	46.4813	3718.50	8056.76	96681.10
		Step K	47.6291	3810.33	8255.71	99068.53
		Step L	48.8054	3904.43	8459.60	101515.23
		Step M	50.0107	4000.86	8668.52	104022.26
7130B	Senior Business Systems Analyst-B	Step Name	Hourly	Bi-Weekly	Monthly	Annual
		Step A	35.4616	2836.93	6146.68	73760.13
		Step B	36.3369	2906.95	6298.40	75580.75
		Step C	37.2343	2978.74	6453.95	77447.34
		Step D	38.1538	3052.30	6613.33	79359.90
		Step E	39.0960	3127.68	6776.64	81319.68
		Step F	40.0615	3204.92	6943.99	83327.92
		Step G	41.0509	3284.07	7115.49	85385.87
		Step H	42.0647	3365.18	7291.21	87494.58
		Step I	43.1036	3448.29	7471.29	89655.49
		Step J	44.1680	3533.44	7655.79	91869.44
		Step K	45.2587	3620.70	7844.84	94138.10
		Step L	46.3764	3710.11	8038.58	96462.91
		Step M	47.5218	3801.74	8237.11	98845.34
7145B	Senior Database Analyst-B	Step Name	Hourly	Bi-Weekly	Monthly	Annual
		Step A	36.6933	2935.46	6360.17	76322.06
		Step B	37.5994	3007.95	6517.23	78206.75
		Step C	38.5280	3082.24	6678.19	80138.24
		Step D	39.4795	3158.36	6843.11	82117.36
		Step E	40.4545	3236.36	7012.11	84145.36
		Step F	41.4535	3316.28	7185.27	86223.28
		Step G	42.4773	3398.18	7362.73	88352.78
		Step H	43.5263	3482.10	7544.56	90534.70
		Step I	44.6012	3568.10	7730.87	92770.50
		Step J	45.7027	3656.22	7921.80	95061.62
		Step K	46.8313	3746.50	8117.43	97409.10
		Step L	47.9879	3839.03	8317.90	99814.83
		Step M	49.1730	3933.84	8523.32	102279.84



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7123B	Senior Deputy City Attorney-B	Step A	67.9683	5437.46	11781.17	141374.06
		Step B	69.6468	5571.74	12072.11	144865.34
		Step C	71.3668	5709.34	12370.25	148442.94
		Step D	73.1293	5850.34	12675.75	152108.94
		Step E	74.9353	5994.82	12988.79	155865.42
		Step F	76.7859	6142.87	13309.56	159714.67
		Step G	78.6822	6294.58	13638.25	163658.98
		Step H	80.6254	6450.03	13975.07	167700.83
		Step I	82.6165	6609.32	14320.19	171842.32
		Step J	84.6568	6772.54	14673.85	176086.14
		Step K	86.7475	6939.80	15036.23	180434.80
		Step L	88.8898	7111.18	15407.57	184890.78
		Step M	91.0850	7286.80	15788.07	189456.80
1281B	Senior Development Services Analyst-B	Step A	35.6131	2849.05	6172.94	74075.25
		Step B	36.4922	2919.38	6325.31	75903.78
		Step C	37.3934	2991.47	6481.52	77778.27
		Step D	38.3168	3065.34	6641.58	79698.94
		Step E	39.2631	3141.05	6805.60	81667.25
		Step F	40.2328	3218.62	6973.69	83684.22
		Step G	41.2263	3298.10	7145.89	85750.70
		Step H	42.2445	3379.56	7322.38	87868.56
		Step I	43.2877	3463.02	7503.20	90038.42
		Step J	44.3568	3548.54	7688.51	92262.14
		Step K	45.4522	3636.18	7878.38	94540.58
		Step L	46.5747	3725.98	8072.95	96875.38
		Step M	47.7249	3817.99	8272.32	99267.79
7128B	Senior Electric Business Analyst-B	Step A	50.9430	4075.44	8830.12	105961.44
		Step B	52.2011	4176.09	9048.19	108578.29
		Step C	53.4903	4279.22	9271.65	111259.82
		Step D	54.8113	4384.90	9500.63	114007.50
		Step E	56.1649	4493.19	9735.25	116822.99
		Step F	57.5519	4604.15	9975.66	119707.95
		Step G	58.9732	4717.86	10222.02	122664.26
		Step H	60.4296	4834.37	10474.46	125693.57
		Step I	61.9220	4953.76	10733.15	128797.76
		Step J	63.4512	5076.10	10998.21	131978.50
		Step K	65.0182	5201.46	11269.82	135237.86
		Step L	66.6239	5329.91	11548.14	138577.71
		Step M	68.2693	5461.54	11833.35	142000.14



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7163B	Senior Energy Services Account Representative-B	Step A	50.5181	4041.45	8756.47	105077.65
		Step B	51.7657	4141.26	8972.72	107672.66
		Step C	53.0441	4243.53	9194.31	110331.73
		Step D	54.3541	4348.33	9421.38	113056.53
		Step E	55.6964	4455.71	9654.04	115848.51
		Step F	57.0719	4565.75	9892.46	118709.55
		Step G	58.4813	4678.50	10136.76	121641.10
		Step H	59.9256	4794.05	10387.10	124645.25
		Step I	61.4055	4912.44	10643.62	127723.44
		Step J	62.9220	5033.76	10906.48	130877.76
		Step K	64.4759	5158.07	11175.82	134109.87
		Step L	66.0682	5285.46	11451.82	137421.86
		Step M	67.6998	5415.98	11734.63	140815.58
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7142B	Senior Engineer-B	Step A	43.5792	3486.34	7553.73	90644.74
		Step B	44.6550	3572.40	7740.20	92882.40
		Step C	45.7577	3660.62	7931.33	95176.02
		Step D	46.8878	3751.02	8127.22	97526.62
		Step E	48.0458	3843.66	8327.94	99935.26
		Step F	49.2322	3938.58	8533.58	102402.98
		Step G	50.4481	4035.85	8744.34	104932.05
		Step H	51.6940	4135.52	8960.29	107523.52
		Step I	52.9706	4237.65	9181.57	110178.85
		Step J	54.2788	4342.30	9408.33	112899.90
		Step K	55.6193	4449.54	9640.68	115688.14
		Step L	56.9928	4559.42	9878.75	118545.02
		Step M	58.4003	4672.02	10122.72	121472.62
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7161B	Senior GIS Analyst-B	Step A	35.4589	2836.71	6146.21	73754.51
		Step B	36.3342	2906.74	6297.93	75575.14
		Step C	37.2315	2978.52	6453.46	77441.52
		Step D	38.1510	3052.08	6612.84	79354.08
		Step E	39.0931	3127.45	6776.14	81313.65
		Step F	40.0587	3204.70	6943.51	83322.10
		Step G	41.0480	3283.84	7114.99	85379.84
		Step H	42.0616	3364.93	7290.68	87488.13
		Step I	43.1004	3448.03	7470.74	89648.83
		Step J	44.1648	3533.18	7655.23	91862.78
		Step K	45.2555	3620.44	7844.29	94131.44
		Step L	46.3731	3709.85	8038.00	96456.05
		Step M	47.5183	3801.46	8236.51	98838.06



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date:06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7150B	Senior Human Resources Analyst-B	Step A	39.1848	3134.78	6792.03	81504.38
		Step B	40.1519	3212.15	6959.66	83515.95
		Step C	41.1434	3291.47	7131.52	85578.27
		Step D	42.1596	3372.77	7307.66	87691.97
		Step E	43.2008	3456.06	7488.14	89857.66
		Step F	44.2676	3541.41	7673.05	92076.61
		Step G	45.3608	3628.86	7862.54	94350.46
		Step H	46.4811	3718.49	8056.72	96680.69
		Step I	47.6290	3810.32	8255.69	99068.32
		Step J	48.8053	3904.42	8459.59	101515.02
		Step K	50.0105	4000.84	8668.49	104021.84
		Step L	51.2456	4099.65	8882.57	106590.85
		Step M	52.5111	4200.89	9101.92	109223.09
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7194B	Senior Information Technology Analyst-B	Step A	36.9275	2954.20	6400.77	76809.20
		Step B	37.8395	3027.16	6558.85	78706.16
		Step C	38.7739	3101.91	6720.81	80649.71
		Step D	39.7315	3178.52	6886.79	82641.52
		Step E	40.7127	3257.02	7056.87	84682.42
		Step F	41.7182	3337.46	7231.15	86773.86
		Step G	42.7484	3419.87	7409.72	88916.67
		Step H	43.8041	3504.33	7592.71	91112.53
		Step I	44.8859	3590.87	7780.22	93362.67
		Step J	45.9944	3679.55	7972.36	95668.35
		Step K	47.1303	3770.42	8169.25	98031.02
		Step L	48.2942	3863.54	8370.99	100451.94
		Step M	49.4869	3958.95	8577.73	102932.75
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7180B	Senior Planner-B	Step A	41.1373	3290.98	7130.47	85565.58
		Step B	42.1528	3372.22	7306.49	87677.82
		Step C	43.1938	3455.50	7486.93	89843.10
		Step D	44.2606	3540.85	7671.84	92062.05
		Step E	45.3536	3628.29	7861.29	94335.49
		Step F	46.4736	3717.89	8055.42	96665.09
		Step G	47.6214	3809.71	8254.38	99052.51
		Step H	48.7974	3903.79	8458.22	101498.59
		Step I	50.0024	4000.19	8667.08	104004.99
		Step J	51.2374	4098.99	8881.15	106573.79
		Step K	52.5027	4200.22	9100.47	109205.62
		Step L	53.7993	4303.94	9325.21	111902.54
		Step M	55.1279	4410.23	9555.50	114666.03



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7151B	Senior Power Engineer-B	Step A	63.4494	5075.95	10997.90	131974.75
		Step B	65.0164	5201.31	11269.51	135234.11
		Step C	66.6220	5329.76	11547.81	138573.76
		Step D	68.2673	5461.38	11833.00	141995.98
		Step E	69.9533	5596.26	12125.24	145502.86
		Step F	71.6808	5734.46	12424.67	149096.06
		Step G	73.4511	5876.09	12731.52	152778.29
		Step H	75.2650	6021.20	13045.93	156551.20
		Step I	77.1237	6169.90	13368.11	160417.30
		Step J	79.0284	6322.27	13698.26	164379.07
		Step K	80.9801	6478.41	14036.55	168438.61
		Step L	82.9800	6638.40	14383.20	172598.40
		Step M	85.0292	6802.34	14738.39	176860.74
5555B	Senior Power Plant Engineer-B	Step A	63.4494	5075.95	10997.90	131974.75
		Step B	65.0164	5201.31	11269.51	135234.11
		Step C	66.6220	5329.76	11547.81	138573.76
		Step D	68.2673	5461.38	11833.00	141995.98
		Step E	69.9533	5596.26	12125.24	145502.86
		Step F	71.6808	5734.46	12424.67	149096.06
		Step G	73.4511	5876.09	12731.52	152778.29
		Step H	75.2650	6021.20	13045.93	156551.20
		Step I	77.1237	6169.90	13368.11	160417.30
		Step J	79.0284	6322.27	13698.26	164379.07
		Step K	80.9801	6478.41	14036.55	168438.61
		Step L	82.9800	6638.40	14383.20	172598.40
		Step M	85.0292	6802.34	14738.39	176860.74
7520B	Street Maintenance Superintendent-B	Step A	43.5705	3485.64	7552.22	90626.64
		Step B	44.6458	3571.66	7738.61	92863.26
		Step C	45.7484	3659.87	7929.72	95156.67
		Step D	46.8782	3750.26	8125.55	97506.66
		Step E	48.0359	3842.87	8326.22	99914.67
		Step F	49.2222	3937.78	8531.85	102382.18
		Step G	50.4378	4035.02	8742.55	104910.62
		Step H	51.6834	4134.67	8958.46	107501.47
		Step I	52.9598	4236.78	9179.70	110156.38
		Step J	54.2677	4341.42	9406.40	112876.82
		Step K	55.6078	4448.62	9638.69	115664.22
		Step L	56.9812	4558.50	9876.74	118520.90
		Step M	58.3884	4671.07	10120.66	121447.87



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
7522B	Street Maintenance Supervisor-B	Step A	33.2846	2662.77	5769.33	69231.97
		Step B	34.1062	2728.50	5911.74	70940.90
		Step C	34.9485	2795.88	6057.74	72692.88
		Step D	35.8116	2864.93	6207.34	74488.13
		Step E	36.6960	2935.68	6360.64	76327.68
		Step F	37.6022	3008.18	6517.71	78212.58
		Step G	38.5308	3082.46	6678.67	80144.06
		Step H	39.4824	3158.59	6843.62	82123.39
		Step I	40.4575	3236.60	7012.63	84151.60
		Step J	41.4566	3316.53	7185.81	86229.73
		Step K	42.4804	3398.43	7363.27	88359.23
		Step L	43.5295	3482.36	7545.11	90541.36
		Step M	44.6045	3568.36	7731.45	92777.36
8762B	Urban Forester-B	Step Name	Hourly	Bi-Weekly	Monthly	Annual
		Step A	35.5414	2843.31	6160.51	73926.11
		Step B	36.4187	2913.50	6312.57	75750.90
		Step C	37.3180	2985.44	6468.45	77621.44
		Step D	38.2397	3059.18	6628.21	79538.58
		Step E	39.1840	3134.72	6791.89	81502.72
		Step F	40.1517	3212.14	6959.63	83515.54
		Step G	41.1433	3291.46	7131.51	85578.06
		Step H	42.1594	3372.75	7307.63	87691.55
		Step I	43.2006	3456.05	7488.10	89857.25
		Step J	44.2675	3541.40	7673.03	92076.40
		Step K	45.3607	3628.86	7862.52	94350.26
		Step L	46.4809	3718.47	8056.69	96680.27
		Step M	47.6288	3810.30	8255.66	99067.90
1646B	Utility Government Relations Administrator-B	Step Name	Hourly	Bi-Weekly	Monthly	Annual
		Step A	44.7823	3582.58	7762.27	93147.18
		Step B	45.8877	3671.02	7953.87	95446.42
		Step C	47.0209	3761.67	8150.29	97803.47
		Step D	48.1822	3854.58	8351.58	100218.98
		Step E	49.3721	3949.77	8557.83	102693.97
		Step F	50.5914	4047.31	8769.18	105230.11
		Step G	51.8408	4147.26	8985.74	107828.86
		Step H	53.1210	4249.68	9207.64	110491.68
		Step I	54.4329	4354.63	9435.04	113220.43
		Step J	55.7772	4462.18	9668.05	116016.58
		Step K	57.1547	4572.38	9906.81	118881.78
		Step L	58.5662	4685.30	10151.47	121817.70
		Step M	60.0125	4801.00	10402.17	124826.00



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
8980B	Wastewater Collection Superintendent-B	Step A	43.5636	3485.09	7551.02	90612.29
		Step B	44.6389	3571.11	7737.41	92848.91
		Step C	45.7413	3659.30	7928.49	95141.90
		Step D	46.8709	3749.67	8124.29	97491.47
		Step E	48.0284	3842.27	8324.92	99899.07
		Step F	49.2146	3937.17	8530.53	102366.37
		Step G	50.4299	4034.39	8741.18	104894.19
		Step H	51.6753	4134.02	8957.05	107484.62
		Step I	52.9516	4236.13	9178.28	110139.33
		Step J	54.2592	4340.74	9404.93	112859.14
		Step K	55.5992	4447.94	9637.19	115646.34
		Step L	56.9723	4557.78	9875.20	118502.38
		Step M	58.3793	4670.34	10119.08	121428.94
8978B	Wastewater Collection Supervisor-B	Step A	35.5415	2843.32	6160.53	73926.32
		Step B	36.4187	2913.50	6312.57	75750.90
		Step C	37.3180	2985.44	6468.45	77621.44
		Step D	38.2397	3059.18	6628.21	79538.58
		Step E	39.1840	3134.72	6791.89	81502.72
		Step F	40.1517	3212.14	6959.63	83515.54
		Step G	41.1433	3291.46	7131.51	85578.06
		Step H	42.1594	3372.75	7307.63	87691.55
		Step I	43.2006	3456.05	7488.10	89857.25
		Step J	44.2675	3541.40	7673.03	92076.40
		Step K	45.3607	3628.86	7862.52	94350.26
		Step L	46.4809	3718.47	8056.69	96680.27
		Step M	47.6288	3810.30	8255.66	99067.90
9040B	Wastewater Treatment Plant Chief Operator-B	Step A	46.9127	3753.02	8131.53	97578.42
		Step B	48.0706	3845.65	8332.24	99986.85
		Step C	49.2577	3940.62	8538.00	102456.02
		Step D	50.4742	4037.94	8748.86	104986.34
		Step E	51.7207	4137.66	8964.92	107579.06
		Step F	52.9980	4239.84	9186.32	110235.84
		Step G	54.3068	4344.54	9413.18	112958.14
		Step H	55.6480	4451.84	9645.65	115747.84
		Step I	57.0223	4561.78	9883.87	118606.38
		Step J	58.4305	4674.44	10127.95	121535.44
		Step K	59.8735	4789.88	10378.07	124536.88
		Step L	61.3522	4908.18	10634.38	127612.58
		Step M	62.8673	5029.38	10897.00	130763.98



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9045B	Wastewater Utility Manager-B	Step A	57.6313	4610.50	9989.43	119873.10
		Step B	59.0537	4724.30	10235.97	122831.70
		Step C	60.5121	4840.97	10488.76	125865.17
		Step D	62.0065	4960.52	10747.79	128973.52
		Step E	63.5378	5083.02	11013.22	132158.62
		Step F	65.1070	5208.56	11285.21	135422.56
		Step G	66.7149	5337.19	11563.92	138766.99
		Step H	68.3624	5468.99	11849.48	142193.79
		Step I	70.0507	5604.06	12142.12	145705.46
		Step J	71.7808	5742.46	12442.01	149304.06
		Step K	73.5534	5884.27	12749.26	152991.07
		Step L	75.3699	6029.59	13064.12	156769.39
		Step M	77.2312	6178.50	13386.74	160640.90
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9047B	Water Conservation Administrator-B	Step A	39.2069	3136.55	6795.86	81550.35
		Step B	40.1748	3213.98	6963.63	83563.58
		Step C	41.1670	3293.36	7135.61	85627.36
		Step D	42.1836	3374.69	7311.82	87741.89
		Step E	43.2254	3458.03	7492.40	89908.83
		Step F	44.2929	3543.43	7677.44	92129.23
		Step G	45.3867	3630.94	7867.03	94404.34
		Step H	46.5076	3720.61	8061.32	96735.81
		Step I	47.6561	3812.49	8260.39	99124.69
		Step J	48.8331	3906.65	8464.40	101572.85
		Step K	50.0391	4003.13	8673.44	104081.33
		Step L	51.2748	4101.98	8887.63	106651.58
		Step M	52.5411	4203.29	9107.12	109285.49
Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9085B	Water Distribution Superintendent-B	Step A	42.9210	3433.68	7439.64	89275.68
		Step B	44.6389	3571.11	7737.41	92848.91
		Step C	45.7413	3659.30	7928.49	95141.90
		Step D	46.8709	3749.67	8124.29	97491.47
		Step E	48.0284	3842.27	8324.92	99899.07
		Step F	49.2145	3937.16	8530.51	102366.16
		Step G	50.4299	4034.39	8741.18	104894.19
		Step H	51.6753	4134.02	8957.05	107484.62
		Step I	52.9516	4236.13	9178.28	110139.33
		Step J	54.2592	4340.74	9404.93	112859.14
		Step K	55.5992	4447.94	9637.19	115646.34
		Step L	56.9723	4557.78	9875.20	118502.38
		Step M	58.3793	4670.34	10119.08	121428.94



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9084B	Water Distribution Supervisor-B	Step A	35.5414	2843.31	6160.51	73926.11
		Step B	36.4187	2913.50	6312.57	75750.90
		Step C	37.3180	2985.44	6468.45	77621.44
		Step D	38.2397	3059.18	6628.21	79538.58
		Step E	39.1840	3134.72	6791.89	81502.72
		Step F	40.1517	3212.14	6959.63	83515.54
		Step G	41.1433	3291.46	7131.51	85578.06
		Step H	42.1594	3372.75	7307.63	87691.55
		Step I	43.2006	3456.05	7488.10	89857.25
		Step J	44.2675	3541.40	7673.03	92076.40
		Step K	45.3607	3628.86	7862.52	94350.26
		Step L	46.4809	3718.47	8056.69	96680.27
		Step M	47.6288	3810.30	8255.66	99067.90
9101B	Water Quality Lab Supervisor-B	Step A	37.3171	2985.37	6468.30	77619.57
		Step B	38.2381	3059.05	6627.94	79535.25
		Step C	39.1824	3134.59	6791.62	81499.39
		Step D	40.1501	3212.01	6959.35	83512.21
		Step E	41.1416	3291.33	7131.21	85574.53
		Step F	42.1576	3372.61	7307.32	87687.81
		Step G	43.1987	3455.90	7487.77	89853.30
		Step H	44.2657	3541.26	7672.72	92072.66
		Step I	45.3588	3628.70	7862.19	94346.30
		Step J	46.4790	3718.32	8056.36	96676.32
		Step K	47.6269	3810.15	8255.33	99063.95
		Step L	48.8030	3904.24	8459.19	101510.24
		Step M	50.0083	4000.66	8668.11	104017.26
9175B	Water Treatment Plant Chief Operator-B	Step A	42.6478	3411.82	7392.29	88707.42
		Step B	43.7006	3496.05	7574.77	90897.25
		Step C	44.7798	3582.38	7761.83	93141.98
		Step D	45.8856	3670.85	7953.50	95442.05
		Step E	47.0188	3761.50	8149.93	97799.10
		Step F	48.1800	3854.40	8351.20	100214.40
		Step G	49.3699	3949.59	8557.45	102689.39
		Step H	50.5891	4047.13	8768.78	105225.33
		Step I	51.8384	4147.07	8985.32	107823.87
		Step J	53.1186	4249.49	9207.22	110486.69
		Step K	54.4305	4354.44	9434.62	113215.44
		Step L	55.7747	4461.98	9667.61	116011.38
		Step M	57.1521	4572.17	9906.36	118876.37



City of Roseville Management- B Salary Schedule

Appendix D
Effective Date: 06/22/2019

Grade Code	Grade Name	Step Name	Hourly	Bi-Weekly	Monthly	Annual
9244B	Water Utility Manager-B	Step A	57.6313	4610.50	9989.43	119873.10
		Step B	59.0537	4724.30	10235.97	122831.70
		Step C	60.5121	4840.97	10488.76	125865.17
		Step D	62.0065	4960.52	10747.79	128973.52
		Step E	63.5378	5083.02	11013.22	132158.62
		Step F	65.1070	5208.56	11285.21	135422.56
		Step G	66.7149	5337.19	11563.92	138766.99
		Step H	68.3624	5468.99	11849.48	142193.79
		Step I	70.0507	5604.06	12142.12	145705.46
		Step J	71.7808	5742.46	12442.01	149304.06
		Step K	73.5534	5884.27	12749.26	152991.07
		Step L	75.3699	6029.59	13064.12	156769.39
		Step M	77.2312	6178.50	13386.74	160640.90

ORDINANCE NO. 6118

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AMENDING ORDINANCE NOS. 6086 AND 6088, THE SALARY ORDINANCE FOR ELECTRIC PERSONNEL REPRESENTED BY THE INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS, AFL-CIO, LOCAL NO. 1245 (IBEW), AS AMENDED BY APPENDIX "B" TO BE EFFECTIVE JUNE 22, 2019, AS AN URGENCY MEASURE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Title and Purpose.

Ordinance Nos. 6086 and 6088, the Salary Ordinance for electric personnel represented by the International Brotherhood of Electrical Workers, AFL-CIO, Local No. 1245 (IBEW), is hereby amended as shown on Appendix "B" for salary schedules A and B attached hereto.

ADDITION OF CLASSIFICATION

<u>Classification No.</u>	<u>Position Title</u>	<u>Salary Range</u>
9559A/9559B	Senior SCADA System Technician	5871

SECTION 2. Salary Plan Effective Date.

This Ordinance shall be effective June 22, 2019 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 June 22, 2019. 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 _____, 20____, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

ATTEST:

MAYOR

City Clerk

CITY OF ROSEVILLE

SALARY SCHEDULE - A

Effective Date: 06/22/2019

IBEW A					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
150 ELECTRIC APPRENTICE LINE TECH					
	STEP A	42.5684	3405.47	7378.53	88542.32
	STEP B	45.8429	3667.43	7946.11	95353.27
	STEP C	49.1174	3929.39	8513.69	102164.22
	STEP D	52.3919	4191.35	9081.26	108975.17
	STEP E	55.6664	4453.31	9648.84	115786.12
	STEP F	58.9409	4715.27	10216.42	122597.06
2328 ELECTRIC DRAFTING TECH I					
	STEP A	28.7789	2302.31	4988.34	59860.03
	STEP B	30.2178	2417.42	5237.75	62853.04
	STEP C	31.7287	2538.30	5499.64	65995.69
	STEP D	33.3151	2665.21	5774.62	69295.47
	STEP E	34.9809	2798.47	6063.35	72760.25
	STEP F	36.7299	2938.39	6366.52	76398.26
	STEP G	38.5664	3085.31	6684.85	80218.17
	STEP H	40.4948	3239.58	7019.09	84229.08
2330 ELECTRIC DRAFTING TECH II					
	STEP A	31.6567	2532.54	5487.17	65846.04
	STEP B	33.2396	2659.17	5761.53	69138.34
	STEP C	34.9016	2792.13	6049.60	72595.26
	STEP D	36.6466	2931.73	6352.08	76225.02
	STEP E	38.4790	3078.32	6669.69	80036.27
	STEP F	40.4029	3232.23	7003.17	84038.08
	STEP G	42.4231	3393.85	7353.33	88239.99
	STEP H	44.5442	3563.54	7721.00	92651.99
2340 ELECTRIC ENGINEERING TECH I					
	STEP A	34.4837	2758.69	5977.17	71726.07
	STEP B	36.2079	2896.63	6276.03	75312.37
	STEP C	38.0183	3041.46	6589.83	79077.99
	STEP D	39.9192	3193.53	6919.32	83031.89
	STEP E	41.9151	3353.21	7265.29	87183.48
	STEP F	44.0109	3520.87	7628.55	91542.65
	STEP G	46.2114	3696.91	8009.98	96119.79
	STEP H	48.5220	3881.76	8410.48	100925.78

CITY OF ROSEVILLE

SALARY SCHEDULE - A

Effective Date: 06/22/2019

IBEW A					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
2345 ELECTRIC ENGINEERING TECH II					
	STEP A	37.9324	3034.60	6574.96	78899.48
	STEP B	39.8291	3186.33	6903.70	82844.45
	STEP C	41.8205	3345.64	7248.89	86986.68
	STEP D	43.9115	3512.92	7611.33	91336.01
	STEP E	46.1071	3688.57	7991.90	95902.81
	STEP F	48.4125	3873.00	8391.50	100697.95
	STEP G	50.8331	4066.65	8811.07	105732.85
	STEP H	53.3748	4269.98	9251.62	111019.49
2285 ELECTRIC LINE TECH					
	STEP A	65.4899	5239.19	11351.58	136218.96
2286 ELECTRIC LINE TROUBLESHOOTER					
	STEP A	48.8699	3909.59	8470.79	101649.47
	STEP B	51.3134	4105.07	8894.33	106731.94
	STEP C	53.8791	4310.33	9339.04	112068.54
	STEP D	56.5731	4525.84	9806.00	117671.97
	STEP E	59.4017	4752.14	10296.30	123555.56
	STEP F	62.3718	4989.74	10811.11	129733.34
	STEP G	65.4904	5239.23	11351.67	136220.01
	STEP H	68.7649	5501.19	11919.25	143031.01
2210 ELECTRIC MATERIALS TECH I					
	STEP A	30.0696	2405.57	5212.06	62544.71
	STEP B	31.5731	2525.84	5472.66	65671.95
	STEP C	33.1517	2652.14	5746.30	68955.55
	STEP D	34.8093	2784.74	6033.61	72403.32
	STEP E	36.5498	2923.98	6335.29	76023.49
	STEP F	38.3772	3070.18	6652.06	79824.66
	STEP G	40.2961	3223.69	6984.66	83815.90
	STEP H	42.3109	3384.87	7333.89	88006.69
2212 ELECTRIC MATERIALS TECH II					
	STEP A	33.0765	2646.12	5733.27	68799.18
	STEP B	34.7304	2778.43	6019.93	72239.14
	STEP C	36.4669	2917.35	6320.92	75851.10
	STEP D	38.2902	3063.22	6636.97	79643.65
	STEP E	40.2047	3216.38	6968.82	83625.84
	STEP F	42.2150	3377.20	7317.26	87807.13
	STEP G	44.3257	3546.06	7683.12	92197.49
	STEP H	46.5420	3723.36	8067.28	96807.36

CITY OF ROSEVILLE

SALARY SCHEDULE - A

Effective Date: 06/22/2019

IBEW A					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
2421 ELECTRIC PRE-APPRENTICE					
	STEP A	27.6695	2213.56	4796.04	57552.51
	STEP B	29.7979	2383.83	5164.97	61979.63
	STEP C	31.9263	2554.11	5533.90	66406.74
	STEP D	34.0547	2724.38	5902.82	70833.86
	STEP E	36.1832	2894.65	6271.75	75260.98
	STEP F	38.3116	3064.93	6640.67	79688.09
2254 ELECTRIC PREV DATA SYSTEM TECH					
	STEP A	27.3360	2186.88	4738.24	56858.83
	STEP B	28.7028	2296.22	4975.15	59701.77
	STEP C	30.1379	2411.03	5223.90	62686.86
	STEP D	31.6448	2531.58	5485.10	65821.20
	STEP E	33.2270	2658.16	5759.36	69112.26
	STEP F	34.8884	2791.07	6047.32	72567.88
	STEP G	36.6328	2930.63	6349.69	76196.27
	STEP H	38.4645	3077.16	6667.17	80006.08
2350 ELECTRIC SYSTEM DISPATCHER					
	STEP A	51.1972	4095.78	8874.19	106490.23
	STEP B	53.7571	4300.57	9317.90	111814.74
	STEP C	56.4449	4515.60	9783.79	117405.48
	STEP D	59.2672	4741.38	10272.98	123275.75
	STEP E	62.2305	4978.44	10786.63	129439.54
	STEP F	65.3421	5227.37	11325.96	135911.52
	STEP G	68.6092	5488.73	11892.26	142707.09
	STEP H	72.0396	5763.17	12486.87	149842.45
2359 ELECTRIC TECHNOLOGY SYSTS TECH					
	STEP A	44.5722	3565.78	7725.85	92710.20
	STEP B	46.8008	3744.07	8112.14	97345.71
	STEP C	49.1409	3931.27	8517.75	102213.00
	STEP D	51.5979	4127.83	8943.64	107323.65
	STEP E	54.1778	4334.22	9390.82	112689.83
	STEP F	56.8867	4550.94	9860.36	118324.32
	STEP G	59.7310	4778.48	10353.38	124240.54
	STEP H	62.7176	5017.41	10871.05	130452.56

CITY OF ROSEVILLE

SALARY SCHEDULE - A

Effective Date: 06/22/2019

IBEW A					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
9250 ELECTRIC UTILITY INSPECTION TECH					
	STEP A	42.3118	3384.94	7334.04	88008.45
	STEP B	44.4273	3554.19	7700.74	92408.88
	STEP C	46.6487	3731.90	8085.78	97029.32
	STEP D	48.9811	3918.49	8490.07	101880.79
	STEP E	51.4302	4114.42	8914.57	106974.82
	STEP F	54.0017	4320.14	9360.30	112323.57
	STEP G	56.7018	4536.14	9828.31	117939.74
	STEP H	59.5369	4762.95	10319.73	123836.73
2360 ELECTRIC UTILITY TECHNICIAN I					
	STEP A	42.5496	3403.97	7375.27	88503.24
	STEP B	44.6771	3574.17	7744.03	92928.40
	STEP C	46.9110	3752.88	8131.23	97574.82
	STEP D	49.2565	3940.52	8537.80	102453.56
	STEP E	51.7193	4137.55	8964.69	107576.24
	STEP F	54.3053	4344.42	9412.92	112955.05
	STEP G	57.0206	4561.65	9883.57	118602.80
	STEP H	59.8716	4789.73	10377.75	124532.94
2362 ELECTRIC UTILITY TECHNICIAN II					
	STEP A	46.8074	3744.59	8113.28	97359.34
	STEP B	49.1477	3931.82	8518.94	102227.30
	STEP C	51.6051	4128.41	8944.89	107338.67
	STEP D	54.1854	4334.83	9392.13	112705.60
	STEP E	56.8947	4551.57	9861.74	118340.88
	STEP F	59.7394	4779.15	10354.83	124257.93
	STEP G	62.7264	5018.11	10872.57	130470.82
	STEP H	65.8627	5269.01	11416.20	136994.36
2380 ELECTRONICS TECHNICIAN I					
	STEP A	34.4869	2758.96	5977.74	71732.85
	STEP B	36.2113	2896.90	6276.62	75319.49
	STEP C	38.0219	3041.75	6590.46	79085.47
	STEP D	39.9230	3193.84	6919.98	83039.74
	STEP E	41.9191	3353.53	7265.98	87191.73
	STEP F	44.0151	3521.20	7629.28	91551.31
	STEP G	46.2158	3697.26	8010.74	96128.88
	STEP H	48.5266	3882.13	8411.28	100935.32

CITY OF ROSEVILLE SALARY SCHEDULE - A

Effective Date: 06/22/2019

IBEW A					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
2385 ELECTRONICS TECHNICIAN II					
	STEP A	37.9355	3034.84	6575.49	78905.92
	STEP B	39.8323	3186.59	6904.27	82851.21
	STEP C	41.8239	3345.91	7249.48	86993.77
	STEP D	43.9151	3513.21	7611.96	91343.46
	STEP E	46.1109	3688.87	7992.55	95910.64
	STEP F	48.4164	3873.31	8392.18	100706.17
	STEP G	50.8372	4066.98	8811.79	105741.48
	STEP H	53.3791	4270.33	9252.38	111028.55
3608 INSTRUMENT & CONTROL TECH					
	STEP A	49.0333	3922.67	8499.11	101989.32
	STEP B	51.4850	4118.80	8924.07	107088.78
	STEP C	54.0592	4324.74	9370.27	112443.22
	STEP D	56.7622	4540.98	9838.78	118065.38
	STEP E	59.6003	4768.03	10330.72	123968.65
	STEP F	62.5803	5006.43	10847.26	130167.09
	STEP G	65.7093	5256.75	11389.62	136675.44
	STEP H	68.9948	5519.59	11959.10	143509.21
4520 MATERIALS TECHNICIAN					
	STEP A	31.5015	2520.12	5460.25	65523.03
	STEP B	33.0765	2646.12	5733.27	68799.18
	STEP C	34.7304	2778.43	6019.93	72239.14
	STEP D	36.4669	2917.35	6320.92	75851.10
	STEP E	38.2902	3063.22	6636.97	79643.65
	STEP F	40.2047	3216.38	6968.82	83625.84
	STEP G	42.2150	3377.20	7317.26	87807.13
	STEP H	44.3257	3546.06	7683.12	92197.49
5319 PLANT & EQUIPMENT MAINT WOR II					
	STEP A	23.6675	1893.40	4102.37	49228.42
	STEP B	24.8509	1988.07	4307.49	51689.84
	STEP C	26.0934	2087.47	4522.86	54274.34
	STEP D	27.3981	2191.85	4749.00	56988.05
	STEP E	28.7680	2301.44	4986.45	59837.46
	STEP F	30.2064	2416.51	5235.78	62829.33
	STEP G	31.7167	2537.34	5497.57	65970.80
	STEP H	33.3026	2664.21	5772.44	69269.34

CITY OF ROSEVILLE SALARY SCHEDULE - A

Effective Date: 06/22/2019

IBEW A					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
5316 PLANT & EQUIPMENT MAINT WORK I					
	STEP A	21.5159	1721.27	3729.43	44753.11
	STEP B	22.5917	1807.34	3915.90	46990.77
	STEP C	23.7213	1897.70	4111.69	49340.31
	STEP D	24.9074	1992.59	4317.28	51807.32
	STEP E	26.1527	2092.22	4533.14	54397.69
	STEP F	27.4604	2196.83	4759.80	57117.57
	STEP G	28.8334	2306.67	4997.79	59973.45
	STEP H	30.2751	2422.00	5247.68	62972.12
5327 PLANT & EQUIPMENT MECHANIC I					
	STEP A	26.0343	2082.74	4512.61	54151.27
	STEP B	27.3360	2186.88	4738.24	56858.83
	STEP C	28.7028	2296.22	4975.15	59701.77
	STEP D	30.1379	2411.03	5223.90	62686.86
	STEP E	31.6448	2531.58	5485.10	65821.20
	STEP F	33.2270	2658.16	5759.36	69112.26
	STEP G	34.8884	2791.07	6047.32	72567.88
	STEP H	36.6328	2930.63	6349.69	76196.27
5328 PLANT & EQUIPMENT MECHANIC II					
	STEP A	28.6377	2291.02	4963.87	59566.39
	STEP B	30.0696	2405.57	5212.06	62544.71
	STEP C	31.5731	2525.84	5472.66	65671.95
	STEP D	33.1517	2652.14	5746.30	68955.55
	STEP E	34.8093	2784.74	6033.61	72403.32
	STEP F	36.5498	2923.98	6335.29	76023.49
	STEP G	38.3772	3070.18	6652.06	79824.66
	STEP H	40.2961	3223.69	6984.66	83815.90
5401 PREDICTIVE MAINTENANCE TECH I					
	STEP A	34.4869	2758.96	5977.74	71732.85
	STEP B	36.2113	2896.90	6276.62	75319.49
	STEP C	38.0219	3041.75	6590.46	79085.47
	STEP D	39.9230	3193.84	6919.98	83039.74
	STEP E	41.9191	3353.53	7265.98	87191.73
	STEP F	44.0151	3521.20	7629.28	91551.31
	STEP G	46.2158	3697.26	8010.74	96128.88
	STEP H	48.5266	3882.13	8411.28	100935.32

CITY OF ROSEVILLE

SALARY SCHEDULE - A

Effective Date: 06/22/2019

IBEW A					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
5402 PREDICTIVE MAINTENANCE TECH II					
	STEP A	37.9355	3034.84	6575.49	78905.92
	STEP B	39.8323	3186.59	6904.27	82851.21
	STEP C	41.8239	3345.91	7249.48	86993.77
	STEP D	43.9151	3513.21	7611.96	91343.46
	STEP E	46.1109	3688.87	7992.55	95910.64
	STEP F	48.4164	3873.31	8392.18	100706.17
	STEP G	50.8372	4066.98	8811.79	105741.48
	STEP H	53.3791	4270.33	9252.38	111028.55
5500 PREVENTATIVE MAINT TECH I					
	STEP A	29.9887	2399.10	5198.05	62376.57
	STEP B	31.4882	2519.05	5457.95	65495.40
	STEP C	33.0626	2645.01	5730.85	68770.17
	STEP D	34.7157	2777.26	6017.39	72208.68
	STEP E	36.4515	2916.12	6318.26	75819.11
	STEP F	38.2741	3061.93	6634.17	79610.07
	STEP G	40.1878	3215.02	6965.88	83590.57
	STEP H	42.1972	3375.77	7314.18	87770.10
5502 PREVENTATIVE MAINT TECH II					
	STEP A	32.9876	2639.01	5717.86	68614.27
	STEP B	34.6370	2770.96	6003.75	72044.98
	STEP C	36.3689	2909.51	6303.94	75647.23
	STEP D	38.1873	3054.98	6619.13	79429.59
	STEP E	40.0967	3207.73	6950.09	83401.07
	STEP F	42.1015	3368.12	7297.59	87571.12
	STEP G	44.2066	3536.53	7662.47	91949.68
	STEP H	46.4169	3713.35	8045.60	96547.16
5533 PREVENTATIVE MAINTENANCE COORD					
	STEP A	31.8913	2551.30	5527.82	66333.89
	STEP B	33.4859	2678.87	5804.22	69650.59
	STEP C	35.1602	2812.81	6094.43	73133.11
	STEP D	36.9182	2953.45	6399.15	76789.77
	STEP E	38.7641	3101.13	6719.10	80629.26
	STEP F	40.7023	3256.18	7055.06	84660.72
	STEP G	42.7374	3418.99	7407.81	88893.76
	STEP H	44.8743	3589.94	7778.20	93338.45

CITY OF ROSEVILLE

SALARY SCHEDULE - A

Effective Date: 06/22/2019

IBEW A					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
5595 PWR ENGINEER I					
	STEP A	44.9404	3595.23	7789.67	93476.03
	STEP B	47.1874	3774.99	8179.15	98149.83
	STEP C	49.5468	3963.74	8588.11	103057.32
	STEP D	52.0241	4161.93	9017.52	108210.18
	STEP E	54.6253	4370.03	9468.39	113620.69
	STEP F	57.3566	4588.53	9941.81	119301.73
	STEP G	60.2244	4817.95	10438.90	125266.82
	STEP H	63.2357	5058.85	10960.85	131530.16
5596 PWR ENGINEER II					
	STEP A	49.4344	3954.75	8568.64	102823.63
	STEP B	51.9062	4152.49	8997.07	107964.81
	STEP C	54.5015	4360.12	9446.92	113363.05
	STEP D	57.2265	4578.12	9919.27	119031.20
	STEP E	60.0879	4807.03	10415.23	124982.76
	STEP F	63.0923	5047.38	10935.99	131231.90
	STEP G	66.2469	5299.75	11482.79	137793.50
	STEP H	69.5592	5564.74	12056.93	144683.17
5590 PWR PLANT ENGINEER I					
	STEP A	44.9404	3595.23	7789.67	93476.03
	STEP B	47.1874	3774.99	8179.15	98149.83
	STEP C	49.5468	3963.74	8588.11	103057.32
	STEP D	52.0241	4161.93	9017.52	108210.18
	STEP E	54.6253	4370.03	9468.39	113620.69
	STEP F	57.3566	4588.53	9941.81	119301.73
	STEP G	60.2244	4817.95	10438.90	125266.82
	STEP H	63.2357	5058.85	10960.85	131530.16
5591 PWR PLANT ENGINEER II					
	STEP A	49.4344	3954.75	8568.64	102823.63
	STEP B	51.9062	4152.49	8997.07	107964.81
	STEP C	54.5015	4360.12	9446.92	113363.05
	STEP D	57.2265	4578.12	9919.27	119031.20
	STEP E	60.0879	4807.03	10415.23	124982.76
	STEP F	63.0923	5047.38	10935.99	131231.90
	STEP G	66.2469	5299.75	11482.79	137793.50
	STEP H	69.5592	5564.74	12056.93	144683.17

CITY OF ROSEVILLE SALARY SCHEDULE - A

Effective Date: 06/22/2019

IBEW A					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
5526 PWR PLNT MECHANIC					
	STEP A	43.6909	3495.28	7573.10	90877.16
	STEP B	45.8755	3670.04	7951.75	95421.01
	STEP C	48.1693	3853.54	8349.34	100192.06
	STEP D	50.5777	4046.22	8766.81	105201.67
	STEP E	53.1066	4248.53	9205.15	110461.75
	STEP F	55.7619	4460.96	9665.40	115984.84
	STEP G	58.5500	4684.00	10148.67	121784.08
	STEP H	61.4775	4918.20	10656.11	127873.28
5522 PWR PLNT OPERATOR TECH I					
	STEP A	42.4531	3396.25	7358.54	88302.44
	STEP B	44.5758	3566.06	7726.46	92717.56
	STEP C	46.8045	3744.36	8112.79	97353.44
	STEP D	49.1448	3931.58	8518.43	102221.11
	STEP E	51.6020	4128.16	8944.35	107332.17
	STEP F	54.1821	4334.57	9391.56	112698.78
	STEP G	56.8912	4551.30	9861.14	118333.71
	STEP H	59.7358	4778.86	10354.20	124250.40
5523 PWR PLNT OPERATOR TECH II					
	STEP A	46.6984	3735.87	8094.39	97132.68
	STEP B	49.0333	3922.67	8499.11	101989.32
	STEP C	51.4850	4118.80	8924.07	107088.78
	STEP D	54.0592	4324.74	9370.27	112443.22
	STEP E	56.7622	4540.98	9838.78	118065.38
	STEP F	59.6003	4768.03	10330.72	123968.65
	STEP G	62.5803	5006.43	10847.26	130167.09
	STEP H	65.7093	5256.75	11389.62	136675.44
7020 SCADA SYSTEM TECHNICIAN					
	STEP A	37.9355	3034.84	6575.49	78905.92
	STEP B	39.8323	3186.59	6904.27	82851.21
	STEP C	41.8239	3345.91	7249.48	86993.77
	STEP D	43.9151	3513.21	7611.96	91343.46
	STEP E	46.1109	3688.87	7992.55	95910.64
	STEP F	48.4164	3873.31	8392.18	100706.17
	STEP G	50.8372	4066.98	8811.79	105741.48
	STEP H	53.3791	4270.33	9252.38	111028.55

CITY OF ROSEVILLE

SALARY SCHEDULE - A

Effective Date: 06/22/2019

IBEW A					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
7118 SR ELECTRIC LINE TECHNICIAN					
	STEP A	51.1972	4095.78	8874.19	106490.23
	STEP B	53.7571	4300.57	9317.90	111814.74
	STEP C	56.4449	4515.60	9783.79	117405.48
	STEP D	59.2672	4741.38	10272.98	123275.75
	STEP E	62.2305	4978.44	10786.63	129439.54
	STEP F	65.3421	5227.37	11325.96	135911.52
	STEP G	68.6092	5488.73	11892.26	142707.09
	STEP H	72.0396	5763.17	12486.87	149842.45
7169 SR ELECTRIC MATERIALS TECH					
	STEP A	36.3842	2910.73	6306.59	75679.10
	STEP B	38.2034	3056.27	6621.92	79463.06
	STEP C	40.1136	3209.08	6953.02	83436.21
	STEP D	42.1192	3369.54	7300.67	87608.02
	STEP E	44.2252	3538.02	7665.70	91988.42
	STEP F	46.4365	3714.92	8048.99	96587.84
	STEP G	48.7583	3900.66	8451.44	101417.23
	STEP H	51.1962	4095.70	8874.01	106488.10
7124 SR ELECTRIC METERING TECH					
	STEP A	51.4881	4119.05	8924.60	107095.23
	STEP B	54.0625	4325.00	9370.83	112449.99
	STEP C	56.7656	4541.25	9839.37	118072.49
	STEP D	59.6039	4768.31	10331.34	123976.11
	STEP E	62.5841	5006.73	10847.91	130174.92
	STEP F	65.7133	5257.06	11390.31	136683.66
	STEP G	68.9990	5519.92	11959.82	143517.85
	STEP H	72.4489	5795.91	12557.81	150693.74
7126 SR ELECTRIC SUBSTATION TECH					
	STEP A	51.4881	4119.05	8924.60	107095.23
	STEP B	54.0625	4325.00	9370.83	112449.99
	STEP C	56.7656	4541.25	9839.37	118072.49
	STEP D	59.6039	4768.31	10331.34	123976.11
	STEP E	62.5841	5006.73	10847.91	130174.92
	STEP F	65.7133	5257.06	11390.31	136683.66
	STEP G	68.9990	5519.92	11959.82	143517.85
	STEP H	72.4489	5795.91	12557.81	150693.74

CITY OF ROSEVILLE

SALARY SCHEDULE - A

Effective Date: 06/22/2019

IBEW A					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
7168 SR ELECTRIC SYSTEM DISPATCHER					
	STEP A	56.3169	4505.35	9761.59	117139.05
	STEP B	59.1327	4730.62	10249.67	122996.01
	STEP C	62.0893	4967.15	10762.15	129145.81
	STEP D	65.1938	5215.50	11300.26	135603.10
	STEP E	68.4535	5476.28	11865.27	142383.25
	STEP F	71.8762	5750.09	12458.53	149502.41
	STEP G	75.4700	6037.60	13081.46	156977.53
	STEP H	79.2435	6339.48	13735.53	164826.41
7170 SR ELECTRONIC TECHNICIAN					
	STEP A	41.7292	3338.34	7233.06	86796.72
	STEP B	43.8157	3505.25	7594.71	91136.55
	STEP C	46.0064	3680.51	7974.45	95693.38
	STEP D	48.3068	3864.54	8373.17	100478.05
	STEP E	50.7221	4057.77	8791.83	105501.95
	STEP F	53.2582	4260.66	9231.42	110777.05
	STEP G	55.9211	4473.69	9692.99	116315.90
	STEP H	58.7172	4697.37	10177.64	122131.70
7205 SR PLANT & EQUIPMENT MECHANIC					
	STEP A	31.5015	2520.12	5460.25	65523.03
	STEP B	33.0765	2646.12	5733.27	68799.18
	STEP C	34.7304	2778.43	6019.93	72239.14
	STEP D	36.4669	2917.35	6320.92	75851.10
	STEP E	38.2902	3063.22	6636.97	79643.65
	STEP F	40.2047	3216.38	6968.82	83625.84
	STEP G	42.2150	3377.20	7317.26	87807.13
	STEP H	44.3257	3546.06	7683.12	92197.49
7152 SR POWER PLANT OPERATOR/TECH					
	STEP A	51.3682	4109.46	8903.83	106845.95
	STEP B	53.9367	4314.93	9349.02	112188.25
	STEP C	56.6335	4530.68	9816.47	117797.66
	STEP D	59.4652	4757.21	10307.30	123687.55
	STEP E	62.4384	4995.07	10822.66	129871.92
	STEP F	65.5603	5244.83	11363.79	136365.52
	STEP G	68.8384	5507.07	11931.98	143183.79
	STEP H	72.2803	5782.42	12528.58	150342.98

CITY OF ROSEVILLE

SALARY SCHEDULE - A

Effective Date: 06/22/2019

IBEW A					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
7284 SR PREVENTATIVE MAINT TECH					
	STEP A	41.8235	3345.88	7249.41	86992.96
	STEP B	43.9147	3513.18	7611.88	91342.61
	STEP C	46.1105	3688.84	7992.48	95909.74
	STEP D	48.4160	3873.28	8392.10	100705.23
	STEP E	50.8368	4066.94	8811.71	105740.49
	STEP F	53.3786	4270.29	9252.29	111027.51
	STEP G	56.0475	4483.80	9714.91	116578.89
	STEP H	58.8499	4707.99	10200.65	122407.83
9559 SR SCADA SYSTEM TECHNICIAN					
	STEP A	41.7290	3338.32	7233.04	86796.42
	STEP B	43.8155	3505.24	7594.69	91136.24
	STEP C	46.0063	3680.50	7974.42	95693.06
	STEP D	48.3066	3864.53	8373.14	100477.71
	STEP E	50.7219	4057.75	8791.80	105501.60
	STEP F	53.2580	4260.64	9231.39	110776.67
	STEP G	55.9209	4473.67	9692.96	116315.51
	STEP H	58.7170	4697.36	10177.61	122131.28
2375 TRAFFIC SIGNAL MAINT WKR I					
	STEP A	25.2311	2018.49	4373.39	52480.71
	STEP B	26.4927	2119.41	4592.06	55104.75
	STEP C	27.8173	2225.38	4821.67	57859.99
	STEP D	29.2082	2336.65	5062.75	60752.99
	STEP E	30.6686	2453.49	5315.89	63790.63
	STEP F	32.2020	2576.16	5581.68	66980.17
	STEP G	33.8121	2704.97	5860.76	70329.17
	STEP H	35.5027	2840.22	6153.80	73845.63

CITY OF ROSEVILLE **SALARY SCHEDULE - A**

Effective Date: 06/22/2019

IBEW A					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
2376 TRAFFIC SIGNAL MAINT WKR II					
	STEP A	27.7542	2220.34	4810.74	57728.84
	STEP B	29.1420	2331.36	5051.27	60615.28
	STEP C	30.5991	2447.92	5303.84	63646.04
	STEP D	32.1290	2570.32	5569.03	66828.34
	STEP E	33.7355	2698.84	5847.48	70169.76
	STEP F	35.4222	2833.78	6139.85	73678.25
	STEP G	37.1933	2975.47	6446.85	77362.16
	STEP H	39.0530	3124.24	6769.19	81230.27

CITY OF ROSEVILLE SALARY SCHEDULE - B

Effective Date: 06/22/2019

	IBEW-B				
Title	Step	Hourly	Bi-weekly	Monthly	Annual
B200 ELECTRIC APPRENTICE LINE TECH					
	STEP A	42.5684	3405.47	7378.53	88542.32
	STEP B	45.8429	3667.43	7946.11	95353.27
	STEP C	49.1174	3929.39	8513.69	102164.22
	STEP D	52.3919	4191.35	9081.26	108975.17
	STEP E	55.6664	4453.31	9648.84	115786.12
	STEP F	58.9409	4715.27	10216.42	122597.06
B201 ELECTRIC DRAFTING TECH I					
	STEP A	28.7787	2302.30	4988.31	59859.77
	STEP B	29.4894	2359.16	5111.50	61338.03
	STEP C	30.2177	2417.42	5237.73	62852.80
	STEP D	30.9639	2477.11	5367.08	64404.97
	STEP E	31.7286	2538.29	5499.62	65995.48
	STEP F	32.5121	2600.97	5635.44	67625.26
	STEP G	33.3150	2665.20	5774.61	69295.30
	STEP H	34.1378	2731.02	5917.21	71006.57
	STEP I	34.9808	2798.47	6063.34	72760.11
	STEP J	35.8447	2867.57	6213.08	74556.95
	STEP K	36.7299	2938.39	6366.51	76398.16
	STEP L	37.6369	3010.96	6523.74	78284.85
	STEP M	38.5664	3085.31	6684.84	80218.12
	STEP N	39.5188	3161.51	6849.93	82199.14
	STEP O	40.4948	3239.58	7019.09	84229.08
B202 ELECTRIC DRAFTING TECH II					
	STEP A	31.6566	2532.53	5487.15	65845.75
	STEP B	32.4384	2595.07	5622.65	67471.83
	STEP C	33.2395	2659.16	5761.51	69138.08
	STEP D	34.0603	2724.83	5903.79	70845.47
	STEP E	34.9015	2792.12	6049.59	72595.03
	STEP F	35.7634	2861.07	6198.98	74387.79
	STEP G	36.6466	2931.72	6352.07	76224.83
	STEP H	37.5516	3004.12	6508.94	78107.23
	STEP I	38.4789	3078.31	6669.68	80036.12
	STEP J	39.4292	3154.33	6834.39	82012.64
	STEP K	40.4029	3232.23	7003.16	84037.98
	STEP L	41.4006	3312.05	7176.11	86113.33
	STEP M	42.4230	3393.84	7353.33	88239.93
	STEP N	43.4707	3477.66	7534.92	90419.05
	STEP O	44.5442	3563.54	7721.00	92651.99

CITY OF ROSEVILLE **SALARY SCHEDULE - B**

Effective Date: 06/22/2019

IBEW-B					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
B203 ELECTRIC ENGINEERING TECH I					
	STEP A	34.4835	2758.68	5977.15	71725.75
	STEP B	35.3351	2826.81	6124.75	73497.04
	STEP C	36.2077	2896.62	6276.01	75312.08
	STEP D	37.1019	2968.15	6431.00	77171.95
	STEP E	38.0181	3041.45	6589.81	79077.74
	STEP F	38.9570	3116.56	6752.55	81030.59
	STEP G	39.9191	3193.53	6919.31	83031.68
	STEP H	40.9049	3272.39	7090.18	85082.18
	STEP I	41.9151	3353.20	7265.28	87183.32
	STEP J	42.9502	3436.01	7444.70	89336.34
	STEP K	44.0108	3520.87	7628.54	91542.54
	STEP L	45.0977	3607.82	7816.93	93803.22
	STEP M	46.2114	3696.91	8009.98	96119.73
	STEP N	47.3526	3788.21	8207.79	98493.44
	STEP O	48.5220	3881.76	8410.48	100925.78
B204 ELECTRIC ENGINEERING TECH II					
	STEP A	37.9323	3034.58	6574.93	78899.13
	STEP B	38.8690	3109.52	6737.30	80847.58
	STEP C	39.8289	3186.31	6903.68	82844.14
	STEP D	40.8125	3265.00	7074.17	84890.01
	STEP E	41.8204	3345.63	7248.87	86986.40
	STEP F	42.8532	3428.25	7427.88	89134.57
	STEP G	43.9114	3512.91	7611.32	91335.78
	STEP H	44.9958	3599.67	7799.28	93591.35
	STEP I	46.1070	3688.56	7991.89	95902.63
	STEP J	47.2457	3779.65	8189.25	98270.98
	STEP K	48.4124	3872.99	8391.49	100697.83
	STEP L	49.6080	3968.64	8598.72	103184.60
	STEP M	50.8331	4066.65	8811.07	105732.78
	STEP N	52.0884	4167.07	9028.66	108343.90
	STEP O	53.3748	4269.98	9251.62	111019.49

CITY OF ROSEVILLE
SALARY SCHEDULE - B

Effective Date: 06/22/2019

	IBEW-B				
Title	Step	Hourly	Bi-weekly	Monthly	Annual
B206 ELECTRIC LINE TROUBLESHOOTER					
	STEP A	48.8697	3909.58	8470.75	101649.02
	STEP B	50.0766	4006.13	8679.94	104159.28
	STEP C	51.3132	4105.06	8894.29	106731.54
	STEP D	52.5804	4206.44	9113.94	109367.32
	STEP E	53.8789	4310.31	9339.02	112068.18
	STEP F	55.2095	4416.76	9569.65	114835.75
	STEP G	56.5729	4525.83	9805.97	117671.67
	STEP H	57.9700	4637.60	10048.13	120577.62
	STEP I	59.4016	4752.13	10296.28	123555.33
	STEP J	60.8685	4869.48	10550.55	126606.58
	STEP K	62.3717	4989.74	10811.10	129733.18
	STEP L	63.9120	5112.96	11078.08	132936.99
	STEP M	65.4903	5239.23	11351.66	136219.92
	STEP N	67.1077	5368.61	11631.99	139583.93
	STEP O	68.7649	5501.19	11919.25	143031.01
B207 ELECTRIC MATERIALS TECH I					
	STEP A	30.0694	2405.56	5212.04	62544.44
	STEP B	30.8120	2464.96	5340.75	64089.00
	STEP C	31.5729	2525.83	5472.64	65671.70
	STEP D	32.3526	2588.21	5607.79	67293.49
	STEP E	33.1516	2652.13	5746.28	68955.33
	STEP F	33.9703	2717.62	5888.18	70658.21
	STEP G	34.8092	2784.74	6033.59	72403.14
	STEP H	35.6688	2853.51	6182.60	74191.16
	STEP I	36.5497	2923.97	6335.28	76023.34
	STEP J	37.4523	2996.18	6491.73	77900.77
	STEP K	38.3772	3070.18	6652.05	79824.56
	STEP L	39.3249	3145.99	6816.32	81795.86
	STEP M	40.2961	3223.69	6984.65	83815.84
	STEP N	41.2912	3303.30	7157.14	85885.71
	STEP O	42.3109	3384.87	7333.89	88006.69

CITY OF ROSEVILLE **SALARY SCHEDULE - B**

Effective Date: 06/22/2019

Title	IBEW-B				
	Step	Hourly	Bi-weekly	Monthly	Annual
B208 ELECTRIC MATERIALS TECH II					
	STEP A	33.0764	2646.11	5733.24	68798.88
	STEP B	33.8932	2711.46	5874.82	70497.90
	STEP C	34.7302	2778.42	6019.91	72238.87
	STEP D	35.5879	2847.03	6168.57	74022.84
	STEP E	36.4668	2917.34	6320.91	75850.86
	STEP F	37.3673	2989.39	6477.00	77724.03
	STEP G	38.2901	3063.21	6636.95	79643.45
	STEP H	39.2357	3138.86	6800.86	81610.28
	STEP I	40.2047	3216.37	6968.81	83625.68
	STEP J	41.1975	3295.80	7140.90	85690.85
	STEP K	42.2149	3377.19	7317.25	87807.02
	STEP L	43.2574	3460.59	7497.95	89975.45
	STEP M	44.3257	3546.05	7683.12	92197.43
	STEP N	45.4203	3633.63	7872.86	94474.28
	STEP O	46.5420	3723.36	8067.28	96807.36
B209 ELECTRIC PRE-APPRENTICE					
	STEP A	27.6695	2213.56	4796.04	57552.51
	STEP B	29.7979	2383.83	5164.97	61979.63
	STEP C	31.9263	2554.11	5533.90	66406.74
	STEP D	34.0547	2724.38	5902.82	70833.86
	STEP E	36.1832	2894.65	6271.75	75260.98
	STEP F	38.3116	3064.93	6640.67	79688.09

CITY OF ROSEVILLE
SALARY SCHEDULE - B

Effective Date: 06/22/2019

	IBEW-B				
Title	Step	Hourly	Bi-weekly	Monthly	Annual
B210 ELECTRIC PREV DATA SYSTEM TECH					
	STEP A	27.3359	2186.87	4738.21	56858.58
	STEP B	28.0109	2240.87	4855.23	58262.72
	STEP C	28.7027	2296.21	4975.13	59701.54
	STEP D	29.4115	2352.92	5097.99	61175.90
	STEP E	30.1378	2411.03	5223.89	62686.66
	STEP F	30.8821	2470.57	5352.89	64234.73
	STEP G	31.6447	2531.58	5485.09	65821.04
	STEP H	32.4262	2594.10	5620.54	67446.51
	STEP I	33.2270	2658.16	5759.34	69112.13
	STEP J	34.0475	2723.80	5901.57	70818.88
	STEP K	34.8884	2791.07	6047.32	72567.78
	STEP L	35.7499	2860.00	6196.66	74359.87
	STEP M	36.6328	2930.62	6349.69	76196.22
	STEP N	37.5375	3003.00	6506.49	78077.92
	STEP O	38.4645	3077.16	6667.17	80006.08
B211 ELECTRIC SYSTEM DISPATCHER					
	STEP A	51.1970	4095.76	8874.15	106489.76
	STEP B	52.4613	4196.91	9093.30	109119.57
	STEP C	53.7569	4300.55	9317.86	111814.32
	STEP D	55.0844	4406.75	9547.97	114575.62
	STEP E	56.4448	4515.58	9783.76	117405.11
	STEP F	57.8387	4627.10	10025.37	120304.47
	STEP G	59.2670	4741.36	10272.95	123275.44
	STEP H	60.7307	4858.45	10526.65	126319.78
	STEP I	62.2304	4978.43	10786.61	129439.29
	STEP J	63.7672	5101.38	11052.99	132635.85
	STEP K	65.3420	5227.36	11325.95	135911.35
	STEP L	66.9556	5356.45	11605.64	139267.73
	STEP M	68.6091	5488.73	11892.25	142707.00
	STEP N	70.3035	5624.28	12185.93	146231.21
	STEP O	72.0396	5763.17	12486.87	149842.45

CITY OF ROSEVILLE **SALARY SCHEDULE - B**

Effective Date: 06/22/2019

IBEW-B					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
B212 ELECTRIC TECHNOLOGY SYST TECH					
	STEP A	44.5720	3565.76	7725.82	92709.79
	STEP B	45.6727	3653.82	7916.61	94999.30
	STEP C	46.8006	3744.05	8112.11	97345.34
	STEP D	47.9564	3836.51	8312.44	99749.33
	STEP E	49.1407	3931.26	8517.72	102212.67
	STEP F	50.3543	4028.34	8728.07	104736.86
	STEP G	51.5978	4127.82	8943.61	107323.38
	STEP H	52.8720	4229.76	9164.48	109973.77
	STEP I	54.1777	4334.22	9390.80	112689.62
	STEP J	55.5156	4441.25	9622.71	115472.53
	STEP K	56.8866	4550.93	9860.35	118324.17
	STEP L	58.2915	4663.32	10103.85	121246.23
	STEP M	59.7310	4778.48	10353.37	124240.46
	STEP N	61.2061	4896.49	10609.05	127308.63
	STEP O	62.7176	5017.41	10871.05	130452.56
B256 ELEC UTIL INSPECTION TECH					
	STEP A	42.3116	3384.93	7334.01	88008.06
	STEP B	43.3565	3468.52	7515.12	90181.46
	STEP C	44.4272	3554.17	7700.71	92408.53
	STEP D	45.5243	3641.95	7890.88	94690.59
	STEP E	46.6486	3731.89	8085.75	97029.01
	STEP F	47.8006	3824.05	8285.43	99425.18
	STEP G	48.9810	3918.48	8490.04	101880.53
	STEP H	50.1906	4015.25	8699.71	104396.51
	STEP I	51.4301	4114.41	8914.55	106974.62
	STEP J	52.7002	4216.02	9134.70	109616.40
	STEP K	54.0016	4320.13	9360.29	112323.42
	STEP L	55.3352	4426.82	9591.44	115097.30
	STEP M	56.7018	4536.14	9828.31	117939.67
	STEP N	58.1020	4648.16	10071.02	120852.24
	STEP O	59.5369	4762.95	10319.73	123836.73

CITY OF ROSEVILLE **SALARY SCHEDULE - B**

Effective Date: 06/22/2019

	IBEW-B				
Title	Step	Hourly	Bi-weekly	Monthly	Annual
B213 ELECTRIC UTILITY TECHNICIAN I					
	STEP A	42.5494	3403.96	7375.24	88502.85
	STEP B	43.6002	3488.02	7557.37	90688.46
	STEP C	44.6769	3574.16	7744.00	92928.05
	STEP D	45.7803	3662.42	7935.25	95222.94
	STEP E	46.9108	3752.87	8131.21	97574.51
	STEP F	48.0693	3845.54	8332.01	99984.15
	STEP G	49.2564	3940.51	8537.78	102453.30
	STEP H	50.4728	4037.82	8748.62	104983.43
	STEP I	51.7192	4137.54	8964.67	107576.03
	STEP J	52.9965	4239.72	9186.06	110232.67
	STEP K	54.3052	4344.42	9412.91	112954.91
	STEP L	55.6463	4451.71	9645.36	115744.37
	STEP M	57.0205	4561.64	9883.56	118602.73
	STEP N	58.4287	4674.29	10127.64	121531.67
	STEP O	59.8716	4789.73	10377.75	124532.94
B214 ELECTRIC UTILITY TECHNICIAN II					
	STEP A	46.8072	3744.57	8113.24	97358.91
	STEP B	47.9631	3837.05	8313.60	99763.22
	STEP C	49.1476	3931.80	8518.91	102226.92
	STEP D	50.3613	4028.90	8729.29	104751.45
	STEP E	51.6050	4128.40	8944.86	107338.33
	STEP F	52.8794	4230.35	9165.76	109989.09
	STEP G	54.1852	4334.82	9392.11	112705.32
	STEP H	55.5234	4441.87	9624.05	115488.62
	STEP I	56.8945	4551.56	9861.72	118340.66
	STEP J	58.2996	4663.97	10105.26	121263.13
	STEP K	59.7393	4779.14	10354.81	124257.77
	STEP L	61.2146	4897.17	10610.53	127326.36
	STEP M	62.7263	5018.11	10872.56	130470.74
	STEP N	64.2754	5142.03	11141.06	133692.77
	STEP O	65.8627	5269.01	11416.20	136994.36

**CITY OF ROSEVILLE
SALARY SCHEDULE - B**

Effective Date: 06/22/2019

IBEW-B					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
B215 ELECTRONICS TECHNICIAN I					
	STEP A	31.3239	2505.91	5429.47	65153.62
	STEP B	32.0974	2567.79	5563.55	66762.61
	STEP C	32.8901	2631.21	5700.95	68411.34
	STEP D	33.7023	2696.18	5841.73	70100.79
	STEP E	34.5346	2762.77	5986.00	71831.96
	STEP F	35.3874	2831.00	6133.82	73605.87
	STEP G	36.2613	2900.91	6285.30	75423.60
	STEP H	37.1568	2972.55	6440.52	77286.22
	STEP I	38.0744	3045.96	6599.57	79194.83
	STEP J	39.0147	3121.18	6762.55	81150.58
	STEP K	39.9782	3198.25	6929.55	83154.62
	STEP L	40.9655	3277.24	7100.68	85208.16
	STEP M	41.9771	3358.17	7276.03	87312.41
	STEP N	43.0138	3441.10	7455.72	89468.63
	STEP O	44.0760	3526.08	7639.84	91678.09
B216 ELECTRONICS TECHNICIAN II					
	STEP A	34.4562	2756.49	5972.40	71668.86
	STEP B	35.3071	2824.57	6119.90	73438.75
	STEP C	36.1790	2894.32	6271.03	75252.35
	STEP D	37.0725	2965.80	6425.89	77110.74
	STEP E	37.9880	3039.04	6584.58	79015.02
	STEP F	38.9261	3114.09	6747.19	80966.32
	STEP G	39.8874	3190.99	6913.82	82965.82
	STEP H	40.8724	3269.80	7084.56	85014.69
	STEP I	41.8818	3350.54	7259.51	87114.17
	STEP J	42.9161	3433.29	7438.79	89265.49
	STEP K	43.9759	3518.07	7622.49	91469.93
	STEP L	45.0619	3604.95	7810.73	93728.82
	STEP M	46.1748	3693.98	8003.62	96043.49
	STEP N	47.3151	3785.20	8201.28	98415.32
	STEP O	48.4835	3878.68	8403.81	100845.73

CITY OF ROSEVILLE **SALARY SCHEDULE - B**

Effective Date: 06/22/2019

	IBEW-B				
Title	Step	Hourly	Bi-weekly	Monthly	Annual
B217 INSTRUMENT & CONTROL TECH					
	STEP A	49.0331	3922.65	8499.07	101988.87
	STEP B	50.2440	4019.52	8708.96	104507.52
	STEP C	51.4848	4118.78	8924.03	107088.38
	STEP D	52.7562	4220.50	9144.41	109732.97
	STEP E	54.0591	4324.73	9370.24	112442.87
	STEP F	55.3941	4431.53	9601.64	115219.69
	STEP G	56.7621	4540.96	9838.76	118065.09
	STEP H	58.1638	4653.11	10081.73	120980.75
	STEP I	59.6002	4768.02	10330.70	123968.42
	STEP J	61.0721	4885.76	10585.82	127029.87
	STEP K	62.5803	5006.42	10847.24	130166.92
	STEP L	64.1257	5130.06	11115.12	133381.45
	STEP M	65.7093	5256.74	11389.61	136675.35
	STEP N	67.3320	5386.56	11670.88	140050.61
	STEP O	68.9948	5519.59	11959.10	143509.21
B218 MATERIALS TECHNICIAN					
	STEP A	31.5013	2520.11	5460.23	65522.74
	STEP B	32.2793	2582.34	5595.07	67140.85
	STEP C	33.0764	2646.11	5733.24	68798.92
	STEP D	33.8932	2711.46	5874.83	70497.94
	STEP E	34.7302	2778.42	6019.91	72238.91
	STEP F	35.5879	2847.03	6168.57	74022.88
	STEP G	36.4668	2917.34	6320.91	75850.91
	STEP H	37.3673	2989.39	6477.01	77724.08
	STEP I	38.2901	3063.21	6636.96	79643.50
	STEP J	39.2357	3138.86	6800.86	81610.33
	STEP K	40.2047	3216.37	6968.81	83625.73
	STEP L	41.1975	3295.80	7140.91	85690.90
	STEP M	42.2149	3377.20	7317.26	87807.07
	STEP N	43.2575	3460.60	7497.96	89975.50
	STEP O	44.3257	3546.06	7683.12	92197.49

CITY OF ROSEVILLE **SALARY SCHEDULE - B**

Effective Date: 06/22/2019

Title	IBEW-B				
	Step	Hourly	Bi-weekly	Monthly	Annual
B219 PLANT & EQUIPMENT MAINT WOR II					
	STEP A	23.6674	1893.39	4102.35	49228.21
	STEP B	24.2519	1940.15	4203.66	50443.92
	STEP C	24.8508	1988.06	4307.47	51689.65
	STEP D	25.4645	2037.16	4413.85	52966.15
	STEP E	26.0933	2087.47	4522.85	54274.17
	STEP F	26.7377	2139.02	4634.54	55614.49
	STEP G	27.3980	2191.84	4748.99	56987.91
	STEP H	28.0746	2245.97	4866.27	58395.25
	STEP I	28.7680	2301.44	4986.45	59837.34
	STEP J	29.4784	2358.27	5109.59	61315.05
	STEP K	30.2064	2416.51	5235.77	62829.25
	STEP L	30.9523	2476.19	5365.07	64380.84
	STEP M	31.7167	2537.34	5497.56	65970.75
	STEP N	32.5000	2600.00	5633.33	67599.93
	STEP O	33.3026	2664.21	5772.44	69269.34
B220 PLANT & EQUIPMENT MAINT WORK I					
	STEP A	21.5158	1721.27	3729.41	44752.91
	STEP B	22.0472	1763.77	3821.51	45858.11
	STEP C	22.5916	1807.33	3915.88	46990.59
	STEP D	23.1495	1851.96	4012.59	48151.04
	STEP E	23.7212	1897.70	4111.68	49340.15
	STEP F	24.3070	1944.56	4213.22	50558.63
	STEP G	24.9073	1992.58	4317.27	51807.19
	STEP H	25.5224	2041.79	4423.88	53086.59
	STEP I	26.1527	2092.21	4533.13	54397.58
	STEP J	26.7985	2143.88	4645.08	55740.95
	STEP K	27.4603	2196.83	4759.79	57117.50
	STEP L	28.1385	2251.08	4877.34	58528.04
	STEP M	28.8334	2306.67	4997.78	59973.41
	STEP N	29.5454	2363.63	5121.21	61454.48
	STEP O	30.2751	2422.00	5247.68	62972.12

CITY OF ROSEVILLE **SALARY SCHEDULE - B**

Effective Date: 06/22/2019

	IBEW-B				
Title	Step	Hourly	Bi-weekly	Monthly	Annual
B221 PLANT & EQUIPMENT MECHANIC I					
	STEP A	26.0341	2082.73	4512.59	54151.03
	STEP B	26.6771	2134.17	4624.03	55488.31
	STEP C	27.3359	2186.87	4738.22	56858.61
	STEP D	28.0109	2240.88	4855.23	58262.76
	STEP E	28.7027	2296.21	4975.13	59701.58
	STEP F	29.4115	2352.92	5097.99	61175.94
	STEP G	30.1378	2411.03	5223.89	62686.70
	STEP H	30.8821	2470.57	5352.90	64234.77
	STEP I	31.6447	2531.58	5485.09	65821.08
	STEP J	32.4262	2594.10	5620.55	67446.56
	STEP K	33.2270	2658.16	5759.35	69112.17
	STEP L	34.0476	2723.80	5901.58	70818.93
	STEP M	34.8884	2791.07	6047.32	72567.83
	STEP N	35.7500	2860.00	6196.66	74359.92
	STEP O	36.6328	2930.63	6349.69	76196.27
B222 PLANT & EQUIPMENT MECHANIC II					
	STEP A	28.6376	2291.00	4963.84	59566.13
	STEP B	29.3448	2347.58	5086.43	61037.14
	STEP C	30.0695	2405.56	5212.04	62544.48
	STEP D	30.8120	2464.96	5340.75	64089.04
	STEP E	31.5730	2525.84	5472.65	65671.74
	STEP F	32.3527	2588.21	5607.79	67293.53
	STEP G	33.1516	2652.13	5746.28	68955.37
	STEP H	33.9703	2717.63	5888.19	70658.25
	STEP I	34.8092	2784.74	6033.60	72403.19
	STEP J	35.6689	2853.51	6182.60	74191.21
	STEP K	36.5497	2923.98	6335.28	76023.39
	STEP L	37.4523	2996.19	6491.74	77900.82
	STEP M	38.3772	3070.18	6652.05	79824.61
	STEP N	39.3250	3146.00	6816.33	81795.91
	STEP O	40.2961	3223.69	6984.66	83815.90

CITY OF ROSEVILLE **SALARY SCHEDULE - B**

Effective Date: 06/22/2019

Title	IBEW-B				
	Step	Hourly	Bi-weekly	Monthly	Annual
B223 PREDICTIVE MAINTENANCE TECH I					
	STEP A	31.3239	2505.91	5429.47	65153.62
	STEP B	32.0974	2567.79	5563.55	66762.61
	STEP C	32.8901	2631.21	5700.95	68411.34
	STEP D	33.7023	2696.18	5841.73	70100.79
	STEP E	34.5346	2762.77	5986.00	71831.96
	STEP F	35.3874	2831.00	6133.82	73605.87
	STEP G	36.2613	2900.91	6285.30	75423.60
	STEP H	37.1568	2972.55	6440.52	77286.22
	STEP I	38.0744	3045.96	6599.57	79194.83
	STEP J	39.0147	3121.18	6762.55	81150.58
	STEP K	39.9782	3198.25	6929.55	83154.62
	STEP L	40.9655	3277.24	7100.68	85208.16
	STEP M	41.9771	3358.17	7276.03	87312.41
	STEP N	43.0138	3441.10	7455.72	89468.63
	STEP O	44.0760	3526.08	7639.84	91678.09
B224 PREDICTIVE MAINTENANCE TECH II					
	STEP A	34.4562	2756.49	5972.40	71668.86
	STEP B	35.3071	2824.57	6119.90	73438.75
	STEP C	36.1790	2894.32	6271.03	75252.35
	STEP D	37.0725	2965.80	6425.89	77110.74
	STEP E	37.9880	3039.04	6584.58	79015.02
	STEP F	38.9261	3114.09	6747.19	80966.32
	STEP G	39.8874	3190.99	6913.82	82965.82
	STEP H	40.8724	3269.80	7084.56	85014.69
	STEP I	41.8818	3350.54	7259.51	87114.17
	STEP J	42.9161	3433.29	7438.79	89265.49
	STEP K	43.9759	3518.07	7622.49	91469.93
	STEP L	45.0619	3604.95	7810.73	93728.82
	STEP M	46.1748	3693.98	8003.62	96043.49
	STEP N	47.3151	3785.20	8201.28	98415.32
	STEP O	48.4835	3878.68	8403.81	100845.73

CITY OF ROSEVILLE **SALARY SCHEDULE - B**

Effective Date: 06/22/2019

IBEW-B					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
B225 PREVENTATIVE MAINT TECH I					
	STEP A	27.2381	2179.05	4721.28	56655.34
	STEP B	27.9108	2232.86	4837.87	58054.46
	STEP C	28.6001	2288.01	4957.35	59488.14
	STEP D	29.3064	2344.51	5079.77	60957.22
	STEP E	30.0301	2402.41	5205.22	62462.59
	STEP F	30.7717	2461.74	5333.76	64005.13
	STEP G	31.5316	2522.53	5465.48	65585.76
	STEP H	32.3103	2584.82	5600.45	67205.42
	STEP I	33.1082	2648.66	5738.76	68865.09
	STEP J	33.9258	2714.07	5880.48	70565.74
	STEP K	34.7636	2781.09	6025.70	72308.39
	STEP L	35.6222	2849.77	6174.51	74094.07
	STEP M	36.5019	2920.15	6326.99	75923.86
	STEP N	37.4033	2992.26	6483.24	77798.83
	STEP O	38.3270	3066.16	6643.34	79720.10
B226 PREVENTATIVE MAINT TECH II					
	STEP A	29.9620	2396.96	5193.41	62320.97
	STEP B	30.7019	2456.15	5321.67	63860.02
	STEP C	31.4601	2516.81	5453.09	65437.06
	STEP D	32.2370	2578.96	5587.75	67053.06
	STEP E	33.0332	2642.65	5725.75	68708.96
	STEP F	33.8489	2707.91	5867.15	70405.76
	STEP G	34.6848	2774.79	6012.04	72144.45
	STEP H	35.5414	2843.31	6160.51	73926.09
	STEP I	36.4191	2913.53	6312.64	75751.72
	STEP J	37.3185	2985.48	6468.54	77622.44
	STEP K	38.2401	3059.21	6628.28	79539.36
	STEP L	39.1844	3134.75	6791.97	81503.62
	STEP M	40.1521	3212.17	6959.70	83516.38
	STEP N	41.1437	3291.49	7131.57	85578.85
	STEP O	42.1597	3372.78	7307.69	87692.26

CITY OF ROSEVILLE **SALARY SCHEDULE - B**

Effective Date: 06/22/2019

IBEW-B					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
B227 PREVENTATIVE MAINT COORD					
	STEP A	31.8912	2551.29	5527.80	66333.60
	STEP B	32.6787	2614.30	5664.31	67971.73
	STEP C	33.4857	2678.86	5804.19	69650.32
	STEP D	34.3127	2745.01	5947.53	71370.36
	STEP E	35.1600	2812.80	6094.41	73132.88
	STEP F	36.0283	2882.27	6244.91	74938.93
	STEP G	36.9181	2953.45	6399.13	76789.58
	STEP H	37.8298	3026.38	6557.16	78685.93
	STEP I	38.7640	3101.12	6719.09	80629.11
	STEP J	39.7213	3177.70	6885.02	82620.27
	STEP K	40.7022	3256.18	7055.05	84660.61
	STEP L	41.7074	3336.59	7229.28	86751.34
	STEP M	42.7374	3418.99	7407.81	88893.70
	STEP N	43.7928	3503.42	7590.75	91088.97
	STEP O	44.8743	3589.94	7778.20	93338.45
B228 PWR ENGINEER I					
	STEP A	44.9402	3595.22	7789.63	93475.61
	STEP B	46.0500	3684.00	7982.00	95784.03
	STEP C	47.1872	3774.98	8179.12	98149.46
	STEP D	48.3525	3868.20	8381.11	100573.30
	STEP E	49.5466	3963.73	8588.08	103056.99
	STEP F	50.7702	4061.62	8800.17	105602.03
	STEP G	52.0240	4161.92	9017.49	108209.91
	STEP H	53.3087	4264.70	9240.18	110882.20
	STEP I	54.6252	4370.02	9468.37	113620.48
	STEP J	55.9742	4477.94	9702.20	116426.38
	STEP K	57.3565	4588.52	9941.80	119301.58
	STEP L	58.7730	4701.84	10187.31	122247.78
	STEP M	60.2244	4817.95	10438.89	125266.74
	STEP N	61.7117	4936.93	10696.69	128360.25
	STEP O	63.2357	5058.85	10960.85	131530.16

CITY OF ROSEVILLE **SALARY SCHEDULE - B**

Effective Date: 06/22/2019

	IBEW-B				
Title	Step	Hourly	Bi-weekly	Monthly	Annual
B229 PWR ENGINEER II					
	STEP A	49.4342	3954.74	8568.60	102823.17
	STEP B	50.6550	4052.40	8780.20	105362.43
	STEP C	51.9060	4152.48	8997.03	107964.40
	STEP D	53.1878	4255.02	9219.22	110630.63
	STEP E	54.5013	4360.10	9446.89	113362.69
	STEP F	55.8472	4467.78	9680.19	116162.23
	STEP G	57.2264	4578.11	9919.24	119030.90
	STEP H	58.6396	4691.17	10164.20	121970.42
	STEP I	60.0878	4807.02	10415.21	124982.53
	STEP J	61.5716	4925.73	10672.42	128069.02
	STEP K	63.0922	5047.37	10935.98	131231.74
	STEP L	64.6503	5172.02	11206.05	134472.56
	STEP M	66.2468	5299.75	11482.78	137793.41
	STEP N	67.8828	5430.63	11766.36	141196.27
	STEP O	69.5592	5564.74	12056.93	144683.17
B230 PWR PLANT ENGINEER I					
	STEP A	44.9402	3595.22	7789.63	93475.61
	STEP B	46.0500	3684.00	7982.00	95784.03
	STEP C	47.1872	3774.98	8179.12	98149.46
	STEP D	48.3525	3868.20	8381.11	100573.30
	STEP E	49.5466	3963.73	8588.08	103056.99
	STEP F	50.7702	4061.62	8800.17	105602.03
	STEP G	52.0240	4161.92	9017.49	108209.91
	STEP H	53.3087	4264.70	9240.18	110882.20
	STEP I	54.6252	4370.02	9468.37	113620.48
	STEP J	55.9742	4477.94	9702.20	116426.38
	STEP K	57.3565	4588.52	9941.80	119301.58
	STEP L	58.7730	4701.84	10187.31	122247.78
	STEP M	60.2244	4817.95	10438.89	125266.74
	STEP N	61.7117	4936.93	10696.69	128360.25
	STEP O	63.2357	5058.85	10960.85	131530.16

CITY OF ROSEVILLE **SALARY SCHEDULE - B**

Effective Date: 06/22/2019

Title	IBEW-B	Hourly	Bi-weekly	Monthly	Annual
	Step				
B231 PWR PLANT ENGINEER II					
	STEP A	49.4342	3954.74	8568.60	102823.17
	STEP B	50.6550	4052.40	8780.20	105362.43
	STEP C	51.9060	4152.48	8997.03	107964.40
	STEP D	53.1878	4255.02	9219.22	110630.63
	STEP E	54.5013	4360.10	9446.89	113362.69
	STEP F	55.8472	4467.78	9680.19	116162.23
	STEP G	57.2264	4578.11	9919.24	119030.90
	STEP H	58.6396	4691.17	10164.20	121970.42
	STEP I	60.0878	4807.02	10415.21	124982.53
	STEP J	61.5716	4925.73	10672.42	128069.02
	STEP K	63.0922	5047.37	10935.98	131231.74
	STEP L	64.6503	5172.02	11206.05	134472.56
	STEP M	66.2468	5299.75	11482.78	137793.41
	STEP N	67.8828	5430.63	11766.36	141196.27
	STEP O	69.5592	5564.74	12056.93	144683.17
B232 PWR PLANT MECHANIC					
	STEP A	43.6907	3495.26	7573.06	90876.75
	STEP B	44.7697	3581.58	7760.08	93120.99
	STEP C	45.8753	3670.03	7951.72	95420.65
	STEP D	47.0082	3760.66	8148.09	97777.10
	STEP E	48.1691	3853.53	8349.31	100191.75
	STEP F	49.3587	3948.69	8555.50	102666.02
	STEP G	50.5776	4046.21	8766.78	105201.40
	STEP H	51.8266	4146.13	8983.28	107799.39
	STEP I	53.1065	4248.52	9205.13	110461.54
	STEP J	54.4180	4353.44	9432.45	113189.43
	STEP K	55.7619	4460.95	9665.39	115984.69
	STEP L	57.1389	4571.11	9904.08	118848.98
	STEP M	58.5500	4684.00	10148.67	121784.00
	STEP N	59.9959	4799.67	10399.29	124791.51
	STEP O	61.4775	4918.20	10656.11	127873.28

CITY OF ROSEVILLE **SALARY SCHEDULE - B**

Effective Date: 06/22/2019

IBEW-B					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
B233 POWER PLANT OPERATOR TECH I					
	STEP A	42.4529	3396.23	7358.50	88302.05
	STEP B	43.5013	3480.10	7540.23	90482.70
	STEP C	44.5756	3566.05	7726.43	92717.21
	STEP D	45.6764	3654.11	7917.24	95006.90
	STEP E	46.8044	3744.35	8112.76	97353.13
	STEP F	47.9602	3836.82	8313.11	99757.31
	STEP G	49.1446	3931.57	8518.40	102220.85
	STEP H	50.3583	4028.66	8728.77	104745.24
	STEP I	51.6019	4128.15	8944.33	107331.96
	STEP J	52.8762	4230.10	9165.21	109982.57
	STEP K	54.1820	4334.56	9391.55	112698.63
	STEP L	55.5201	4441.61	9623.48	115481.77
	STEP M	56.8912	4551.29	9861.14	118333.64
	STEP N	58.2961	4663.69	10104.66	121255.94
	STEP O	59.7358	4778.86	10354.20	124250.40
B234 POWER PLANT OPERATOR TECH II					
	STEP A	46.6982	3735.86	8094.35	97132.25
	STEP B	47.8514	3828.11	8294.25	99530.97
	STEP C	49.0331	3922.65	8499.08	101988.93
	STEP D	50.2440	4019.52	8708.97	104507.59
	STEP E	51.4848	4118.79	8924.04	107088.45
	STEP F	52.7563	4220.50	9144.42	109733.04
	STEP G	54.0591	4324.73	9370.24	112442.94
	STEP H	55.3941	4431.53	9601.65	115219.76
	STEP I	56.7621	4540.97	9838.76	118065.16
	STEP J	58.1639	4653.11	10081.74	120980.83
	STEP K	59.6002	4768.02	10330.71	123968.50
	STEP L	61.0721	4885.77	10585.83	127029.95
	STEP M	62.5803	5006.42	10847.25	130167.00
	STEP N	64.1257	5130.06	11115.13	133381.53
	STEP O	65.7093	5256.75	11389.62	136675.44

CITY OF ROSEVILLE **SALARY SCHEDULE - B**

Effective Date: 06/22/2019

	IBEW-B				
Title	Step	Hourly	Bi-weekly	Monthly	Annual
B235 SCADA SYSTEM TECHNICIAN					
	STEP A	34.4562	2756.49	5972.40	71668.86
	STEP B	35.3071	2824.57	6119.90	73438.75
	STEP C	36.1790	2894.32	6271.03	75252.35
	STEP D	37.0725	2965.80	6425.89	77110.74
	STEP E	37.9880	3039.04	6584.58	79015.02
	STEP F	38.9261	3114.09	6747.19	80966.32
	STEP G	39.8874	3190.99	6913.82	82965.82
	STEP H	40.8724	3269.80	7084.56	85014.69
	STEP I	41.8818	3350.54	7259.51	87114.17
	STEP J	42.9161	3433.29	7438.79	89265.49
	STEP K	43.9759	3518.07	7622.49	91469.93
	STEP L	45.0619	3604.95	7810.73	93728.82
	STEP M	46.1748	3693.98	8003.62	96043.49
	STEP N	47.3151	3785.20	8201.28	98415.32
	STEP O	48.4835	3878.68	8403.81	100845.73
B236 SR ELECTRIC LINE TECHNICIAN					
	STEP A	51.1970	4095.76	8874.15	106489.76
	STEP B	52.4613	4196.91	9093.30	109119.57
	STEP C	53.7569	4300.55	9317.86	111814.32
	STEP D	55.0844	4406.75	9547.97	114575.62
	STEP E	56.4448	4515.58	9783.76	117405.11
	STEP F	57.8387	4627.10	10025.37	120304.47
	STEP G	59.2670	4741.36	10272.95	123275.44
	STEP H	60.7307	4858.45	10526.65	126319.78
	STEP I	62.2304	4978.43	10786.61	129439.29
	STEP J	63.7672	5101.38	11052.99	132635.85
	STEP K	65.3420	5227.36	11325.95	135911.35
	STEP L	66.9556	5356.45	11605.64	139267.73
	STEP M	68.6091	5488.73	11892.25	142707.00
	STEP N	70.3035	5624.28	12185.93	146231.21
	STEP O	72.0396	5763.17	12486.87	149842.45

CITY OF ROSEVILLE SALARY SCHEDULE - B

Effective Date: 06/22/2019

IBEW-B					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
B237 SR ELECTRIC MATERIALS TECH					
	STEP A	36.3840	2910.72	6306.56	75678.77
	STEP B	37.2825	2982.60	6462.31	77547.68
	STEP C	38.2032	3056.26	6621.90	79462.76
	STEP D	39.1467	3131.74	6785.43	81425.12
	STEP E	40.1134	3209.07	6953.00	83435.95
	STEP F	41.1041	3288.32	7124.70	85496.43
	STEP G	42.1191	3369.53	7300.65	87607.80
	STEP H	43.1593	3452.74	7480.94	89771.31
	STEP I	44.2251	3538.01	7665.69	91988.25
	STEP J	45.3173	3625.38	7854.99	94259.93
	STEP K	46.4364	3714.91	8048.98	96587.72
	STEP L	47.5832	3806.65	8247.75	98972.99
	STEP M	48.7583	3900.66	8451.43	101417.17
	STEP N	49.9624	3996.99	8660.14	103921.71
	STEP O	51.1962	4095.70	8874.01	106488.10
B238 SR ELECTRIC METERING TECH					
	STEP A	51.4879	4119.03	8924.56	107094.75
	STEP B	52.7594	4220.75	9144.96	109739.50
	STEP C	54.0623	4324.98	9370.80	112449.56
	STEP D	55.3974	4431.79	9602.21	115226.55
	STEP E	56.7654	4541.24	9839.34	118072.12
	STEP F	58.1673	4653.38	10082.33	120987.95
	STEP G	59.6037	4768.30	10331.32	123975.80
	STEP H	61.0757	4886.06	10586.45	127037.43
	STEP I	62.5840	5006.72	10847.89	130174.67
	STEP J	64.1295	5130.36	11115.78	133389.39
	STEP K	65.7132	5257.06	11390.29	136683.49
	STEP L	67.3360	5386.88	11671.58	140058.94
	STEP M	68.9989	5519.91	11959.81	143517.76
	STEP N	70.7029	5656.23	12255.17	147061.98
	STEP O	72.4489	5795.91	12557.81	150693.74

CITY OF ROSEVILLE **SALARY SCHEDULE - B**

Effective Date: 06/22/2019

	IBEW-B				
Title	Step	Hourly	Bi-weekly	Monthly	Annual
B239 SR ELECTRIC SUBSTATION TECH					
	STEP A	51.4879	4119.03	8924.56	107094.75
	STEP B	52.7594	4220.75	9144.96	109739.50
	STEP C	54.0623	4324.98	9370.80	112449.56
	STEP D	55.3974	4431.79	9602.21	115226.55
	STEP E	56.7654	4541.24	9839.34	118072.12
	STEP F	58.1673	4653.38	10082.33	120987.95
	STEP G	59.6037	4768.30	10331.32	123975.80
	STEP H	61.0757	4886.06	10586.45	127037.43
	STEP I	62.5840	5006.72	10847.89	130174.67
	STEP J	64.1295	5130.36	11115.78	133389.39
	STEP K	65.7132	5257.06	11390.29	136683.49
	STEP L	67.3360	5386.88	11671.58	140058.94
	STEP M	68.9989	5519.91	11959.81	143517.76
	STEP N	70.7029	5656.23	12255.17	147061.98
	STEP O	72.4489	5795.91	12557.81	150693.74
B240 SR ELECTRIC SYSTEM DISPATCHER					
	STEP A	56.3166	4505.33	9761.54	117138.54
	STEP B	57.7074	4616.59	10002.61	120031.32
	STEP C	59.1325	4730.60	10249.63	122995.54
	STEP D	60.5928	4847.42	10502.75	126032.96
	STEP E	62.0891	4967.13	10762.12	129145.40
	STEP F	63.6224	5089.80	11027.89	132334.70
	STEP G	65.1936	5215.49	11300.23	135602.75
	STEP H	66.8036	5344.29	11579.29	138951.52
	STEP I	68.4534	5476.27	11865.25	142382.98
	STEP J	70.1438	5611.51	12158.27	145899.19
	STEP K	71.8761	5750.09	12458.52	149502.22
	STEP L	73.6511	5892.09	12766.19	153194.24
	STEP M	75.4699	6037.59	13081.45	156977.43
	STEP N	77.3337	6186.69	13404.50	160854.06
	STEP O	79.2435	6339.48	13735.53	164826.41

CITY OF ROSEVILLE
SALARY SCHEDULE - B

Effective Date: 06/22/2019

Title	IBEW-B				
	Step	Hourly	Bi-weekly	Monthly	Annual
B241 SR ELECTRONIC TECHNICIAN					
	STEP A	37.9018	3032.15	6569.65	78835.81
	STEP B	38.8378	3107.03	6731.89	80782.69
	STEP C	39.7969	3183.76	6898.14	82777.65
	STEP D	40.7797	3262.38	7068.49	84821.88
	STEP E	41.7868	3342.95	7243.05	86916.59
	STEP F	42.8188	3425.50	7421.92	89063.03
	STEP G	43.8762	3510.10	7605.21	91262.47
	STEP H	44.9597	3596.78	7793.02	93516.24
	STEP I	46.0700	3685.60	7985.47	95825.66
	STEP J	47.2077	3776.62	8182.68	98192.11
	STEP K	48.3736	3869.88	8384.75	100617.00
	STEP L	49.5682	3965.45	8591.81	103101.78
	STEP M	50.7923	4063.38	8803.99	105647.92
	STEP N	52.0466	4163.73	9021.41	108256.94
	STEP O	53.3319	4266.55	9244.20	110930.39
B242 SR PLANT & EQUIP MECHANIC					
	STEP A	31.5013	2520.11	5460.23	65522.74
	STEP B	32.2793	2582.34	5595.07	67140.85
	STEP C	33.0764	2646.11	5733.24	68798.92
	STEP D	33.8932	2711.46	5874.83	70497.94
	STEP E	34.7302	2778.42	6019.91	72238.91
	STEP F	35.5879	2847.03	6168.57	74022.88
	STEP G	36.4668	2917.34	6320.91	75850.91
	STEP H	37.3673	2989.39	6477.01	77724.08
	STEP I	38.2901	3063.21	6636.96	79643.50
	STEP J	39.2357	3138.86	6800.86	81610.33
	STEP K	40.2047	3216.37	6968.81	83625.73
	STEP L	41.1975	3295.80	7140.91	85690.90
	STEP M	42.2149	3377.20	7317.26	87807.07
	STEP N	43.2575	3460.60	7497.96	89975.50
	STEP O	44.3257	3546.06	7683.12	92197.49

CITY OF ROSEVILLE **SALARY SCHEDULE - B**

Effective Date: 06/22/2019

IBEW-B					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
B243 SR POWER PLANT OPERATOR TECH					
	STEP A	51.3680	4109.44	8903.79	106845.48
	STEP B	52.6366	4210.93	9123.67	109484.07
	STEP C	53.9365	4314.92	9348.99	112187.82
	STEP D	55.2684	4421.47	9579.86	114958.35
	STEP E	56.6333	4530.67	9816.44	117797.29
	STEP F	58.0319	4642.55	10058.86	120706.34
	STEP G	59.4650	4757.20	10307.27	123687.23
	STEP H	60.9335	4874.68	10561.81	126741.74
	STEP I	62.4383	4995.06	10822.64	129871.68
	STEP J	63.9802	5118.42	11089.91	133078.91
	STEP K	65.5603	5244.82	11363.78	136365.35
	STEP L	67.1793	5374.34	11644.41	139732.94
	STEP M	68.8383	5507.07	11931.98	143183.70
	STEP N	70.5383	5643.06	12226.64	146719.68
	STEP O	72.2803	5782.42	12528.58	150342.98
B244 SR PREVENTATIVE MAINT TECH					
	STEP A	37.9018	3032.15	6569.65	78835.81
	STEP B	38.8378	3107.03	6731.89	80782.69
	STEP C	39.7969	3183.76	6898.14	82777.65
	STEP D	40.7797	3262.38	7068.49	84821.88
	STEP E	41.7868	3342.95	7243.05	86916.59
	STEP F	42.8188	3425.50	7421.92	89063.03
	STEP G	43.8762	3510.10	7605.21	91262.47
	STEP H	44.9597	3596.78	7793.02	93516.24
	STEP I	46.0700	3685.60	7985.47	95825.66
	STEP J	47.2077	3776.62	8182.68	98192.11
	STEP K	48.3736	3869.88	8384.75	100617.00
	STEP L	49.5682	3965.45	8591.81	103101.78
	STEP M	50.7923	4063.38	8803.99	105647.92
	STEP N	52.0466	4163.73	9021.41	108256.94
	STEP O	53.3319	4266.55	9244.20	110930.39

CITY OF ROSEVILLE
SALARY SCHEDULE - B

Effective Date: 06/22/2019

Title	IBEW-B Step	Hourly	Bi-weekly	Monthly	Annual
B9559 SR SCADA SYSTEM TECHNICIAN					
	STEP A	37.9018	3032.14	6569.64	78835.65
	STEP B	38.8378	3107.02	6731.88	80782.52
	STEP C	39.7969	3183.75	6898.12	82777.48
	STEP D	40.7797	3262.37	7068.48	84821.70
	STEP E	41.7867	3342.94	7243.03	86916.41
	STEP F	42.8187	3425.49	7421.90	89062.84
	STEP G	43.8761	3510.09	7605.19	91262.29
	STEP H	44.9596	3596.77	7793.00	93516.05
	STEP I	46.0699	3685.59	7985.46	95825.46
	STEP J	47.2076	3776.61	8182.66	98191.91
	STEP K	48.3735	3869.88	8384.73	100616.80
	STEP L	49.5681	3965.45	8591.80	103101.57
	STEP M	50.7922	4063.37	8803.98	105647.70
	STEP N	52.0465	4163.72	9021.39	108256.72
	STEP O	53.3318	4266.54	9244.18	110930.16
B245 SR WATER DISTRIBUTION WORKER					
	STEP A	27.8162	2225.30	4821.47	57857.67
	STEP B	28.5031	2280.25	4940.54	59286.49
	STEP C	29.2070	2336.56	5062.55	60750.59
	STEP D	29.9283	2394.26	5187.57	62250.85
	STEP E	30.6674	2453.39	5315.68	63788.16
	STEP F	31.4247	2513.98	5446.95	65363.44
	STEP G	32.2008	2576.06	5581.47	66977.61
	STEP H	32.9960	2639.68	5719.30	68631.65
	STEP I	33.8108	2704.87	5860.54	70326.54
	STEP J	34.6458	2771.66	6005.27	72063.28
	STEP K	35.5014	2840.11	6153.58	73842.91
	STEP L	36.3781	2910.25	6305.54	75666.49
	STEP M	37.2765	2982.12	6461.26	77535.11
	STEP N	38.1971	3055.76	6620.82	79449.87
	STEP O	39.1403	3131.23	6784.33	81411.91

CITY OF ROSEVILLE **SALARY SCHEDULE - B**

Effective Date: 06/22/2019

IBEW-B					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
B246 SR WSTWTR UTILITY MAINT WKR					
	STEP A	27.8162	2225.30	4821.47	57857.67
	STEP B	28.5031	2280.25	4940.54	59286.49
	STEP C	29.2070	2336.56	5062.55	60750.59
	STEP D	29.9283	2394.26	5187.57	62250.85
	STEP E	30.6674	2453.39	5315.68	63788.16
	STEP F	31.4247	2513.98	5446.95	65363.44
	STEP G	32.2008	2576.06	5581.47	66977.61
	STEP H	32.9960	2639.68	5719.30	68631.65
	STEP I	33.8108	2704.87	5860.54	70326.54
	STEP J	34.6458	2771.66	6005.27	72063.28
	STEP K	35.5014	2840.11	6153.58	73842.91
	STEP L	36.3781	2910.25	6305.54	75666.49
	STEP M	37.2765	2982.12	6461.26	77535.11
	STEP N	38.1971	3055.76	6620.82	79449.87
	STEP O	39.1403	3131.23	6784.33	81411.91
B247 TRAFFIC SIGNAL MAINT WKR I					
	STEP A	25.2310	2018.48	4373.37	52480.48
	STEP B	25.8541	2068.33	4481.38	53776.51
	STEP C	26.4926	2119.41	4592.05	55104.54
	STEP D	27.1468	2171.74	4705.45	56465.37
	STEP E	27.8172	2225.38	4821.65	57859.80
	STEP F	28.5042	2280.33	4940.72	59288.67
	STEP G	29.2081	2336.65	5062.74	60752.83
	STEP H	29.9294	2394.35	5187.76	62253.15
	STEP I	30.6685	2453.48	5315.88	63790.51
	STEP J	31.4259	2514.07	5447.15	65365.85
	STEP K	32.2020	2576.16	5581.67	66980.08
	STEP L	32.9972	2639.78	5719.52	68634.18
	STEP M	33.8121	2704.97	5860.76	70329.13
	STEP N	34.6471	2771.77	6005.49	72065.94
	STEP O	35.5027	2840.22	6153.80	73845.63

CITY OF ROSEVILLE **SALARY SCHEDULE - B**

Effective Date: 06/22/2019

Title	IBEW-B				
	Step	Hourly	Bi-weekly	Monthly	Annual
B248 TRAFFIC SIGNAL MAINT WKR II					
	STEP A	27.7541	2220.33	4810.72	57728.58
	STEP B	28.4395	2275.16	4929.52	59154.21
	STEP C	29.1419	2331.35	5051.25	60615.05
	STEP D	29.8615	2388.92	5176.00	62111.96
	STEP E	30.5990	2447.92	5303.82	63645.84
	STEP F	31.3546	2508.37	5434.80	65217.60
	STEP G	32.1289	2570.31	5569.01	66828.18
	STEP H	32.9224	2633.79	5706.54	68478.52
	STEP I	33.7354	2698.83	5847.47	70169.63
	STEP J	34.5685	2765.48	5991.87	71902.50
	STEP K	35.4222	2833.78	6139.85	73678.16
	STEP L	36.2970	2903.76	6291.47	75497.67
	STEP M	37.1933	2975.47	6446.84	77362.11
	STEP N	38.1118	3048.95	6606.05	79272.60
	STEP O	39.0530	3124.24	6769.19	81230.27
B249 WATER CONSERVATION SPECIALIST					
	STEP A	27.8162	2225.30	4821.47	57857.67
	STEP B	28.5031	2280.25	4940.54	59286.49
	STEP C	29.2070	2336.56	5062.55	60750.59
	STEP D	29.9283	2394.26	5187.57	62250.85
	STEP E	30.6674	2453.39	5315.68	63788.16
	STEP F	31.4247	2513.98	5446.95	65363.44
	STEP G	32.2008	2576.06	5581.47	66977.61
	STEP H	32.9960	2639.68	5719.30	68631.65
	STEP I	33.8108	2704.87	5860.54	70326.54
	STEP J	34.6458	2771.66	6005.27	72063.28
	STEP K	35.5014	2840.11	6153.58	73842.91
	STEP L	36.3781	2910.25	6305.54	75666.49
	STEP M	37.2765	2982.12	6461.26	77535.11
	STEP N	38.1971	3055.76	6620.82	79449.87
	STEP O	39.1403	3131.23	6784.33	81411.91

CITY OF ROSEVILLE **SALARY SCHEDULE - B**

Effective Date: 06/22/2019

	IBEW-B				
Title	Step	Hourly	Bi-weekly	Monthly	Annual
B250 WATER CONSERVATION WORKER I					
	STEP A	21.1713	1693.70	3669.69	44036.30
	STEP B	21.6941	1735.53	3760.32	45123.80
	STEP C	22.2299	1778.39	3853.18	46238.15
	STEP D	22.7789	1822.31	3948.33	47380.02
	STEP E	23.3414	1867.31	4045.84	48550.09
	STEP F	23.9178	1913.43	4145.75	49749.05
	STEP G	24.5085	1960.68	4248.14	50977.62
	STEP H	25.1137	2009.10	4353.04	52236.54
	STEP I	25.7339	2058.71	4460.54	53526.54
	STEP J	26.3694	2109.55	4570.70	54848.40
	STEP K	27.0206	2161.65	4683.58	56202.90
	STEP L	27.6879	2215.03	4799.24	57590.85
	STEP M	28.3717	2269.73	4917.76	59013.08
	STEP N	29.0723	2325.79	5039.20	60470.43
	STEP O	29.7903	2383.22	5163.65	61963.78
B251 WATER CONSERVATION WORKER II					
	STEP A	25.2310	2018.48	4373.37	52480.48
	STEP B	25.8541	2068.33	4481.38	53776.51
	STEP C	26.4926	2119.41	4592.05	55104.54
	STEP D	27.1468	2171.74	4705.45	56465.37
	STEP E	27.8172	2225.38	4821.65	57859.80
	STEP F	28.5042	2280.33	4940.72	59288.67
	STEP G	29.2081	2336.65	5062.74	60752.83
	STEP H	29.9294	2394.35	5187.76	62253.15
	STEP I	30.6685	2453.48	5315.88	63790.51
	STEP J	31.4259	2514.07	5447.15	65365.85
	STEP K	32.2020	2576.16	5581.67	66980.08
	STEP L	32.9972	2639.78	5719.52	68634.18
	STEP M	33.8121	2704.97	5860.76	70329.13
	STEP N	34.6471	2771.77	6005.49	72065.94
	STEP O	35.5027	2840.22	6153.80	73845.63

CITY OF ROSEVILLE
SALARY SCHEDULE - B

Effective Date: 06/22/2019

IBEW-B					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
B252 WATER DISTRIBUTION WORKER I					
	STEP A	21.1713	1693.70	3669.69	44036.30
	STEP B	21.6941	1735.53	3760.32	45123.80
	STEP C	22.2299	1778.39	3853.18	46238.15
	STEP D	22.7789	1822.31	3948.33	47380.02
	STEP E	23.3414	1867.31	4045.84	48550.09
	STEP F	23.9178	1913.43	4145.75	49749.05
	STEP G	24.5085	1960.68	4248.14	50977.62
	STEP H	25.1137	2009.10	4353.04	52236.54
	STEP I	25.7339	2058.71	4460.54	53526.54
	STEP J	26.3694	2109.55	4570.70	54848.40
	STEP K	27.0206	2161.65	4683.58	56202.90
	STEP L	27.6879	2215.03	4799.24	57590.85
	STEP M	28.3717	2269.73	4917.76	59013.08
	STEP N	29.0723	2325.79	5039.20	60470.43
	STEP O	29.7903	2383.22	5163.65	61963.78
B253 WATER DISTRIBUTION WORKER II					
	STEP A	25.2310	2018.48	4373.37	52480.48
	STEP B	25.8541	2068.33	4481.38	53776.51
	STEP C	26.4926	2119.41	4592.05	55104.54
	STEP D	27.1468	2171.74	4705.45	56465.37
	STEP E	27.8172	2225.38	4821.65	57859.80
	STEP F	28.5042	2280.33	4940.72	59288.67
	STEP G	29.2081	2336.65	5062.74	60752.83
	STEP H	29.9294	2394.35	5187.76	62253.15
	STEP I	30.6685	2453.48	5315.88	63790.51
	STEP J	31.4259	2514.07	5447.15	65365.85
	STEP K	32.2020	2576.16	5581.67	66980.08
	STEP L	32.9972	2639.78	5719.52	68634.18
	STEP M	33.8121	2704.97	5860.76	70329.13
	STEP N	34.6471	2771.77	6005.49	72065.94
	STEP O	35.5027	2840.22	6153.80	73845.63

CITY OF ROSEVILLE **SALARY SCHEDULE - B**

Effective Date: 06/22/2019

IBEW-B					
Title	Step	Hourly	Bi-weekly	Monthly	Annual
B254 WSTWTR UTILITY MAINT WKR I					
	STEP A	21.1713	1693.70	3669.69	44036.30
	STEP B	21.6941	1735.53	3760.32	45123.80
	STEP C	22.2299	1778.39	3853.18	46238.15
	STEP D	22.7789	1822.31	3948.33	47380.02
	STEP E	23.3414	1867.31	4045.84	48550.09
	STEP F	23.9178	1913.43	4145.75	49749.05
	STEP G	24.5085	1960.68	4248.14	50977.62
	STEP H	25.1137	2009.10	4353.04	52236.54
	STEP I	25.7339	2058.71	4460.54	53526.54
	STEP J	26.3694	2109.55	4570.70	54848.40
	STEP K	27.0206	2161.65	4683.58	56202.90
	STEP L	27.6879	2215.03	4799.24	57590.85
	STEP M	28.3717	2269.73	4917.76	59013.08
	STEP N	29.0723	2325.79	5039.20	60470.43
	STEP O	29.7903	2383.22	5163.65	61963.78
B255 WSTWTR UTILITY MAINT WKR II					
	STEP A	25.2310	2018.48	4373.37	52480.48
	STEP B	25.8541	2068.33	4481.38	53776.51
	STEP C	26.4926	2119.41	4592.05	55104.54
	STEP D	27.1468	2171.74	4705.45	56465.37
	STEP E	27.8172	2225.38	4821.65	57859.80
	STEP F	28.5042	2280.33	4940.72	59288.67
	STEP G	29.2081	2336.65	5062.74	60752.83
	STEP H	29.9294	2394.35	5187.76	62253.15
	STEP I	30.6685	2453.48	5315.88	63790.51
	STEP J	31.4259	2514.07	5447.15	65365.85
	STEP K	32.2020	2576.16	5581.67	66980.08
	STEP L	32.9972	2639.78	5719.52	68634.18
	STEP M	33.8121	2704.97	5860.76	70329.13
	STEP N	34.6471	2771.77	6005.49	72065.94
	STEP O	35.5027	2840.22	6153.80	73845.63



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
CMO140325001	Assistant City Manager	Assistant City Manager	1.000	0.000	1.000
CMO140325002	Assistant City Manager	Assistant City Manager	1.000	0.000	1.000
CMO141240001	City Manager	City Manager	1.000	0.000	1.000
CMO142540001	Environmental Coordinator	Environmental Coordinator	1.000	0.000	1.000
CMO142551001	Executive Assistant	Executive Assistant	1.000	0.000	1.000
CMO144457001	Management Assistant I/II	Management Assistant II	1.000	0.000	1.000
Total for Department: CMO City Manager			6.000	0.000	6.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
PAC185565001	Public Information Officer	Public Information Officer	1.000	0.000	1.000
PAC185610001	Public Affairs and Communications Director	Public Affairs and Communications Director	1.000	0.000	1.000
Total for Department: PAC Public Affairs and Communications			2.000	0.000	2.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
DSD660050001	Administrative Analyst I/II	Administrative Analyst II	1.000	0.000	1.000
DSD660071001	Administrative Assistant	Administrative Assistant	1.000	0.000	1.000
DSD660084001	Administrative Technician	Administrative Technician	1.000	0.000	1.000
DSD660338001	Assistant/Junior Engineer	Assistant Engineer	1.000	0.000	1.000
DSD660338002	Assistant/Junior Engineer	Assistant Engineer	1.000	0.000	1.000
DSD660338003	Assistant/Junior Engineer	Assistant Engineer	1.000	0.000	1.000
DSD660820001	Associate Engineer	Associate Engineer	1.000	0.000	1.000
DSD660820002	Associate Engineer	Associate Engineer	1.000	0.000	1.000
DSD660820003	Associate Engineer	Associate Engineer	1.000	0.000	1.000
DSD660900001	Associate/Assistant Planner	Associate Planner	1.000	0.000	1.000
DSD660900002	Associate/Assistant Planner	Associate Planner	1.000	0.094	0.906
DSD660900003	Associate/Assistant Planner	Associate Planner	1.000	0.000	1.000
DSD660900004	Associate/Assistant Planner	Associate Planner	1.000	0.000	1.000
DSD660900005	Associate/Assistant Planner	Associate Planner	1.000	0.000	1.000
DSD660900006	Associate/Assistant Planner	Associate Planner	1.000	1.000	0.000
DSD661017001	Building Inspection Supervisor	Building Inspection Supervisor	1.000	0.000	1.000
DSD661019001	Building Inspector I/II	Building Inspector II	1.000	0.000	1.000
DSD661019002	Building Inspector I/II	Building Inspector II	1.000	0.000	1.000
DSD661019003	Building Inspector I/II	Building Inspector II	1.000	0.000	1.000
DSD661019004	Building Inspector I/II	Building Inspector II	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
DSD661019005	Building Inspector I/II	Building Inspector II	1.000	0.000	1.000
DSD661019006	Building Inspector I/II	Building Inspector II	1.000	0.000	1.000
DSD661043001	Building Official	Building Official	1.000	0.000	1.000
DSD661047001	Building Plans Examiner I/II	Building Plans Examiner II	1.000	0.000	1.000
DSD661047002	Building Plans Examiner I/II	Building Plans Examiner II	1.000	0.000	1.000
DSD661047003	Building Plans Examiner I/II	Building Plans Examiner II	1.000	0.000	1.000
DSD661047004	Building Plans Examiner I/II	Building Plans Examiner II	1.000	1.000	0.000
DSD661248001	Construction Inspection Supervisor	Construction Inspection Supervisor	1.000	0.000	1.000
DSD661277001	Engineering Manager	Engineering Manager	1.000	0.000	1.000
DSD661280001	Development Services Administrator	Development Services Administrator	1.000	0.000	1.000
DSD661281001	Senior Development Services Analyst	Senior Development Services Analyst	1.000	0.000	1.000
DSD661282001	Development Services Analyst	Development Services Analyst	1.000	0.000	1.000
DSD661350001	Engineering Technician I/II	Engineering Technician II	1.000	1.000	0.000
DSD661368001	Code Enforcement Supervisor	Code Enforcement Supervisor	1.000	0.000	1.000
DSD661369001	Code Enforcement Inspector I/II	Code Enforcement Inspector II	1.000	0.000	1.000
DSD661369002	Code Enforcement Inspector I/II	Code Enforcement Inspector II	1.000	1.000	0.000
DSD661369003	Code Enforcement Inspector I/II	Code Enforcement Inspector II	1.000	1.000	0.000
DSD661434001	Construction Inspector I/II	Construction Inspector II	1.000	0.000	1.000
DSD661434002	Construction Inspector I/II	Construction Inspector II	1.000	0.000	1.000
DSD661434003	Construction Inspector I/II	Construction Inspector II	1.000	0.000	1.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
DSD661434004	Construction Inspector I/II	Construction Inspector II	1.000	0.000	1.000
DSD661434005	Construction Inspector I/II	Construction Inspector II	1.000	0.000	1.000
DSD661434006	Construction Inspector I/II	Construction Inspector II	1.000	0.000	1.000
DSD661501001	Permits Supervisor	Permits Supervisor	1.000	0.000	1.000
DSD661502001	Senior Permits Technician	Senior Permits Technician	1.000	0.000	1.000
DSD661672001	Development Technician I/II	Development Technician II	1.000	0.000	1.000
DSD661672002	Development Technician I/II	Development Technician II	1.000	0.000	1.000
DSD661672003	Development Technician I/II	Development Technician II	1.000	1.000	0.000
DSD661676001	Development Services Director	Development Services Director	1.000	0.000	1.000
DSD661695001	Development Services Manager	Development Services Manager	1.000	1.000	0.000
DSD662214001	GIS Technician I/II	GIS Technician II	1.000	0.000	1.000
DSD663412001	GIS Analyst I/II	GIS Analyst II	1.000	0.000	1.000
DSD664957001	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
DSD664957002	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
DSD665279001	Permit Technician I/II	Permit Technician II	1.000	0.000	1.000
DSD665279002	Permit Technician I/II	Permit Technician II	1.000	1.000	0.000
DSD665279003	Permit Technician I/II	Permit Technician II	1.000	1.000	0.000
DSD665309001	Planning Manager	Planning Manager	1.000	0.000	1.000
DSD665514001	Principal Engineer	Principal Engineer	1.000	0.000	1.000
DSD667117001	Senior Building Inspector	Senior Building Inspector	1.000	0.000	1.000
DSD667121001	Senior Construction Inspector	Senior Construction Inspector	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
DSD667121002	Senior Construction Inspector	Senior Construction Inspector	1.000	0.000	1.000
DSD667142001	Senior Engineer	Senior Engineer	1.000	0.000	1.000
DSD667142002	Senior Engineer	Senior Engineer	1.000	0.000	1.000
DSD667142003	Senior Engineer	Senior Engineer	1.000	1.000	0.000
DSD667180001	Senior Planner	Senior Planner	1.000	0.000	1.000
DSD667180002	Senior Planner	Senior Planner	1.000	0.000	1.000
DSD667195001	Senior Building Plans Examiner	Senior Building Plans Examiner	1.000	0.000	1.000
Total for Department: DSD Development Services Department			68.000	10.094	57.906

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
POL440050001	Administrative Analyst I/II	Administrative Analyst II	1.000	0.000	1.000
POL440071001	Administrative Assistant	Administrative Assistant	1.000	0.000	1.000
POL440100001	Animal Control Officer	Animal Control Officer	1.000	0.000	1.000
POL440100002	Animal Control Officer	Animal Control Officer	1.000	0.000	1.000
POL440110001	Animal Control Supervisor	Animal Control Supervisor	1.000	0.000	1.000
POL441380001	Community Services Officer I/II	Community Services Officer II	1.000	0.000	1.000
POL441380002	Community Services Officer I/II	Community Services Officer II	1.000	0.000	1.000
POL441380003	Community Services Officer I/II	Community Services Officer II	1.000	0.000	1.000
POL441380004	Community Services Officer I/II	Community Services Officer II	1.000	0.000	1.000
POL441380005	Community Services Officer I/II	Community Services Officer II	1.000	0.000	1.000
POL441380006	Community Services Officer I/II	Community Services Officer II	1.000	0.000	1.000
POL441380007	Community Services Officer I/II	Community Services Officer II	1.000	0.000	1.000
POL441380008	Community Services Officer I/II	Community Services Officer II	1.000	0.000	1.000
POL441380009	Community Services Officer I/II	Community Services Officer II	1.000	0.000	1.000
POL441430001	Communications Supervisor	Communications Supervisor	1.000	0.000	1.000
POL441430002	Communications Supervisor	Communications Supervisor	1.000	0.000	1.000
POL441430003	Communications Supervisor	Communications Supervisor	1.000	1.000	0.000
POL441475001	Crime Analyst	Crime Analyst	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
POL441475002	Crime Analyst	Crime Analyst	1.000	0.000	1.000
POL441645001	Department Public Information Officer	Department Public Information Officer	1.000	0.000	1.000
POL441700001	Dispatcher I/II	Dispatcher II	1.000	0.000	1.000
POL441700002	Dispatcher I/II	Dispatcher II	1.000	0.000	1.000
POL441700003	Dispatcher I/II	Dispatcher II	1.000	0.000	1.000
POL441700004	Dispatcher I/II	Dispatcher II	1.000	0.000	1.000
POL441700005	Dispatcher I/II	Dispatcher II	1.000	0.000	1.000
POL441700006	Dispatcher I/II	Dispatcher II	1.000	0.000	1.000
POL441700007	Dispatcher I/II	Dispatcher II	1.000	0.000	1.000
POL441700008	Dispatcher I/II	Dispatcher II	1.000	0.000	1.000
POL441700009	Dispatcher I/II	Dispatcher II	1.000	0.000	1.000
POL441700010	Dispatcher I/II	Dispatcher II	1.000	0.000	1.000
POL441700011	Dispatcher I/II	Dispatcher II	1.000	0.000	1.000
POL441700012	Dispatcher I/II	Dispatcher II	1.000	0.000	1.000
POL441700013	Dispatcher I/II	Dispatcher II	1.000	0.000	1.000
POL441700014	Dispatcher I/II	Dispatcher II	1.000	0.000	1.000
POL441700015	Dispatcher I/II	Dispatcher II	1.000	0.000	1.000
POL441700016	Dispatcher I/II	Dispatcher II	1.000	0.000	1.000
POL441700017	Dispatcher I/II	Dispatcher II	1.000	0.000	1.000
POL441700018	Dispatcher I/II	Dispatcher II	1.000	0.000	1.000
POL441700019	Dispatcher I/II	Dispatcher II	1.000	0.000	1.000
POL441700020	Dispatcher I/II	Dispatcher II	1.000	1.000	0.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
POL445400001	Police Captain	Police Captain	1.000	0.000	1.000
POL445400002	Police Captain	Police Captain	1.000	0.000	1.000
POL445400003	Police Captain	Police Captain	1.000	0.000	1.000
POL445410001	Police Chief	Police Chief	1.000	0.000	1.000
POL445420001	Police Lieutenant	Police Lieutenant	1.000	0.000	1.000
POL445420002	Police Lieutenant	Police Lieutenant	1.000	0.000	1.000
POL445420003	Police Lieutenant	Police Lieutenant	1.000	0.000	1.000
POL445420004	Police Lieutenant	Police Lieutenant	1.000	0.000	1.000
POL445420005	Police Lieutenant	Police Lieutenant	1.000	0.000	1.000
POL445420006	Police Lieutenant	Police Lieutenant	1.000	0.000	1.000
POL445420007	Police Lieutenant	Police Lieutenant	1.000	0.000	1.000
POL445429001	Police Property and Evidence Sup	Police Property & Evidence Sup	1.000	0.000	1.000
POL445430001	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430002	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430003	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430004	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430005	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430006	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430007	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430008	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430009	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430010	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
POL445430011	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430012	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430013	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430014	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430015	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430016	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430017	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430018	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430019	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430020	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430021	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430022	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430023	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430024	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430025	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430026	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430027	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430028	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430029	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430030	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430031	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430032	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
POL445430033	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430034	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430035	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430036	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430037	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430038	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430039	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430040	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430041	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430042	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430043	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430044	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430045	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430046	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430047	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430048	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430049	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430050	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430051	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430052	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430053	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430054	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
POL445430055	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430056	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430057	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430058	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430059	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430060	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430061	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430062	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430063	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430064	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430065	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430066	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430067	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430068	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430069	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430070	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430071	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430072	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430073	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430074	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430075	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430076	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
POL445430077	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430078	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430079	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430080	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430081	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430082	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430083	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430084	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430085	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430086	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430087	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430088	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430089	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430090	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430091	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430092	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430093	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430094	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430095	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430096	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430097	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430098	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
POL445430099	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430100	Police Officer/Police Trainee	Police Officer	1.000	0.000	1.000
POL445430101	Police Officer/Police Trainee	Police Officer	1.000	1.000	0.000
POL445430102	Police Officer/Police Trainee	Police Officer	1.000	1.000	0.000
POL445430103	Police Officer/Police Trainee	Police Officer	1.000	1.000	0.000
POL445430104	Police Officer/Police Trainee	Police Officer	1.000	1.000	0.000
POL445430105	Police Officer/Police Trainee	Police Officer	1.000	1.000	0.000
POL445430106	Police Officer/Police Trainee	Police Officer	1.000	1.000	0.000
POL445430107	Police Officer/Police Trainee	Police Officer	1.000	1.000	0.000
POL445430108	Police Officer/Police Trainee	Police Officer	1.000	1.000	0.000
POL445430109	Police Officer/Police Trainee	Police Officer	1.000	1.000	0.000
POL445430110	Police Officer/Police Trainee	Police Officer	1.000	1.000	0.000
POL445434001	Police Property and Evidence Clerk I/II	Police Property and Evidence Clerk II	1.000	0.000	1.000
POL445434002	Police Property and Evidence Clerk I/II	Police Property and Evidence Clerk II	1.000	0.000	1.000
POL445434003	Police Property and Evidence Clerk I/II	Police Property and Evidence Clerk II	1.000	0.000	1.000
POL445440001	Police Records Clerk I/II	Police Records Clerk II	1.000	0.000	1.000
POL445440002	Police Records Clerk I/II	Police Records Clerk II	1.000	0.000	1.000
POL445440003	Police Records Clerk I/II	Police Records Clerk II	1.000	0.000	1.000
POL445440004	Police Records Clerk I/II	Police Records Clerk II	1.000	0.000	1.000
POL445440005	Police Records Clerk I/II	Police Records Clerk II	1.000	0.000	1.000
POL445440006	Police Records Clerk I/II	Police Records Clerk II	1.000	0.000	1.000
POL445440007	Police Records Clerk I/II	Police Records Clerk II	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
POL445440008	Police Records Clerk I/II	Police Records Clerk II	1.000	0.000	1.000
POL445440009	Police Records Clerk I/II	Police Records Clerk II	1.000	0.000	1.000
POL445440010	Police Records Clerk I/II	Police Records Clerk II	1.000	1.000	0.000
POL445440011	Police Records Clerk I/II	Police Records Clerk II	1.000	1.000	0.000
POL445470001	Police Sergeant	Police Sergeant	1.000	0.000	1.000
POL445470002	Police Sergeant	Police Sergeant	1.000	0.000	1.000
POL445470003	Police Sergeant	Police Sergeant	1.000	0.000	1.000
POL445470004	Police Sergeant	Police Sergeant	1.000	0.000	1.000
POL445470005	Police Sergeant	Police Sergeant	1.000	0.000	1.000
POL445470006	Police Sergeant	Police Sergeant	1.000	0.000	1.000
POL445470007	Police Sergeant	Police Sergeant	1.000	0.000	1.000
POL445470008	Police Sergeant	Police Sergeant	1.000	0.000	1.000
POL445470009	Police Sergeant	Police Sergeant	1.000	0.000	1.000
POL445470010	Police Sergeant	Police Sergeant	1.000	0.000	1.000
POL445470011	Police Sergeant	Police Sergeant	1.000	0.000	1.000
POL445470012	Police Sergeant	Police Sergeant	1.000	0.000	1.000
POL445470013	Police Sergeant	Police Sergeant	1.000	0.000	1.000
POL445470014	Police Sergeant	Police Sergeant	1.000	0.000	1.000
POL445470015	Police Sergeant	Police Sergeant	1.000	0.000	1.000
POL445485001	Police Social Services Administrative	Police Social Services Administrative	1.000	1.000	0.000
POL445489001	Police Services Administrator	Police Services Administrator	1.000	0.000	1.000
POL445489002	Police Services Administrator	Police Services Administrator	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
POL445494001	Police Scene Technician I/II	Police Scene Technician II	1.000	0.000	1.000
POL445494002	Police Scene Technician I/II	Police Scene Technician II	1.000	0.000	1.000
POL445494003	Police Scene Technician I/II	Police Scene Technician II	1.000	0.000	1.000
POL445494004	Police Scene Technician I/II	Police Scene Technician II	1.000	0.000	1.000
POL445657001	Public Safety Program Coordinator	Public Safety Program Coordinator	1.000	0.000	1.000
POL445710001	Rangemaster	Rangemaster	1.000	0.000	1.000
POL445748001	Records Supervisor	Records Supervisor	1.000	0.000	1.000
Total for Department: POL Police Department			201.000	15.000	186.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
ELE700071001	Administrative Assistant	Administrative Assistant	1.000	(1.000)	2.000
ELE700084001	Administrative Technician	Administrative Technician	1.000	0.000	1.000
ELE700084002	Administrative Technician	Administrative Technician	1.000	0.000	1.000
ELE700084003	Administrative Technician	Administrative Technician	1.000	0.000	1.000
ELE700084004	Administrative Technician	Administrative Technician	1.000	1.000	0.000
ELE700395001	Assistant Electric Utility Director	Assistant Electric Utility Director	1.000	0.000	1.000
ELE700395002	Assistant Electric Utility Director	Assistant Electric Utility Director	1.000	0.000	1.000
ELE700395003	Assistant Electric Utility Director	Assistant Electric Utility Director	1.000	0.000	1.000
ELE701312001	Electric Business Analyst I/II	Electric Business Analyst II	1.000	0.000	1.000
ELE701312002	Electric Business Analyst I/II	Electric Business Analyst II	1.000	0.000	1.000
ELE701312003	Electric Business Analyst I/II	Electric Business Analyst II	1.000	0.000	1.000
ELE701312004	Electric Business Analyst I/II	Electric Business Analyst II	1.000	0.000	1.000
ELE701312005	Electric Business Analyst I/II	Electric Business Analyst II	1.000	0.000	1.000
ELE701312006	Electric Business Analyst I/II	Electric Business Analyst II	1.000	0.000	1.000
ELE701505001	AMI Project Manager	AMI Project Manager	1.000	0.000	1.000
ELE701548001	Data Management Specialist I/II	Data Management Specialist II	1.000	0.125	0.875
ELE701548002	Data Management Specialist I/II	Data Management Specialist II	1.000	0.000	1.000
ELE701645001	Department Public Information Officer	Department Public Information Officer	1.000	1.000	0.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
ELE701646001	Utility Government Relations Administrator	Utility Government Relations Administrator	1.000	0.000	1.000
ELE701648001	Government Relations Representative I/II	Government Relations Representative II	1.000	1.000	0.000
ELE702212001	Electric Materials Technician I/II	Electric Materials Technician II	1.000	0.000	1.000
ELE702212002	Electric Materials Technician I/II	Electric Materials Technician II	1.000	0.000	1.000
ELE702212003	Electric Materials Technician I/II	Electric Materials Technician II	1.000	0.000	1.000
ELE702212004	Electric Materials Technician I/II	Electric Materials Technician II	1.000	0.000	1.000
ELE702215001	Electric Utility Financial Administrator	Electric Utility Financial Administrator	1.000	0.000	1.000
ELE702216001	Electric Risk and Compliance Supervisor	Electric Risk and Compliance Supervisor	1.000	0.000	1.000
ELE702254001	Electric Preventive Data System Technician	Electric Preventive Data System Technician	1.000	0.000	1.000
ELE702284001	Electric Engineering Technician Supervisor	Electric Engineering Technician Supervisor	1.000	0.000	1.000
ELE702285001	Electric/Apprentice Line Technician	Electric Line Technician	1.000	0.000	1.000
ELE702285002	Electric/Apprentice Line Technician	Electric Line Technician	1.000	0.000	1.000
ELE702285003	Electric/Apprentice Line Technician	Electric Line Technician	1.000	0.000	1.000
ELE702285004	Electric/Apprentice Line Technician	Electric Line Technician	1.000	0.000	1.000
ELE702285005	Electric/Apprentice Line Technician	Electric Line Technician	1.000	0.000	1.000
ELE702285006	Electric/Apprentice Line Technician	Electric Line Technician	1.000	0.000	1.000
ELE702285007	Electric/Apprentice Line Technician	Electric Line Technician	1.000	0.000	1.000
ELE702285008	Electric/Apprentice Line Technician	Electric Line Technician	1.000	0.000	1.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
ELE702285009	Electric/Apprentice Line Technician	Electric Line Technician	1.000	0.000	1.000
ELE702285010	Electric/Apprentice Line Technician	Electric Line Technician	1.000	0.000	1.000
ELE702285011	Electric/Apprentice Line Technician	Electric Line Technician	1.000	0.000	1.000
ELE702285012	Electric/Apprentice Line Technician	Electric Line Technician	1.000	1.000	0.000
ELE702285013	Electric/Apprentice Line Technician	Electric Line Technician	1.000	1.000	0.000
ELE702285014	Electric/Apprentice Line Technician	Electric Line Technician	1.000	1.000	0.000
ELE702285015	Electric/Apprentice Line Technician	Electric Line Technician	1.000	1.000	0.000
ELE702286001	Electric Line Troubleshooter	Electric Line Troubleshooter	1.000	0.000	1.000
ELE702286002	Electric Line Troubleshooter	Electric Line Troubleshooter	1.000	0.000	1.000
ELE702286003	Electric Line Troubleshooter	Electric Line Troubleshooter	1.000	0.000	1.000
ELE702316001	Electric Resources Analyst I/II	Electric Resources Analyst II	1.000	0.000	1.000
ELE702316002	Electric Resources Analyst I/II	Electric Resources Analyst II	1.000	0.000	1.000
ELE702316003	Electric Resources Analyst I/II	Electric Resources Analyst II	1.000	0.000	1.000
ELE702316004	Electric Resources Analyst I/II	Electric Resources Analyst II	1.000	1.000	0.000
ELE702316005	Electric Resources Analyst I/II	Electric Resources Analyst II	1.000	1.000	0.000
ELE702319001	Electric Substation Supervisor	Electric Substation Supervisor	1.000	0.000	1.000
ELE702320001	Electric Utility Director	Electric Utility Director	1.000	0.000	1.000
ELE702330001	Electric Drafting Technician I/II	Electric Drafting Technician II	1.000	0.000	1.000
ELE702330002	Electric Drafting Technician I/II	Electric Drafting Technician II	1.000	0.000	1.000
ELE702335001	Electric Compliance Analyst	Electric Compliance	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
		Analyst			
ELE702335002	Electric Compliance Analyst	Electric Compliance Analyst	1.000	1.000	0.000
ELE702335003	Electric Compliance Analyst	Electric Compliance Analyst	1.000	1.000	0.000
ELE702338001	Electric Operations Manager	Electric Operations Manager	1.000	0.000	1.000
ELE702339001	Electric Operations Supervisor	Electric Operations Supervisor	1.000	0.000	1.000
ELE702339002	Electric Operations Supervisor	Electric Operations Supervisor	1.000	0.000	1.000
ELE702345001	Electric Engineering Technician I/II	Electric Engineering Technician II	1.000	0.000	1.000
ELE702345002	Electric Engineering Technician I/II	Electric Engineering Technician II	1.000	0.000	1.000
ELE702345003	Electric Engineering Technician I/II	Electric Engineering Technician II	1.000	0.000	1.000
ELE702345004	Electric Engineering Technician I/II	Electric Engineering Technician II	1.000	0.000	1.000
ELE702345005	Electric Engineering Technician I/II	Electric Engineering Technician II	1.000	1.000	0.000
ELE702350001	Electric System Dispatcher	Electric System Dispatcher	1.000	0.000	1.000
ELE702350002	Electric System Dispatcher	Electric System Dispatcher	1.000	0.000	1.000
ELE702350003	Electric System Dispatcher	Electric System Dispatcher	1.000	0.000	1.000
ELE702352001	Electric Safety Coordinator	Electric Safety Coordinator	1.000	0.000	1.000
ELE702358001	Electric Technology System Supervisor	Electric Technology System Supervisor	1.000	0.000	1.000
ELE702359001	Electric Technology System Technician	Electric Technology System Technician	1.000	0.000	1.000
ELE702359002	Electric Technology System Technician	Electric Technology System Technician	1.000	0.000	1.000
ELE702359003	Electric Technology System Technician	Electric Technology System Technician	1.000	0.000	1.000
ELE702362001	Electric Utility Technician I/II	Electric Utility	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
		Technician II			
ELE702362002	Electric Utility Technician I/II	Electric Utility Technician II	1.000	0.000	1.000
ELE702362003	Electric Utility Technician I/II	Electric Utility Technician II	1.000	0.000	1.000
ELE702362004	Electric Utility Technician I/II	Electric Utility Technician II	1.000	0.000	1.000
ELE702362005	Electric Utility Technician I/II	Electric Utility Technician II	1.000	0.000	1.000
ELE702362006	Electric Utility Technician I/II	Electric Utility Technician II	1.000	0.000	1.000
ELE702362007	Electric Utility Technician I/II	Electric Utility Technician II	1.000	0.000	1.000
ELE702362008	Electric Utility Technician I/II	Electric Utility Technician II	1.000	0.000	1.000
ELE702362009	Electric Utility Technician I/II	Electric Utility Technician II	1.000	0.000	1.000
ELE702362010	Electric Utility Technician I/II	Electric Utility Technician II	1.000	0.000	1.000
ELE702362011	Electric Utility Technician I/II	Electric Utility Technician II	1.000	0.000	1.000
ELE702362012	Electric Utility Technician I/II	Electric Utility Technician II	1.000	0.000	1.000
ELE702362013	Electric Utility Technician I/II	Electric Utility Technician II	1.000	0.000	1.000
ELE702362014	Electric Utility Technician I/II	Electric Utility Technician II	1.000	0.000	1.000
ELE702362015	Electric Utility Technician I/II	Electric Utility Technician II	1.000	0.000	1.000
ELE702362016	Electric Utility Technician I/II	Electric Utility Technician II	1.000	1.000	0.000
ELE702362017	Electric Utility Technician I/II	Electric Utility Technician II	1.000	1.000	0.000
ELE702466001	Energy Program Technician	Energy Program Technician	1.000	0.000	1.000
ELE702466002	Energy Program Technician	Energy Program Technician	1.000	0.000	1.000
ELE702466003	Energy Program Technician	Energy Program Technician	1.000	0.000	1.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
		Technician			
ELE702466004	Energy Program Technician	Energy Program Technician	1.000	1.000	0.000
ELE702501001	Energy Services Account Representative I/II	Energy Services Account Representative II	1.000	0.000	1.000
ELE702501002	Energy Services Account Representative I/II	Energy Services Account Representative II	1.000	1.000	0.000
ELE703412001	GIS Analyst I/II	GIS Analyst II	1.000	0.000	1.000
ELE703608001	Instrument and Control Technician	Instrument and Control Technician	1.000	0.000	1.000
ELE703608002	Instrument and Control Technician	Instrument and Control Technician	1.000	0.000	1.000
ELE703608003	Instrument and Control Technician	Instrument and Control Technician	1.000	0.000	1.000
ELE704517001	Marketing and Communication Analyst I/II	Marketing & Communication Analyst II	1.000	0.000	1.000
ELE704957001	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
ELE704957002	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
ELE704957003	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
ELE704957004	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
ELE704957005	Office Assistant I/II	Office Assistant II	1.000	1.000	0.000
ELE705505001	Power Engineering Manager	Power Engineering Manager	1.000	0.200	0.800
ELE705523001	Power Plant Operator Technician I/II	Power Plant Operator Technician II	1.000	0.000	1.000
ELE705523002	Power Plant Operator Technician I/II	Power Plant Operator Technician II	1.000	0.000	1.000
ELE705523003	Power Plant Operator Technician I/II	Power Plant Operator Technician II	1.000	0.000	1.000
ELE705523004	Power Plant Operator Technician I/II	Power Plant Operator Technician II	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
ELE705523005	Power Plant Operator Technician I/II	Power Plant Operator Technician II	1.000	0.000	1.000
ELE705523006	Power Plant Operator Technician I/II	Power Plant Operator Technician II	1.000	0.000	1.000
ELE705523007	Power Plant Operator Technician I/II	Power Plant Operator Technician II	1.000	0.000	1.000
ELE705523008	Power Plant Operator Technician I/II	Power Plant Operator Technician II	1.000	0.000	1.000
ELE705526001	Power Plant Mechanic	Power Plant Mechanic	1.000	0.000	1.000
ELE705526002	Power Plant Mechanic	Power Plant Mechanic	1.000	0.000	1.000
ELE705526003	Power Plant Mechanic	Power Plant Mechanic	1.000	0.000	1.000
ELE705530001	Power Plant Operations and Maintenance Supervisor	Power Plant Operations & Maintenance Supervisor	1.000	0.000	1.000
ELE705530002	Power Plant Operations and Maintenance Supervisor	Power Plant Operations & Maintenance Supervisor	1.000	0.000	1.000
ELE705535001	Power Supply and Portfolio Administrator	Power Supply and Portfolio Administrator	1.000	0.000	1.000
ELE705555001	Senior Power Plant Engineer	Senior Power Plant Engineer	1.000	0.000	1.000
ELE705591001	Power Plant Engineer I/II	Power Plant Engineer II	1.000	0.000	1.000
ELE705596001	Power Engineer I/II	Power Engineer II	1.000	0.000	1.000
ELE705596002	Power Engineer I/II	Power Engineer II	1.000	0.000	1.000
ELE705596003	Power Engineer I/II	Power Engineer II	1.000	0.000	1.000
ELE705596004	Power Engineer I/II	Power Engineer II	1.000	1.000	0.000
ELE705600001	Power Generation Superintendent	Power Generation Superintendent	1.000	0.000	1.000
ELE706285001	Electric Customer Programs Supervisor	Electric Customer Programs Supervisor	1.000	0.000	1.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
ELE707118001	Senior Electric Line Technician	Senior Electric Line Technician	1.000	0.000	1.000
ELE707118002	Senior Electric Line Technician	Senior Electric Line Technician	1.000	0.000	1.000
ELE707118003	Senior Electric Line Technician	Senior Electric Line Technician	1.000	0.000	1.000
ELE707118004	Senior Electric Line Technician	Senior Electric Line Technician	1.000	0.000	1.000
ELE707118005	Senior Electric Line Technician	Senior Electric Line Technician	1.000	0.000	1.000
ELE707124001	Senior Electric Metering Technician	Senior Electric Metering Technician	1.000	0.000	1.000
ELE707126001	Senior Electric Substation Technician	Senior Electric Substation Technician	1.000	0.000	1.000
ELE707126002	Senior Electric Substation Technician	Senior Electric Substation Technician	1.000	0.000	1.000
ELE707126003	Senior Electric Substation Technician	Senior Electric Substation Technician	1.000	0.000	1.000
ELE707128001	Senior Electric Business Analyst	Senior Electric Business Analyst	1.000	0.000	1.000
ELE707128002	Senior Electric Business Analyst	Senior Electric Business Analyst	1.000	0.000	1.000
ELE707128003	Senior Electric Business Analyst	Senior Electric Business Analyst	1.000	1.000	0.000
ELE707151001	Senior Power Engineer	Senior Power Engineer	1.000	0.000	1.000
ELE707151002	Senior Power Engineer	Senior Power Engineer	1.000	0.000	1.000
ELE707152001	Senior Power Plant Operator Technician	Senior Power Plant Operator Technician	1.000	0.000	1.000
ELE707152002	Senior Power Plant Operator Technician	Senior Power Plant Operator Technician	1.000	0.000	1.000
ELE707152003	Senior Power Plant Operator Technician	Senior Power Plant Operator Technician	1.000	0.000	1.000
ELE707152004	Senior Power Plant Operator Technician	Senior Power Plant Operator Technician	1.000	0.000	1.000
ELE707163001	Senior Energy Services Account Representative	Senior Energy Services Account Representative	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
ELE707163002	Senior Energy Services Account Representative	Senior Energy Services Account Representative	1.000	0.000	1.000
ELE707168001	Senior Electric System Dispatcher	Senior Electric System Dispatcher	1.000	0.000	1.000
ELE707169001	Senior Electric Materials Technician	Senior Electric Materials Technician	1.000	0.000	1.000
ELE709250001	Electric Utility Inspection Technician	Electric Utility Inspection Technician	1.000	0.000	1.000
ELE709250002	Electric Utility Inspection Technician	Electric Utility Inspection Technician	1.000	0.000	1.000
ELE709560001	Electric Technology Systems Administrator	Electric Technology Systems Administrator	1.000	1.000	0.000
Total for Department: ELE Electric Department			155.000	19.325	135.675



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
EDD540050001	Administrative Analyst I/II	Administrative Analyst II	1.000	0.000	1.000
EDD541675001	Development Analyst I/II	Development Analyst II	1.000	1.000	0.000
EDD541710001	Economic Development Director	Economic Development Director	1.000	0.000	1.000
EDD541711001	Economic Development Supervisor	Economic Development Supervisor	1.000	0.000	1.000
EDD542551001	Executive Assistant	Executive Assistant	1.000	0.000	1.000
EDD543402001	Housing Analyst I/II	Housing Analyst II	1.000	0.000	1.000
EDD543402002	Housing Analyst I/II	Housing Analyst II	1.000	0.000	1.000
EDD543402003	Housing Analyst I/II	Housing Analyst II	1.000	0.000	1.000
EDD543589001	Housing Manager	Housing Manager	1.000	0.000	1.000
EDD543592001	Housing Technician I/II	Housing Technician II	1.000	0.000	1.000
EDD543592002	Housing Technician I/II	Housing Technician II	1.000	0.000	1.000
EDD543592003	Housing Technician I/II	Housing Technician II	1.000	0.000	1.000
EDD544957001	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
EDD547148001	Senior Housing Technician	Senior Housing Technician	1.000	0.000	1.000
Total for Department: EDD Economic Development Department			14.000	1.000	13.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
EUD740071001	Administrative Assistant	Administrative Assistant	1.000	0.000	1.000
EUD740084001	Administrative Technician	Administrative Technician	1.000	0.225	0.775
EUD740084002	Administrative Technician	Administrative Technician	1.000	0.000	1.000
EUD740084004	Administrative Technician	Administrative Technician	1.000	1.000	0.000
EUD740338001	Assistant/Junior Engineer	Assistant Engineer	1.000	0.000	1.000
EUD740338002	Assistant/Junior Engineer	Assistant Engineer	1.000	0.000	1.000
EUD740411001	Assistant Environmental Utilities Director	Assistant Environmental Utilities Director	1.000	0.000	1.000
EUD740411002	Assistant Environmental Utilities Director	Assistant Environmental Utilities Director	1.000	1.000	0.000
EUD740411003	Assistant Environmental Utilities Director	Assistant Environmental Utilities Director	1.000	1.000	0.000
EUD740820001	Associate Engineer	Associate Engineer	1.000	1.000	0.000
EUD740820002	Associate Engineer	Associate Engineer	1.000	1.000	0.000
EUD741279001	Senior Solid Waste Billing Technician	Senior Solid Waste Billing Technician	1.000	0.000	1.000
EUD741350001	Engineering Technician I/II	Engineering Technician II	1.000	0.000	1.000
EUD741350002	Engineering Technician I/II	Engineering Technician II	1.000	0.000	1.000
EUD741548001	Data Management Specialist I/II	Data Management Specialist II	1.000	0.000	1.000
EUD741548002	Data Management Specialist I/II	Data Management Specialist II	1.000	1.000	0.000
EUD741548003	Data Management Specialist I/II	Data Management Specialist II	1.000	1.000	0.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
EUD741645001	Department Public Information Officer	Department Public Information Officer	1.000	0.000	1.000
EUD741646001	Utility Government Relations Administrator	Utility Government Relations Administrator	1.000	0.000	1.000
EUD741646002	Utility Government Relations Administrator	Utility Government Relations Administrator	1.000	1.000	0.000
EUD741672001	Development Technician I/II	Development Technician II	1.000	0.000	1.000
EUD741684001	Environmental Utilities Director	Environmental Utilities Director	1.000	0.000	1.000
EUD742385001	Electronics Technician I/II	Electronics Technician II	1.000	0.000	1.000
EUD742385002	Electronics Technician I/II	Electronics Technician II	1.000	0.000	1.000
EUD742385003	Electronics Technician I/II	Electronics Technician II	1.000	0.000	1.000
EUD742385004	Electronics Technician I/II	Electronics Technician II	1.000	0.000	1.000
EUD742385005	Electronics Technician I/II	Electronics Technician II	1.000	1.000	0.000
EUD742541001	Environmental Utility Compliance Administrator	Environmental Utility Compliance Administrator	1.000	0.000	1.000
EUD742544001	Environmental Compliance Specialist I/II	Environmental Compliance Specialist II	1.000	0.000	1.000
EUD742544002	Environmental Compliance Specialist I/II	Environmental Compliance Specialist II	1.000	1.000	0.000
EUD742547001	Environmental Utilities Rate Analyst I/II	Environmental Utilities Rate Analyst II	1.000	0.000	1.000
EUD742547002	Environmental Utilities Rate Analyst I/II	Environmental Utilities Rate Analyst II	1.000	0.000	1.000
EUD742547003	Environmental Utilities Rate Analyst I/II	Environmental Utilities Rate Analyst II	1.000	0.375	0.625
EUD742548001	Environmental Utilities Business Administrator	Environmental Utilities Business Administrator	1.000	0.000	1.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
EUD743335001	Finance Clerk I/II	Finance Clerk II	1.000	0.000	1.000
EUD743335002	Finance Clerk I/II	Finance Clerk II	1.000	0.000	1.000
EUD743412001	GIS Analyst I/II	GIS Analyst II	1.000	0.000	1.000
EUD743412002	GIS Analyst I/II	GIS Analyst II	1.000	0.000	1.000
EUD743412003	GIS Analyst I/II	GIS Analyst II	1.000	1.000	0.000
EUD743451001	Government Relations Administrator	Government Relations Administrator	1.000	0.000	1.000
EUD743604001	Industrial Waste Specialist	Industrial Waste Specialist	1.000	0.000	1.000
EUD743604002	Industrial Waste Specialist	Industrial Waste Specialist	1.000	1.000	0.000
EUD743610002	Industrial Waste Technician	Industrial Waste Technician	1.000	1.000	0.000
EUD743732001	Interpretive Services Specialist I/II	Interpretive Services Specialist II	1.000	0.000	1.000
EUD743733001	Senior Interpretive Services Specialist	Senior Interpretive Services Specialist	1.000	0.000	1.000
EUD743740001	Interpretive Services Supervisor	Interpretive Services Supervisor	1.000	0.000	1.000
EUD744020001	Laboratory Technician I/II	Laboratory Technician II	1.000	0.000	1.000
EUD744020002	Laboratory Technician I/II	Laboratory Technician II	1.000	0.000	1.000
EUD744020003	Laboratory Technician I/II	Laboratory Technician II	1.000	0.000	1.000
EUD744020004	Laboratory Technician I/II	Laboratory Technician II	1.000	0.000	1.000
EUD744020005	Laboratory Technician I/II	Laboratory Technician II	1.000	1.000	0.000
EUD744517001	Marketing and Communication Analyst I/II	Marketing & Communication Analyst II	1.000	0.000	1.000
EUD744517002	Marketing and Communication Analyst I/II	Marketing & Communication Analyst II	1.000	0.000	1.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
EUD744517003	Marketing and Communication Analyst I/II	Marketing & Communication Analyst II	0.500	0.500	0.000
EUD744520001	Materials Technician	Materials Technician	1.000	0.000	1.000
EUD744957001	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
EUD744957002	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
EUD744957003	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
EUD744957004	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
EUD744957005	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
EUD744957006	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
EUD744957007	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
EUD744957008	Office Assistant I/II	Office Assistant II	1.000	1.000	0.000
EUD744957009	Office Assistant I/II	Office Assistant II	1.000	1.000	0.000
EUD744957010	Office Assistant I/II	Office Assistant II	0.750	0.000	0.750
EUD744957011	Office Assistant I/II	Office Assistant II	1.000	1.000	0.000
EUD745319001	Plant and Equipment Maintenance Worker I/II	Plant and Equipment Maintenance Worker II	1.000	0.000	1.000
EUD745319002	Plant and Equipment Maintenance Worker I/II	Plant and Equipment Maintenance Worker II	1.000	0.000	1.000
EUD745328001	Plant and Equipment Mechanic I/II	Plant and Equipment Mechanic II	1.000	0.000	1.000
EUD745328002	Plant and Equipment Mechanic I/II	Plant and Equipment Mechanic II	1.000	0.000	1.000
EUD745328003	Plant and Equipment Mechanic I/II	Plant and Equipment Mechanic II	1.000	0.000	1.000
EUD745328004	Plant and Equipment Mechanic I/II	Plant and Equipment Mechanic II	1.000	0.000	1.000
EUD745328005	Plant and Equipment Mechanic I/II	Plant and Equipment Mechanic II	1.000	0.000	1.000
EUD745328006	Plant and Equipment Mechanic	Plant and Equipment	1.000	1.000	0.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
	I/II	Mechanic II			
EUD745402001	Predictive Maintenance Technician I/II	Predictive Maintenance Technician II	1.000	0.000	1.000
EUD745502001	Preventative Maintenance Technician I/II	Preventative Maintenance Technician II	1.000	0.000	1.000
EUD745502002	Preventative Maintenance Technician I/II	Preventative Maintenance Technician II	1.000	0.000	1.000
EUD745502003	Preventative Maintenance Technician I/II	Preventative Maintenance Technician II	1.000	0.000	1.000
EUD745514001	Principal Engineer	Principal Engineer	1.000	0.000	1.000
EUD745514002	Principal Engineer	Principal Engineer	1.000	0.000	1.000
EUD745514003	Principal Engineer	Principal Engineer	1.000	1.000	0.000
EUD745519001	Preventative Maintenance Supervisor	Preventative Maintenance Supervisor	1.000	0.000	1.000
EUD745519002	Preventative Maintenance Supervisor	Preventative Maintenance Supervisor	1.000	1.000	0.000
EUD745533001	Preventative Maintenance Coordinator	Preventative Maintenance Coordinator	1.000	0.000	1.000
EUD745533002	Preventative Maintenance Coordinator	Preventative Maintenance Coordinator	1.000	0.000	1.000
EUD745615001	Public Affairs and Communications Administrator	Public Affairs and Communications Administrator	1.000	0.000	1.000
EUD746150001	Recycling and Organics Coordinator	Recycling and Organics Coordinator	1.000	0.000	1.000
EUD746226001	Refuse Maintenance Worker I/II	Refuse Maintenance Worker II	1.000	0.000	1.000
EUD746226002	Refuse Maintenance Worker I/II	Refuse Maintenance	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
		Worker II			
EUD746226003	Refuse Maintenance Worker I/II	Refuse Maintenance Worker II	1.000	0.000	1.000
EUD746226004	Refuse Maintenance Worker I/II	Refuse Maintenance Worker II	1.000	0.000	1.000
EUD746231001	Refuse Superintendent	Refuse Superintendent	1.000	0.000	1.000
EUD746235001	Refuse Supervisor	Refuse Supervisor	1.000	0.000	1.000
EUD746235002	Refuse Supervisor	Refuse Supervisor	1.000	0.000	1.000
EUD746244001	Refuse and Stormwater Manager	Refuse and Stormwater Manager	1.000	0.000	1.000
EUD746304001	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304002	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304003	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304004	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304005	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304006	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304007	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304008	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304009	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304010	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304011	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304012	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304013	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304014	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304015	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
EUD746304016	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304017	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304018	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304019	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304020	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304021	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304022	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304023	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304024	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304025	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304026	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304027	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304028	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304029	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304030	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304031	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	0.000	1.000
EUD746304032	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	1.000	0.000
EUD746304033	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	1.000	0.000
EUD746304034	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	1.000	0.000
EUD746304035	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	1.000	0.000
EUD746304036	Refuse Truck Driver I/II	Refuse Truck Driver II	1.000	1.000	0.000
EUD746500001	Safety Coordinator	Safety Coordinator	1.000	0.000	1.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
EUD746500002	Safety Coordinator	Safety Coordinator	1.000	1.000	0.000
EUD747020001	SCADA System Technician	SCADA System Technician	1.000	0.000	1.000
EUD747020002	SCADA System Technician	SCADA System Technician	1.000	0.000	1.000
EUD747129001	Senior Refuse Truck Driver	Senior Refuse Truck Driver	1.000	0.000	1.000
EUD747129002	Senior Refuse Truck Driver	Senior Refuse Truck Driver	1.000	0.000	1.000
EUD747129003	Senior Refuse Truck Driver	Senior Refuse Truck Driver	1.000	0.000	1.000
EUD747129004	Senior Refuse Truck Driver	Senior Refuse Truck Driver	1.000	0.000	1.000
EUD747129005	Senior Refuse Truck Driver	Senior Refuse Truck Driver	1.000	0.000	1.000
EUD747129006	Senior Refuse Truck Driver	Senior Refuse Truck Driver	1.000	0.000	1.000
EUD747142001	Senior Engineer	Senior Engineer	1.000	0.000	1.000
EUD747142002	Senior Engineer	Senior Engineer	1.000	0.000	1.000
EUD747142003	Senior Engineer	Senior Engineer	1.000	0.000	1.000
EUD747142004	Senior Engineer	Senior Engineer	1.000	1.000	0.000
EUD747161001	Senior GIS Analyst	Senior GIS Analyst	1.000	0.000	1.000
EUD747162001	Senior Engineering Technician	Senior Engineering Technician	1.000	1.000	0.000
EUD747202001	Senior Wastewater Utility Maintenance Worker	Senior Wastewater Utility Maintenance Worker	1.000	0.000	1.000
EUD747202002	Senior Wastewater Utility Maintenance Worker	Senior Wastewater Utility Maintenance Worker	1.000	0.000	1.000
EUD747202003	Senior Wastewater Utility Maintenance Worker	Senior Wastewater Utility Maintenance Worker	1.000	0.000	1.000
EUD747202004	Senior Wastewater Utility Maintenance Worker	Senior Wastewater Utility Maintenance Worker	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
		Worker			
EUD747204001	Senior Water Distribution Worker	Senior Water Distribution Worker	1.000	0.000	1.000
EUD747204002	Senior Water Distribution Worker	Senior Water Distribution Worker	1.000	0.000	1.000
EUD747204003	Senior Water Distribution Worker	Senior Water Distribution Worker	1.000	0.000	1.000
EUD747204004	Senior Water Distribution Worker	Senior Water Distribution Worker	1.000	1.000	0.000
EUD747204005	Senior Water Distribution Worker	Senior Water Distribution Worker	1.000	1.000	0.000
EUD747205001	Senior Plant and Equipment Mechanic	Senior Plant and Equipment Mechanic	1.000	0.000	1.000
EUD747284001	Senior Preventative Maintenance Technician	Senior Preventative Maintenance Technician	1.000	0.000	1.000
EUD747284002	Senior Preventative Maintenance Technician	Senior Preventative Maintenance Technician	1.000	0.000	1.000
EUD747324001	Solid Waste Billing Technician	Solid Waste Billing Technician	1.000	0.000	1.000
EUD748978001	Wastewater Collection Supervisor	Wastewater Collection Supervisor	1.000	0.000	1.000
EUD748980001	Wastewater Collection Superintendent	Wastewater Collection Superintendent	1.000	0.000	1.000
EUD749010001	Wastewater Treatment Plant Operator Grade I/II	Wastewater Treatment Plant Operator Grade II	1.000	0.000	1.000
EUD749010002	Wastewater Treatment Plant Operator Grade I/II	Wastewater Treatment Plant Operator Grade II	1.000	0.000	1.000
EUD749010003	Wastewater Treatment Plant Operator Grade I/II	Wastewater Treatment Plant Operator Grade II	1.000	1.000	0.000
EUD749010004	Wastewater Treatment Plant Operator Grade I/II	Wastewater Treatment Plant Operator Grade II	1.000	1.000	0.000
EUD749010005	Wastewater Treatment Plant	Wastewater Treatment	1.000	1.000	0.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
EUD749010006	Operator Grade I/II Wastewater Treatment Plant Operator Grade I/II	Plant Operator Grade II Wastewater Treatment Plant Operator Grade II	1.000	1.000	0.000
EUD749020001	Wastewater Treatment Plant Operator Grade III 24Hr	Wastewater Treatment Plant Operator Grade III 24Hr	1.000	0.000	1.000
EUD749020002	Wastewater Treatment Plant Operator Grade III 24Hr	Wastewater Treatment Plant Operator Grade III 24Hr	1.000	0.000	1.000
EUD749020003	Wastewater Treatment Plant Operator Grade III 24Hr	Wastewater Treatment Plant Operator Grade III 24Hr	1.000	0.000	1.000
EUD749020004	Wastewater Treatment Plant Operator Grade III 24Hr	Wastewater Treatment Plant Operator Grade III 24Hr	1.000	0.000	1.000
EUD749025001	Wastewater Treatment Plant Operator Grade III 8Hr	Wastewater Treatment Plant Operator Grade III 8Hr	1.000	0.000	1.000
EUD749025002	Wastewater Treatment Plant Operator Grade III 8Hr	Wastewater Treatment Plant Operator Grade III 8Hr	1.000	0.000	1.000
EUD749025003	Wastewater Treatment Plant Operator Grade III 8Hr	Wastewater Treatment Plant Operator Grade III 8Hr	1.000	0.000	1.000
EUD749025004	Wastewater Treatment Plant Operator Grade III 8Hr	Wastewater Treatment Plant Operator Grade III 8Hr	1.000	0.000	1.000
EUD749029001	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000
EUD749029002	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000
EUD749029003	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000
EUD749029004	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000
EUD749029005	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
EUD749029006	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000
EUD749029007	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000
EUD749029008	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000
EUD749029009	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000
EUD749029010	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000
EUD749029011	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000
EUD749029012	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000
EUD749029013	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000
EUD749029014	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000
EUD749029015	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000
EUD749029016	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000
EUD749029017	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000
EUD749029018	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000
EUD749029019	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000
EUD749029020	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000
EUD749029021	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000
EUD749029022	Wastewater Utility Maintenance Worker I/II	Wastewater Utility Maintenance Worker II	1.000	0.000	1.000
EUD749030001	Wastewater Treatment Plant Operator Grade IV	Wastewater Treatment Plant Operator Grade IV	1.000	0.000	1.000
EUD749040001	Wastewater Treatment Plant Chief Operator	Wastewater Treatment Plant Chief Operator	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
EUD749047001	Water Conservation Administrator	Water Conservation Administrator	1.000	0.000	1.000
EUD749051001	Water Conservation Worker I/II	Water Conservation Worker II	1.000	0.000	1.000
EUD749051002	Water Conservation Worker I/II	Water Conservation Worker II	1.000	0.000	1.000
EUD749051003	Water Conservation Worker I/II	Water Conservation Worker II	1.000	0.000	1.000
EUD749051004	Water Conservation Worker I/II	Water Conservation Worker II	1.000	0.000	1.000
EUD749078001	Water Conservation Specialist	Water Conservation Specialist	1.000	0.000	1.000
EUD749084001	Water Distribution Supervisor	Water Distribution Supervisor	1.000	0.000	1.000
EUD749084002	Water Distribution Supervisor	Water Distribution Supervisor	1.000	0.000	1.000
EUD749084003	Water Distribution Supervisor	Water Distribution Supervisor	1.000	1.000	0.000
EUD749084004	Water Distribution Supervisor	Water Distribution Supervisor	1.000	1.000	0.000
EUD749085001	Water Distribution Superintendent	Water Distribution Superintendent	1.000	0.000	1.000
EUD749101001	Water Quality Lab Supervisor	Water Quality Lab Supervisor	1.000	0.000	1.000
EUD749175001	Water Treatment Plant Chief Operator	Water Treatment Plant Chief Operator	1.000	0.000	1.000
EUD749230001	Water Treatment Plant Operator Grade III 24Hr	Water Treatment Plant Operator Grade III 24Hr	1.000	0.000	1.000
EUD749230002	Water Treatment Plant Operator Grade III 24Hr	Water Treatment Plant Operator Grade III 24Hr	1.000	0.000	1.000
EUD749230003	Water Treatment Plant Operator Grade III 24Hr	Water Treatment Plant Operator Grade III 24Hr	1.000	0.000	1.000
EUD749230004	Water Treatment Plant Operator Grade III 24Hr	Water Treatment Plant Operator Grade III 24Hr	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
EUD749230005	Water Treatment Plant Operator Grade III 24Hr	Water Treatment Plant Operator Grade III 24Hr	1.000	1.000	0.000
EUD749234001	Water Treatment Plant Operator Grade I/II 8Hr	Water Treatment Plant Operator Grade II 8Hr	1.000	0.000	1.000
EUD749248001	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000
EUD749248002	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000
EUD749248003	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000
EUD749248004	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000
EUD749248005	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000
EUD749248006	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000
EUD749248007	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000
EUD749248008	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000
EUD749248009	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000
EUD749248010	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000
EUD749248011	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000
EUD749248012	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000
EUD749248013	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000
EUD749248014	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000
EUD749248015	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000
EUD749248016	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000
EUD749248017	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
EUD749248018	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000
EUD749248019	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000
EUD749248020	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000
EUD749248021	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000
EUD749248022	Water Distribution Worker I/II	Water Distribution Worker II	1.000	0.000	1.000
EUD749550001	ERP Business Analyst I/II	ERP Business Analyst II	1.000	1.000	0.000
EUD749559001	Senior SCADA System Technician	Senior SCADA System Technician	1.000	1.000	0.000
EUD749561001	Data Management System Administrator	Data Management System Administrator	1.000	1.000	0.000
Total for Department: EUD Environmental Utilities Department			243.250	41.100	202.150

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
FIR480050001	Administrative Analyst I/II	Administrative Analyst II	1.000	0.000	1.000
FIR480071001	Administrative Assistant	Administrative Assistant	1.000	0.000	1.000
FIR480084001	Administrative Technician	Administrative Technician	1.000	0.000	1.000
FIR480480001	Assistant Fire Chief	Assistant Fire Chief	1.000	0.000	1.000
FIR480480002	Assistant Fire Chief	Assistant Fire Chief	1.000	0.000	1.000
FIR480905001	Fire Battalion Chief	Fire Battalion Chief	1.000	0.000	1.000
FIR480905002	Fire Battalion Chief	Fire Battalion Chief	1.000	0.000	1.000
FIR480905003	Fire Battalion Chief	Fire Battalion Chief	1.000	0.000	1.000
FIR480905004	Fire Battalion Chief	Fire Battalion Chief	1.000	0.000	1.000
FIR481645001	Department Public Information Officer	Department Public Information Officer	1.000	0.000	1.000
FIR482415001	EMS Quality Assurance Coordinator	EMS Quality Assurance Coordinator	1.000	0.000	1.000
FIR483320001	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320002	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320003	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320004	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320005	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320006	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320007	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320008	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320009	Fire Captain	Fire Captain	1.000	0.000	1.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
FIR483320010	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320011	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320012	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320013	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320014	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320015	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320016	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320017	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320018	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320019	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320020	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320021	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320022	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320023	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320024	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320025	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320026	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320027	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320028	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320029	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483320030	Fire Captain	Fire Captain	1.000	0.000	1.000
FIR483330001	Fire Chief	Fire Chief	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
FIR483332001	Fire Division Chief	Fire Division Chief	1.000	0.000	1.000
FIR483332002	Fire Division Chief	Fire Division Chief	1.000	0.000	1.000
FIR483340001	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340002	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340003	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340004	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340005	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340006	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340007	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340008	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340009	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340010	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340011	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340012	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340013	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340014	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340015	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340016	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340017	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340018	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340019	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340020	Fire Engineer	Fire Engineer	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
FIR483340021	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340022	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340023	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340024	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340025	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340026	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340027	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340028	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340029	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483340030	Fire Engineer	Fire Engineer	1.000	0.000	1.000
FIR483355001	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355002	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355003	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355004	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355005	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355006	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355007	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355008	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355009	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355010	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355011	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
FIR483355012	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355013	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355014	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355015	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355016	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355017	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355018	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355019	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355020	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355021	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355022	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355023	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355024	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355025	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355026	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355027	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355028	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355029	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355030	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
FIR483355031	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355032	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355033	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355034	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355035	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483355036	Firefighter Paramedic I/II	Firefighter Paramedic II	1.000	0.000	1.000
FIR483377001	Fire and Environmental Safety Inspector I/II	Fire and Environmental Safety Inspector II	1.000	0.000	1.000
FIR483377002	Fire and Environmental Safety Inspector I/II	Fire and Environmental Safety Inspector II	1.000	0.000	1.000
FIR483377003	Fire and Environmental Safety Inspector I/II	Fire and Environmental Safety Inspector II	1.000	0.000	1.000
FIR483382001	Fire Inspection Supervisor	Fire Inspection Supervisor	1.000	0.000	1.000
FIR483385001	Fire Inspector I/II	Fire Inspector II	1.000	0.000	1.000
FIR483391001	Fire Battalion Chief (8Hr)	Fire Battalion Chief (8Hr)	1.000	0.000	1.000
FIR483412001	GIS Analyst I/II	GIS Analyst II	1.000	0.000	1.000
FIR484957001	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
FIR489551001	Fire and Environmental Safety Supervisor	Fire and Environmental Safety Supervisor	1.000	1.000	0.000
Total for Department: FIR Fire Department			119.000	1.000	118.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
CAO220245001	Assistant City Attorney	Assistant City Attorney	1.000	0.000	1.000
CAO221200001	City Attorney	City Attorney	1.000	0.000	1.000
CAO221658001	Deputy City Attorney I/II	Deputy City Attorney II	1.000	0.000	1.000
CAO221658002	Deputy City Attorney I/II	Deputy City Attorney II	1.000	0.000	1.000
CAO221658003	Deputy City Attorney I/II	Deputy City Attorney II	1.000	0.000	1.000
CAO224096001	Legal Clerk I/II	Legal Clerk II	1.000	0.000	1.000
CAO224096002	Legal Clerk I/II	Legal Clerk II	1.000	0.000	1.000
CAO225015001	Paralegal	Paralegal	1.000	0.000	1.000
CAO227123001	Senior Deputy City Attorney	Senior Deputy City Attorney	1.000	0.000	1.000
Total for Department: CAO City Attorney			9.000	0.000	9.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
HRD280071001	Administrative Assistant	Administrative Assistant	1.000	0.000	1.000
HRD280484001	Assistant Human Resources Director	Assistant Human Resources Director	1.000	0.000	1.000
HRD283596001	Human Resources Analyst I/II	Human Resources Analyst II	1.000	0.000	1.000
HRD283596002	Human Resources Analyst I/II	Human Resources Analyst II	1.000	0.000	1.000
HRD283598001	Human Resources Director	Human Resources Director	1.000	0.000	1.000
HRD283599001	Human Resources Manager	Human Resources Manager	1.000	0.000	1.000
HRD285235001	Human Resources Technician	Human Resources Technician	1.000	0.000	1.000
HRD285235002	Human Resources Technician	Human Resources Technician	1.000	0.000	1.000
HRD285235003	Human Resources Technician	Human Resources Technician	1.000	0.000	1.000
HRD285235004	Human Resources Technician	Human Resources Technician	1.000	0.000	1.000
HRD285235005	Human Resources Technician	Human Resources Technician	1.000	0.000	1.000
HRD285235006	Human Resources Technician	Human Resources Technician	1.000	1.000	0.000
HRD286450001	Risk Manager	Risk Manager	1.000	0.000	1.000
HRD287178001	Senior Human Resources Technician	Senior Human Resources Technician	1.000	0.000	1.000
HRD287178002	Senior Human Resources Technician	Senior Human Resources Technician	1.000	0.000	1.000
Total for Department:	HRD Human Resources Department		15.000	1.000	14.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
CCD360250001	Assistant City Clerk	Assistant City Clerk	1.000	0.000	1.000
CCD361220001	City Clerk	City Clerk	1.000	0.000	1.000
CCD361227001	City Clerk Technician I/II	City Clerk Technician II	1.000	0.000	1.000
CCD361227002	City Clerk Technician I/II	City Clerk Technician II	1.000	0.000	1.000
CCD361227003	City Clerk Technician I/II	City Clerk Technician II	1.000	0.000	1.000
CCD361227004	City Clerk Technician I/II	City Clerk Technician II	1.000	1.000	0.000
CCD361665001	Deputy City Clerk I/II	Deputy City Clerk II	1.000	0.000	1.000
CCD361665002	Deputy City Clerk I/II	Deputy City Clerk II	1.000	0.000	1.000
CCD361665003	Deputy City Clerk I/II	Deputy City Clerk II	0.500	0.500	0.000
CCD361665004	Deputy City Clerk I/II	Deputy City Clerk II	0.500	0.500	0.000
CCD369548001	Passport/Livescan Agent	Passport/Livescan Agent	1.000	1.000	0.000
CCD369548002	Passport/Livescan Agent	Passport/Livescan Agent	1.000	1.000	0.000
CCD369548003	Passport/Livescan Agent	Passport/Livescan Agent	1.000	1.000	0.000
Total for Department: CCD City Clerk Department			12.000	5.000	7.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
ITD321180001	Chief Information Officer	Chief Information Officer	1.000	0.000	1.000
ITD321362001	Business Systems Analyst I/II	Business Systems Analyst II	1.000	0.000	1.000
ITD321362002	Business Systems Analyst I/II	Business Systems Analyst II	1.000	0.000	1.000
ITD321362003	Business Systems Analyst I/II	Business Systems Analyst II	1.000	0.000	1.000
ITD321362004	Business Systems Analyst I/II	Business Systems Analyst II	1.000	0.000	1.000
ITD321362005	Business Systems Analyst I/II	Business Systems Analyst II	1.000	0.000	1.000
ITD321362006	Business Systems Analyst I/II	Business Systems Analyst II	1.000	0.000	1.000
ITD321362007	Business Systems Analyst I/II	Business Systems Analyst II	1.000	0.000	1.000
ITD321362008	Business Systems Analyst I/II	Business Systems Analyst II	1.000	0.000	1.000
ITD321362009	Business Systems Analyst I/II	Business Systems Analyst II	1.000	1.000	0.000
ITD321362010	Business Systems Analyst I/II	Business Systems Analyst II	1.000	1.000	0.000
ITD321362011	Business Systems Analyst I/II	Business Systems Analyst II	1.000	1.000	0.000
ITD321362012	Business Systems Analyst I/II	Business Systems Analyst II	1.000	1.000	0.000
ITD321552001	Database Analyst I/II	Database Analyst II	1.000	0.000	1.000
ITD321552002	Database Analyst I/II	Database Analyst II	1.000	0.000	1.000
ITD321552003	Database Analyst I/II	Database Analyst II	1.000	0.000	1.000
ITD323602001	Information Technology Program Manager	Information Technology Program Manager	1.000	0.000	1.000
ITD323602002	Information Technology Program Manager	Information Technology Program	1.000	0.000	1.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
		Manager			
ITD323602003	Information Technology Program Manager	Information Technology Program Manager	1.000	0.000	1.000
ITD323602004	Information Technology Program Manager	Information Technology Program Manager	1.000	0.000	1.000
ITD323602005	Information Technology Program Manager	Information Technology Program Manager	1.000	0.000	1.000
ITD323616001	Information Technology Planning and Policy Technician	Information Technology Planning & Policy Technician	1.000	0.000	1.000
ITD323618001	Information Technology Technician I/II	Information Technology Technician II	1.000	0.000	1.000
ITD323618002	Information Technology Technician I/II	Information Technology Technician II	1.000	0.000	1.000
ITD323618003	Information Technology Technician I/II	Information Technology Technician II	1.000	1.000	0.000
ITD323625001	Information Security Administrator	Information Security Administrator	1.000	0.000	1.000
ITD323794001	Information Technology Analyst I/II	Information Technology Analyst II	1.000	0.000	1.000
ITD323794002	Information Technology Analyst I/II	Information Technology Analyst II	1.000	0.000	1.000
ITD323794003	Information Technology Analyst I/II	Information Technology Analyst II	1.000	0.000	1.000
ITD323794004	Information Technology Analyst I/II	Information Technology Analyst II	1.000	0.000	1.000
ITD323794005	Information Technology Analyst I/II	Information Technology Analyst II	1.000	0.000	1.000
ITD323794006	Information Technology Analyst I/II	Information Technology Analyst II	1.000	0.000	1.000
ITD323794007	Information Technology Analyst I/II	Information Technology Analyst II	1.000	0.000	1.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
ITD323794008	Information Technology Analyst I/II	Information Technology Analyst II	1.000	0.000	1.000
ITD323794009	Information Technology Analyst I/II	Information Technology Analyst II	1.000	0.000	1.000
ITD323794010	Information Technology Analyst I/II	Information Technology Analyst II	1.000	1.000	0.000
ITD327130001	Senior Business Systems Analyst	Senior Business Systems Analyst	1.000	0.000	1.000
ITD327130002	Senior Business Systems Analyst	Senior Business Systems Analyst	1.000	0.000	1.000
ITD327130003	Senior Business Systems Analyst	Senior Business Systems Analyst	1.000	1.000	0.000
ITD327130004	Senior Business Systems Analyst	Senior Business Systems Analyst	1.000	1.000	0.000
ITD327145001	Senior Database Analyst	Senior Database Analyst	1.000	0.000	1.000
ITD327149001	Senior Information Technology Technician	Senior Information Technology Technician	1.000	0.000	1.000
ITD327149002	Senior Information Technology Technician	Senior Information Technology Technician	1.000	0.000	1.000
ITD327149003	Senior Information Technology Technician	Senior Information Technology Technician	1.000	1.000	0.000
ITD329542001	Information Technology Client Services Supervisor	Information Technology Client Services Supervisor	1.000	0.000	1.000
ITD329558001	Assistant Information Technology Director	Assistant Information Technology Director	1.000	1.000	0.000
ITD329558002	Assistant Information Technology Director	Assistant Information Technology Director	1.000	1.000	0.000
Total for Department:	ITD Information Technology Department		47.000	11.000	36.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
PWD620050001	Administrative Analyst I/II	Administrative Analyst II	1.000	0.000	1.000
PWD620071001	Administrative Assistant	Administrative Assistant	1.000	0.000	1.000
PWD620084001	Administrative Technician	Administrative Technician	1.000	0.000	1.000
PWD620084002	Administrative Technician	Administrative Technician	1.000	0.000	1.000
PWD620084003	Administrative Technician	Administrative Technician	1.000	1.000	0.000
PWD620084004	Administrative Technician	Administrative Technician	1.000	1.000	0.000
PWD620088001	Alternative Transportation Analyst I/II	Alternative Transportation Analyst II	1.000	0.000	1.000
PWD620088002	Alternative Transportation Analyst I/II	Alternative Transportation Analyst II	1.000	0.000	1.000
PWD620088003	Alternative Transportation Analyst I/II	Alternative Transportation Analyst II	1.000	1.000	0.000
PWD620090001	Alternative Transportation Manager	Alternative Transportation Manager	1.000	0.000	1.000
PWD620338001	Assistant/Junior Engineer	Assistant Engineer	1.000	0.000	1.000
PWD620338002	Assistant/Junior Engineer	Assistant Engineer	1.000	0.000	1.000
PWD620338003	Assistant/Junior Engineer	Assistant Engineer	1.000	0.000	1.000
PWD620338004	Assistant/Junior Engineer	Assistant Engineer	1.000	0.000	1.000
PWD620338005	Assistant/Junior Engineer	Assistant Engineer	1.000	0.000	1.000
PWD620338006	Assistant/Junior Engineer	Assistant Engineer	1.000	0.000	1.000
PWD620338007	Assistant/Junior Engineer	Assistant Engineer	1.000	0.000	1.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
PWD620338008	Assistant/Junior Engineer	Assistant Engineer	1.000	1.000	0.000
PWD620820001	Associate Engineer	Associate Engineer	1.000	0.000	1.000
PWD620820002	Associate Engineer	Associate Engineer	1.000	0.000	1.000
PWD621032001	Building Maintenance Worker I/II	Building Maintenance Worker II	1.000	0.000	1.000
PWD621032002	Building Maintenance Worker I/II	Building Maintenance Worker II	1.000	0.000	1.000
PWD621032003	Building Maintenance Worker I/II	Building Maintenance Worker II	1.000	0.000	1.000
PWD621032004	Building Maintenance Worker I/II	Building Maintenance Worker II	1.000	0.000	1.000
PWD621032005	Building Maintenance Worker I/II	Building Maintenance Worker II	1.000	1.000	0.000
PWD621350001	Engineering Technician I/II	Engineering Technician II	1.000	0.000	1.000
PWD621401001	Community Relations Analyst	Community Relations Analyst	0.500	0.000	0.500
PWD621485001	Custodian	Custodian	1.000	0.000	1.000
PWD621485002	Custodian	Custodian	1.000	0.000	1.000
PWD621485003	Custodian	Custodian	1.000	0.000	1.000
PWD621485004	Custodian	Custodian	1.000	0.000	1.000
PWD621485005	Custodian	Custodian	1.000	0.000	1.000
PWD622214001	GIS Technician I/II	GIS Technician II	1.000	1.000	0.000
PWD622376001	Traffic Signal Maintenance Worker I/II	Traffic Signal Maintenance Worker II	1.000	0.000	1.000
PWD622376002	Traffic Signal Maintenance Worker I/II	Traffic Signal Maintenance Worker II	1.000	0.000	1.000
PWD622385001	Electronics Technician I/II	Electronics Technician II	1.000	0.000	1.000
PWD622385002	Electronics Technician I/II	Electronics Technician II	1.000	0.000	1.000
PWD622385003	Electronics Technician I/II	Electronics Technician II	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
PWD622385004	Electronics Technician I/II	Electronics Technician II	1.000	1.000	0.000
PWD622560001	Equipment Serviceworker	Equipment Serviceworker	1.000	0.000	1.000
PWD622560002	Equipment Serviceworker	Equipment Serviceworker	1.000	0.000	1.000
PWD622560003	Equipment Serviceworker	Equipment Serviceworker	1.000	0.000	1.000
PWD622560004	Equipment Serviceworker	Equipment Serviceworker	1.000	0.000	1.000
PWD622565001	Equipment Maintenance Supervisor	Equipment Maintenance Supervisor	1.000	0.000	1.000
PWD623318001	Financial Analyst I/II	Financial Analyst II	1.000	0.000	1.000
PWD623319001	Fleet Management Technician	Fleet Management Technician	1.000	0.000	1.000
PWD623392001	Fleet Manager	Fleet Manager	1.000	0.000	1.000
PWD623395001	Facilities Manager	Facilities Manager	1.000	0.000	1.000
PWD624321001	Facilities Supervisor	Facilities Supervisor	1.000	0.000	1.000
PWD624501001	Mechanic I/II	Mechanic II	1.000	0.000	1.000
PWD624501002	Mechanic I/II	Mechanic II	1.000	0.000	1.000
PWD624501003	Mechanic I/II	Mechanic II	1.000	0.000	1.000
PWD624501004	Mechanic I/II	Mechanic II	1.000	0.000	1.000
PWD624501005	Mechanic I/II	Mechanic II	1.000	0.000	1.000
PWD624501006	Mechanic I/II	Mechanic II	1.000	0.000	1.000
PWD624501007	Mechanic I/II	Mechanic II	1.000	0.000	1.000
PWD624501008	Mechanic I/II	Mechanic II	1.000	0.000	1.000
PWD624517001	Marketing and Communication Analyst I/II	Marketing & Communication Analyst II	1.000	0.000	1.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
PWD624957001	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
PWD624957002	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
PWD624957003	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
PWD624957004	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
PWD624957005	Office Assistant I/II	Office Assistant II	0.750	0.088	0.662
PWD625514001	Principal Engineer	Principal Engineer	1.000	1.000	0.000
PWD625519001	Preventative Maintenance Supervisor	Preventative Maintenance Supervisor	1.000	0.000	1.000
PWD625560001	Project Coordinator	Project Coordinator	1.000	0.000	1.000
PWD625560002	Project Coordinator	Project Coordinator	1.000	0.000	1.000
PWD625635001	Public Works Director	Public Works Director	1.000	0.000	1.000
PWD627119001	Senior Building Maintenance Worker	Senior Building Maintenance Worker	1.000	0.000	1.000
PWD627142001	Senior Engineer	Senior Engineer	1.000	0.000	1.000
PWD627142002	Senior Engineer	Senior Engineer	1.000	0.000	1.000
PWD627142003	Senior Engineer	Senior Engineer	1.000	0.000	1.000
PWD627170001	Senior Electronic Technician	Senior Electronic Technician	1.000	0.000	1.000
PWD627187001	Senior Street Maintenance Worker	Senior Street Maintenance Worker	1.000	0.000	1.000
PWD627187002	Senior Street Maintenance Worker	Senior Street Maintenance Worker	1.000	0.000	1.000
PWD627187003	Senior Street Maintenance Worker	Senior Street Maintenance Worker	1.000	0.000	1.000
PWD627187004	Senior Street Maintenance Worker	Senior Street Maintenance Worker	1.000	0.000	1.000
PWD627187005	Senior Street Maintenance Worker	Senior Street Maintenance Worker	1.000	0.000	1.000
PWD627187006	Senior Street Maintenance	Senior Street	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
	Worker	Maintenance Worker			
PWD627189001	Senior Mechanic	Senior Mechanic	1.000	0.000	1.000
PWD627189002	Senior Mechanic	Senior Mechanic	1.000	0.000	1.000
PWD627520001	Street Maintenance Superintendent	Street Maintenance Superintendent	1.000	0.000	1.000
PWD627522001	Street Maintenance Supervisor	Street Maintenance Supervisor	1.000	0.000	1.000
PWD627522002	Street Maintenance Supervisor	Street Maintenance Supervisor	1.000	0.000	1.000
PWD627522003	Street Maintenance Supervisor	Street Maintenance Supervisor	1.000	1.000	0.000
PWD627530001	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000	0.000	1.000
PWD627530002	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000	0.000	1.000
PWD627530003	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000	0.000	1.000
PWD627530004	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000	0.000	1.000
PWD627530005	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000	0.000	1.000
PWD627530006	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000	0.000	1.000
PWD627530007	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000	0.000	1.000
PWD627530008	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000	0.000	1.000
PWD627530009	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000	0.000	1.000
PWD627530010	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000	0.000	1.000
PWD627530011	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000	0.000	1.000
PWD627530012	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000	0.000	1.000
PWD627530013	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000	0.000	1.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
PWD627530014	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000	0.000	1.000
PWD627530015	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000	0.000	1.000
PWD627530016	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000	1.000	0.000
PWD627530017	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000	1.000	0.000
PWD627530018	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000	1.000	0.000
PWD627530019	Street Maintenance Worker I/II	Street Maintenance Worker II	1.000	1.000	0.000
PWD627540001	Street Sweeper Operator	Street Sweeper Operator	1.000	0.000	1.000
PWD627540002	Street Sweeper Operator	Street Sweeper Operator	1.000	0.000	1.000
PWD627540003	Street Sweeper Operator	Street Sweeper Operator	1.000	0.000	1.000
PWD627540004	Street Sweeper Operator	Street Sweeper Operator	1.000	0.000	1.000
PWD627540005	Street Sweeper Operator	Street Sweeper Operator	1.000	1.000	0.000
PWD628938001	Vehicle Maintenance Parts Buyer	Vehicle Maintenance Parts Buyer	1.000	0.000	1.000
PWD628940001	Vehicle Maintenance Servicewriter	Vehicle Maintenance Servicewriter	1.000	0.000	1.000
PWD628952001	Warehouse Worker I/II	Warehouse Worker II	1.000	0.000	1.000
Total for Department: PWD Public Works			111.250	14.088	97.162



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
FIN240040001	Accountant I/II	Accountant II	1.000	0.000	1.000
FIN240040002	Accountant I/II	Accountant II	1.000	0.000	1.000
FIN240043001	Accounting Supervisor	Accounting Supervisor	1.000	0.000	1.000
FIN240050001	Administrative Analyst I/II	Administrative Analyst II	1.000	0.000	1.000
FIN240071001	Administrative Assistant	Administrative Assistant	1.000	0.000	1.000
FIN240084001	Administrative Technician	Administrative Technician	1.000	0.000	1.000
FIN240915001	Budget Analyst I/II	Budget Analyst II	1.000	0.000	1.000
FIN240915002	Budget Analyst I/II	Budget Analyst II	1.000	0.000	1.000
FIN240915003	Budget Analyst I/II	Budget Analyst II	0.750	0.000	0.750
FIN240920001	Billing Services Manager	Billing Services Manager	1.000	0.000	1.000
FIN240930001	Budget Manager	Budget Manager	1.000	0.000	1.000
FIN241060001	Buyer I/II	Buyer II	1.000	0.000	1.000
FIN241060002	Buyer I/II	Buyer II	1.000	0.000	1.000
FIN241060003	Buyer I/II	Buyer II	1.000	0.000	1.000
FIN241245001	Chief Financial Officer	Chief Financial Officer	1.000	0.000	1.000
FIN241370001	Controller	Controller	1.000	0.000	1.000
FIN241450001	Courier	Courier	1.000	0.000	1.000
FIN242900001	Finance Manager	Finance Manager	1.000	0.000	1.000
FIN243310001	Finance Supervisor	Finance Supervisor	1.000	0.000	1.000
FIN243310002	Finance Supervisor	Finance Supervisor	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
FIN243315001	Finance Utility Billing Analyst I/II	Finance Utility Billing Analyst II	1.000	0.000	1.000
FIN243315002	Finance Utility Billing Analyst I/II	Finance Utility Billing Analyst II	1.000	0.000	1.000
FIN243315003	Finance Utility Billing Analyst I/II	Finance Utility Billing Analyst II	1.000	1.000	0.000
FIN243318001	Financial Analyst I/II	Financial Analyst II	1.000	0.000	1.000
FIN243318002	Financial Analyst I/II	Financial Analyst II	1.000	0.000	1.000
FIN243318003	Financial Analyst I/II	Financial Analyst II	1.000	0.000	1.000
FIN243326001	Finance Technician I/II	Finance Technician II	1.000	0.000	1.000
FIN243326002	Finance Technician I/II	Finance Technician II	1.000	0.000	1.000
FIN243326003	Finance Technician I/II	Finance Technician II	1.000	0.000	1.000
FIN243326004	Finance Technician I/II	Finance Technician II	1.000	0.000	1.000
FIN243326005	Finance Technician I/II	Finance Technician II	1.000	0.000	1.000
FIN243326006	Finance Technician I/II	Finance Technician II	1.000	1.000	0.000
FIN243326007	Finance Technician I/II	Finance Technician II	0.500	0.500	0.000
FIN243335001	Finance Clerk I/II	Finance Clerk II	1.000	0.000	1.000
FIN243335002	Finance Clerk I/II	Finance Clerk II	1.000	0.000	1.000
FIN243335003	Finance Clerk I/II	Finance Clerk II	1.000	0.500	0.500
FIN243335004	Finance Clerk I/II	Finance Clerk II	1.000	0.000	1.000
FIN243335005	Finance Clerk I/II	Finance Clerk II	1.000	0.000	1.000
FIN243335006	Finance Clerk I/II	Finance Clerk II	1.000	0.000	1.000
FIN243335007	Finance Clerk I/II	Finance Clerk II	1.000	0.000	1.000
FIN243335008	Finance Clerk I/II	Finance Clerk II	1.000	0.000	1.000
FIN243335009	Finance Clerk I/II	Finance Clerk II	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
FIN243335010	Finance Clerk I/II	Finance Clerk II	1.000	0.000	1.000
FIN243335011	Finance Clerk I/II	Finance Clerk II	1.000	0.000	1.000
FIN243335012	Finance Clerk I/II	Finance Clerk II	1.000	0.000	1.000
FIN243335013	Finance Clerk I/II	Finance Clerk II	1.000	0.000	1.000
FIN243335014	Finance Clerk I/II	Finance Clerk II	1.000	0.000	1.000
FIN243335015	Finance Clerk I/II	Finance Clerk II	1.000	0.000	1.000
FIN243335016	Finance Clerk I/II	Finance Clerk II	1.000	0.000	1.000
FIN243335017	Finance Clerk I/II	Finance Clerk II	0.500	0.000	0.500
FIN243335018	Finance Clerk I/II	Finance Clerk II	0.750	0.000	0.750
FIN244534001	Meter Service Worker	Meter Service Worker	1.000	0.000	1.000
FIN244540001	Meter Reader	Meter Reader	1.000	0.250	0.750
FIN244540002	Meter Reader	Meter Reader	1.000	0.250	0.750
FIN244540003	Meter Reader	Meter Reader	1.000	0.250	0.750
FIN244957001	Office Assistant I/II	Office Assistant II	0.625	0.000	0.625
FIN245101001	Payroll Technician I/II	Payroll Technician II	1.000	0.000	1.000
FIN245101002	Payroll Technician I/II	Payroll Technician II	1.000	0.000	1.000
FIN245103001	Payroll Clerk I/II	Payroll Clerk II	0.600	0.000	0.600
FIN245103002	Payroll Clerk I/II	Payroll Clerk II	1.000	0.000	1.000
FIN245652001	Purchasing and Warehouse Manager	Purchasing and Warehouse Manager	1.000	0.000	1.000
FIN246520001	ERP Manager	ERP Manager	1.000	0.000	1.000
FIN247139001	Senior Buyer	Senior Buyer	1.000	0.000	1.000
FIN247147001	Senior Finance Technician	Senior Finance Technician	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
FIN247147002	Senior Finance Technician	Senior Finance Technician	1.000	0.000	1.000
FIN247200001	Senior Meter Service Worker	Senior Meter Service Worker	1.000	0.000	1.000
FIN247203001	Senior Warehouse Worker	Senior Warehouse Worker	1.000	0.000	1.000
FIN248952001	Warehouse Worker I/II	Warehouse Worker II	1.000	0.000	1.000
FIN249427001	Accounts Payable Supervisor	Accounts Payable Supervisor	1.000	0.000	1.000
FIN249428001	Payroll Supervisor	Payroll Supervisor	1.000	0.000	1.000
FIN249550001	ERP Business Analyst I/II	ERP Business Analyst II	1.000	1.000	0.000
FIN249550002	ERP Business Analyst I/II	ERP Business Analyst II	1.000	1.000	0.000
FIN249550003	ERP Business Analyst I/II	ERP Business Analyst II	1.000	1.000	0.000
Total for Department: FIN Finance Department			70.725	6.750	63.975

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
PRL580050001	Administrative Analyst I/II	Administrative Analyst II	1.000	0.000	1.000
PRL580050002	Administrative Analyst I/II	Administrative Analyst II	1.000	0.000	1.000
PRL580071001	Administrative Assistant	Administrative Assistant	1.000	0.000	1.000
PRL580084001	Administrative Technician	Administrative Technician	1.000	0.000	1.000
PRL580084002	Administrative Technician	Administrative Technician	1.000	0.000	1.000
PRL580084003	Administrative Technician	Administrative Technician	1.000	0.000	1.000
PRL580084004	Administrative Technician	Administrative Technician	1.000	0.000	1.000
PRL580376001	Assistant Child Care Site Coordinator	Assistant Child Care Site Coordinator	1.000	0.000	1.000
PRL580376002	Assistant Child Care Site Coordinator	Assistant Child Care Site Coordinator	1.000	0.000	1.000
PRL581225001	Child Care Site Coordinator	Child Care Site Coordinator	1.000	0.150	0.850
PRL581225002	Child Care Site Coordinator	Child Care Site Coordinator	1.000	0.150	0.850
PRL581225003	Child Care Site Coordinator	Child Care Site Coordinator	1.000	0.000	1.000
PRL581225004	Child Care Site Coordinator	Child Care Site Coordinator	1.000	0.000	1.000
PRL581225005	Child Care Site Coordinator	Child Care Site Coordinator	1.000	0.000	1.000
PRL581225006	Child Care Site Coordinator	Child Care Site Coordinator	1.000	0.000	1.000
PRL581225007	Child Care Site Coordinator	Child Care Site Coordinator	1.000	0.000	1.000
PRL581225008	Child Care Site Coordinator	Child Care Site Coordinator	1.000	0.000	1.000
PRL581278001	Parks Project Technician	Parks Project Technician	1.000	0.000	1.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
PRL581278002	Parks Project Technician	Parks Project Technician	1.000	1.000	0.000
PRL581278003	Parks Project Technician	Parks Project Technician	1.000	1.000	0.000
PRL581504001	Tree Trimmer I/II	Tree Trimmer II	1.000	0.000	1.000
PRL581641001	Youth Development Program Coordinator	Youth Development Program Coordinator	1.000	0.000	1.000
PRL581641002	Youth Development Program Coordinator	Youth Development Program Coordinator	1.000	0.000	1.000
PRL581641003	Youth Development Program Coordinator	Youth Development Program Coordinator	1.000	0.000	1.000
PRL581641004	Youth Development Program Coordinator	Youth Development Program Coordinator	1.000	0.000	1.000
PRL581641005	Youth Development Program Coordinator	Youth Development Program Coordinator	1.000	0.000	1.000
PRL583733001	Senior Interpretive Services Specialist	Senior Interpretive Services Specialist	1.000	0.000	1.000
PRL584152001	Librarian I/II	Librarian II	1.000	0.000	1.000
PRL584152002	Librarian I/II	Librarian II	1.000	0.000	1.000
PRL584152003	Librarian I/II	Librarian II	1.000	0.000	1.000
PRL584152004	Librarian I/II	Librarian II	1.000	1.000	0.000
PRL584152005	Librarian I/II	Librarian II	1.000	0.000	1.000
PRL584152006	Librarian I/II	Librarian II	1.000	1.000	0.000
PRL584152007	Librarian I/II	Librarian II	0.500	0.000	0.500
PRL584210001	Library Assistant I/II	Library Assistant II	1.000	0.000	1.000
PRL584210002	Library Assistant I/II	Library Assistant II	1.000	0.000	1.000
PRL584210003	Library Assistant I/II	Library Assistant II	1.000	0.000	1.000
PRL584210004	Library Assistant I/II	Library Assistant II	1.000	0.000	1.000
PRL584210005	Library Assistant I/II	Library Assistant II	1.000	0.000	1.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
PRL584250001	Library Technician	Library Technician	1.000	0.000	1.000
PRL584250002	Library Technician	Library Technician	1.000	0.000	1.000
PRL584250003	Library Technician	Library Technician	1.000	0.000	1.000
PRL584250004	Library Technician	Library Technician	1.000	0.000	1.000
PRL584517001	Marketing and Communication Analyst I/II	Marketing & Communication Analyst II	1.000	0.000	1.000
PRL584957001	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
PRL584957002	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
PRL584957003	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
PRL584957004	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
PRL584957005	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
PRL584957006	Office Assistant I/II	Office Assistant II	1.000	0.000	1.000
PRL584957007	Office Assistant I/II	Office Assistant II	1.000	1.000	0.000
PRL585022001	Park Development Analyst I/II	Park Development Analyst II	1.000	0.000	1.000
PRL585022002	Park Development Analyst I/II	Park Development Analyst II	1.000	0.000	1.000
PRL585024001	Parks Planning and Development Superintendent	Parks Planning & Development Superintendent	1.000	0.000	1.000
PRL585045001	Parks Recreation and Libraries Technician	Parks Recreation and Libraries Technician	1.000	1.000	0.000
PRL585069001	Parks Supervisor	Parks Supervisor	1.000	0.000	1.000
PRL585069002	Parks Supervisor	Parks Supervisor	1.000	0.000	1.000
PRL585069003	Parks Supervisor	Parks Supervisor	1.000	1.000	0.000
PRL585075001	Irrigation Technician	Irrigation Technician	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
PRL585080001	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000	0.000	1.000
PRL585080002	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000	0.000	1.000
PRL585080003	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000	0.000	1.000
PRL585080004	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000	0.000	1.000
PRL585080005	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000	0.000	1.000
PRL585080006	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000	0.000	1.000
PRL585080007	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000	0.000	1.000
PRL585080008	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000	0.000	1.000
PRL585080009	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000	0.000	1.000
PRL585080010	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000	0.000	1.000
PRL585080011	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000	0.000	1.000
PRL585080012	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000	0.000	1.000
PRL585080013	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000	0.000	1.000
PRL585080014	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000	0.000	1.000
PRL585080015	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000	0.000	1.000
PRL585080016	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000	0.000	1.000
PRL585080017	Parks Maintenance Worker I/II	Parks Maintenance Worker II	1.000	0.000	1.000
PRL585082001	Parks Recreation and Libraries Director	Parks Recreation and Libraries Director	1.000	1.000	0.000
PRL587192001	Senior Parks Maintenance Worker	Senior Parks Maintenance Worker	1.000	0.000	1.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
PRL587192002	Senior Parks Maintenance Worker	Senior Parks Maintenance Worker	1.000	0.000	1.000
PRL587192003	Senior Parks Maintenance Worker	Senior Parks Maintenance Worker	1.000	0.000	1.000
PRL587192004	Senior Parks Maintenance Worker	Senior Parks Maintenance Worker	1.000	0.000	1.000
PRL587192005	Senior Parks Maintenance Worker	Senior Parks Maintenance Worker	1.000	0.000	1.000
PRL587192006	Senior Parks Maintenance Worker	Senior Parks Maintenance Worker	1.000	0.000	1.000
PRL587192007	Senior Parks Maintenance Worker	Senior Parks Maintenance Worker	1.000	0.000	1.000
PRL587192008	Senior Parks Maintenance Worker	Senior Parks Maintenance Worker	1.000	0.000	1.000
PRL587192009	Senior Parks Maintenance Worker	Senior Parks Maintenance Worker	1.000	0.000	1.000
PRL588300001	Arborist Technician	Arborist Technician	1.000	0.000	1.000
PRL588302001	Aquatics Maintenance Technician	Aquatics Maintenance Technician	1.000	0.000	1.000
PRL588304001	Recreation Leader	Recreation Leader	1.000	0.000	1.000
PRL588762001	Urban Forester	Urban Forester	1.000	0.000	1.000
PRL589543001	Parks Recreation and Libraries Coordinator I/II	Parks Recreation and Libraries Coordinator II	1.000	0.000	1.000
PRL589543002	Parks Recreation and Libraries Coordinator I/II	Parks Recreation and Libraries Coordinator II	1.000	0.000	1.000
PRL589543003	Parks Recreation and Libraries Coordinator I/II	Parks Recreation and Libraries Coordinator II	1.000	0.000	1.000
PRL589543004	Parks Recreation and Libraries Coordinator I/II	Parks Recreation and Libraries Coordinator II	1.000	0.000	1.000
PRL589543005	Parks Recreation and Libraries Coordinator I/II	Parks Recreation and Libraries Coordinator II	1.000	0.000	1.000
PRL589543006	Parks Recreation and Libraries Coordinator I/II	Parks Recreation and Libraries Coordinator II	1.000	0.000	1.000
PRL589543007	Parks Recreation and Libraries Coordinator I/II	Parks Recreation and Libraries Coordinator II	1.000	1.000	0.000
PRL589544001	Recreation and Library Supervisor	Recreation and Library Supervisor	1.000	0.000	1.000

Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
PRL589544002	Recreation and Library Supervisor	Recreation and Library Supervisor	1.000	0.000	1.000
PRL589544003	Recreation and Library Supervisor	Recreation and Library Supervisor	1.000	0.000	1.000
PRL589544004	Recreation and Library Supervisor	Recreation and Library Supervisor	1.000	0.000	1.000
PRL589544005	Recreation and Library Supervisor	Recreation and Library Supervisor	1.000	0.000	1.000
PRL589544006	Recreation and Library Supervisor	Recreation and Library Supervisor	1.000	0.000	1.000
PRL589544007	Recreation and Library Supervisor	Recreation and Library Supervisor	1.000	1.000	0.000
PRL589544008	Recreation and Library Supervisor	Recreation and Library Supervisor	1.000	1.000	0.000
PRL589544009	Recreation and Library Supervisor	Recreation and Library Supervisor	1.000	1.000	0.000
PRL589545001	Natural Resources Specialist I/II	Natural Resources Specialist II	1.000	1.000	0.000
PRL589546001	Parks Recreation and Libraries Superintendent	Parks Recreation and Libraries Superintendent	1.000	0.000	1.000
PRL589546002	Parks Recreation and Libraries Superintendent	Parks Recreation and Libraries Superintendent	1.000	0.000	1.000
PRL589546003	Parks Recreation and Libraries Superintendent	Parks Recreation and Libraries Superintendent	1.000	0.000	1.000
PRL589546004	Parks Recreation and Libraries Superintendent	Parks Recreation and Libraries Superintendent	1.000	0.000	1.000
PRL589546005	Parks Recreation and Libraries Superintendent	Parks Recreation and Libraries Superintendent	1.000	0.000	1.000
PRL589547001	Parks Recreation and Libraries Manager	Parks Recreation and Libraries Manager	1.000	0.000	1.000
PRL589547002	Parks Recreation and Libraries Manager	Parks Recreation and Libraries Manager	1.000	0.000	1.000
PRL589547003	Parks Recreation and Libraries Manager	Parks Recreation and Libraries Manager	1.000	0.000	1.000



Position Allocation Control Report

Report as of Date:06/22/2019

Position Code	Position Title	Job Name	Allocated FTE	(Over)/Under Staffed Variance	Staffed FTE
Total for Department: PRL Parks, Recreation and Libraries			114.500	13.300	101.200



Position Allocation Control Report

Report as of Date:06/22/2019

Total for All Departments	Allocated FTE	Staffed FTE	(Over)/Under Staffed Variance
	1,187.725	1,049.069	138.656

Report : Position Allocation by Department , No Names



COUNCIL COMMUNICATION

CC #: 0104

File #: 0323 & 0800-06

Title: Electric Scooter Share Programs Prohibition
Contact: Mike Isom 916-774-5527 misom@roseville.ca.us
James Maccoun 916-774-5011 jmaccoun@roseville.ca.us

Meeting Date: 6/19/2019

Item #: 8.2.

RECOMMENDATION TO COUNCIL

Staff recommends that the Council introduce for first reading an ordinance prohibiting the operation of electric scooter share programs within the city.

BACKGROUND

In November 2018, the City received correspondence from the electric-scooter sharing company "Bird" indicating its intent to bring electric scooters to Roseville. Bird's (and other similar operations) business model is to purchase and distribute large quantities of motorized scooters, which are scattered throughout the community and made available to anyone to rent via smart phone app, typically on a per-minute basis. Renters ride the scooter to their intended destination, then leave the scooter – wherever that may be - for someone else to rent. The scooters are geo-tracked and supposed to be picked up at the end of each day by independent contractors who are paid to charge and return to a pre-determined destination the following day on a per-scooter basis. To staff's knowledge, no scooters have been deployed in Roseville to date.

Cities throughout the country have experienced rapid and unauthorized introduction and implementation of motorized scooter share programs. Many of the scooters provided through these sharing programs are "dockless," meaning they're made available without any designated platform, parking area, or other safe and unobtrusive location for leaving parked or unattended motorized scooters. In other cities, these programs have resulted in a proliferation of unattended or abandoned motorized scooters on streets, sidewalks, parks, and trails which block pedestrian access and public accessible paths of travel and, in general, unlawfully encroach on publicly-owned property. Such encroachment presents multiple liability concerns, including trip hazards and resulting injury, and Americans with Disabilities Act lawsuits. As a result of these challenges, cities throughout the state and country have adopted, or are in the process of adopting, ordinances to ban electric scooter-sharing programs. The City of Davis is one such example locally, which adopted an urgency ordinance banning the programs.

The motorized scooters are capable of travelling at speeds up to 16 miles per hour. Many riders are ambivalent to potential safety hazards and state law restricting operation of motorized scooters

on sidewalks, high-speed roadways, or other areas. This has resulted in well-documented complaints of injury and harm to riders, pedestrians, vehicles, bicycles and property. In addition to the potential safety hazard, the unmanaged proliferation of scooters detracts from community aesthetics and creates a general public nuisance. Further, large numbers of abandoned scooters – which constitute electronic and other hazardous waste - impounded from public property must be properly disposed of at cost to the City.

Staff evaluated the feasibility of establishing a permit program to manage potential proliferation and the ill-effects of such programs. Ultimately, a permit program is not recommended due to the significant ongoing investment of staff time required for initial permit issuance and renewals (Development Services Department), insurance monitoring (Risk Management), determining which scooters were permitted and which were not (Code Enforcement and/or Police), collection of unauthorized scooters from public rights of way (Code Enforcement, Streets, and/or Police), storage of impounded scooters (Police), and time required to track and return impounded scooters (Police).

Therefore, to prevent the proliferation and safety implications of motorized scooters throughout the city, staff recommends that the City Council adopt an ordinance prohibiting the operation of electric-scooter sharing services within the City of Roseville. The ordinance authorizes City employees, such as police officers and code enforcement officers, to remove and impound motorized scooters left on public property. Scooters may be retrieved by payment of a fine of \$50.00 for each device, plus a \$5.00 per day storage fee for each device. In lieu of paying the fine in order to retrieve the scooters, companies may request that an administrative citation be issued which can be appealed to the Board of Appeals.

FISCAL IMPACT

Approval of an ordinance banning operation of electric scooter sharing programs in the city is not expected to result in a significant fiscal impact.

ECONOMIC DEVELOPMENT / JOBS CREATED

Approval of the ordinance banning electric scooter sharing programs is not expected to result in measurable economic development activity or job creation.

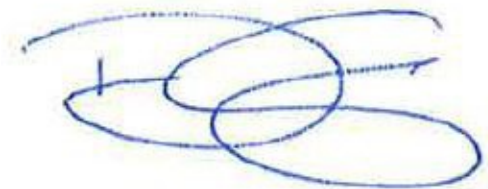
ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment (CEQA Guidelines §15061(b)(3)). Adoption of an ordinance prohibiting operation of electric scooter sharing programs does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Mike Isom, Development Services Director

James Maccoun, Police Chief

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

Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance Banning Electric Scooter Share Programs

ORDINANCE NO. ____

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADDING CHAPTER
11.13 OF TITLE 11 OF THE ROSEVILLE MUNICIPAL CODE
REGARDING SHARED ON-DEMAND PERSONAL MOBILITY DEVICES

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Chapter 11.13 of Title 11 of the Roseville Municipal Code is hereby added
to read as follows:

Chapter 11.13

SHARED ON-DEMAND PERSONAL MOBILITY DEVICES

11.13.010 Findings.

The city council adopts the ordinance codified in this title based upon the following
findings:

A. Article 11, Section 7 of the California Constitution authorizes the city to make
and enforce within its limits all local, police, sanitary, and other ordinances and regulations not
in conflict with the general laws.

B. Cities across the country, especially those in California, have experienced rapid
and unauthorized introduction and implementation of shared on-demand personal mobility

devices whereby large quantities of such devices are provided and offered to residents and visitors for rent via self-service applications, portals, and/or other methods.

C. Many of the devices provided through these share programs are “dockless,” meaning they are available without any designated platform, parking area, or other safe and unobtrusive location for leaving parked or unattended devices. In certain cities, these programs have resulted in a proliferation of unattended or abandoned devices on streets, sidewalks, parks, and trails which block pedestrian access and public accessible paths of travel and, in general, unlawfully encroach on publicly-owned property. Such encroachment presents multiple liability concerns, including but not limited to trip hazards with resulting injuries and lawsuits in accordance with the Americans with Disabilities Act (“ADA”).

D. These devices are capable of traveling up to sixteen (16) miles per hour whereby many riders, especially minors, are ambivalent to potential safety hazards and state laws restricting operation of such devices on sidewalks, high-speed roadways, or other areas. This has resulted in well-documented complaints of injury and harm to riders, pedestrians, vehicles, bicycles, and property.

E. The unmanaged proliferation of these devices detracts from community aesthetics and creates a general public nuisance as such devices are often abandoned by users in streets, sidewalks, and other public places throughout other cities. In addition, such devices constitute electronic and other hazardous waste, and abandonment of such devices requires them to be impounded and properly disposed of at a significant cost to the city.

F. The city council has therefore determined that the operation of unregulated and unpermitted on-demand personal mobility devices in the city will cause immediate and highly significant impacts to the public health, safety and welfare, including unauthorized use of streets

and sidewalks, unpermitted obstructions and encroachments on public and private property, increased traffic congestion and accidents, and the increased potential for gravely serious injury to persons and property.

G. The city council therefore desires to prohibit the operation of shared on-demand personal mobility devices and shared on-demand personal mobility device operators within the city as such terms are defined herein.

H. The city council further finds that this ordinance is necessary to preserve the public peace, health and safety, as well as to prevent public nuisance.

11.13.020 Purpose and intent.

The purpose and intent of this chapter is to prohibit shared on-demand personal mobility devices from being placed in the public right-of-way, or offered for use by shared on-demand personal mobility device operators anywhere in the city to ensure that the use of the public right-of-way at all times promotes the public health, safety, and welfare and allows for safe and unhindered pedestrian and vehicular circulation.

11.13.030 Definitions.

For the purpose of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

“Public right-of way” means the area on, below, or above a public roadway, highway, street, or alley that is owned by the city, publicly held by the city or dedicated to the city for public use and over which the city has jurisdiction and control and may lawfully grant access pursuant to applicable law.

“Shared on-demand personal mobility device” means any wheeled mobility device by which a person can be propelled, moved, or drawn, that is displayed, offered, or placed in any public area, public right-of-way, or city-owned property, that is powered in any form; is accessed via on-demand portal, whether through a smart-phone application, access code, identification device, or similar method; or is provided by a shared on-demand personal mobility device operator by which such devices are available to members at any staffed or un-staffed, self-service locations. Examples of such devices include but are not limited to e-scooters, motorized scooters and hover boards. This definition does not include automobiles, motorcycles, electric personal assistive mobility devices, electronically assisted bicycles, permitted bicycle share programs, or mopeds as defined by the California Vehicle Code.

“Shared on-demand personal mobility device operator” means any individual or entity, public, private, or non-profit, that owns, manages, operates, or maintains any shared on-demand personal mobility device for use on sidewalks, streets, public right-of-way, public area, or city-owned property.

11.13.040 Prohibitions.

It shall be unlawful to operate, provide, place, or offer for use a shared on-demand personal mobility device, or to operate or conduct business as a shared on-demand personal mobility device operator, within the city.

11.13.050 Removal and impoundment.

Shared on-demand personal mobility devices displayed, offered, or made available for rent, or abandoned in the public right-of way, on sidewalks, or on city-owned property shall be subject to immediate removal and impoundment by the city in accordance with this section.

A. City employees are authorized to remove and impound such shared on-demand personal mobility devices. Removed and impounded devices shall be taken to the corporation yard. After removal and impoundment, the employee shall attempt to notify the owner of the device or other responsible party of the removal and impoundment, if such can be ascertained, and will also provide the location of the device, the procedure for retrieving the device, and the procedure for challenging the removal and impoundment of the device.

B. Any person desiring to retrieve a shared on-demand personal mobility device by the city may do so upon the payment of an administrative fine of \$50.00 for each device. Any person retrieving a device will also be charged a \$5.00 per day storage fee for each device. In lieu of paying such administrative fine and storage fees, such person may retrieve a device upon signing an administrative citation issued to him or her for violation of this title. Administrative citations may be appealed in accordance with Chapter 2.50 of the Roseville Municipal Code.

C. Any shared on-demand personal mobility device removed and impounded by the city will be considered abandoned if it is not retrieved within fifteen (15) calendar days after the date of such removal, and may be disposed of by the city without liability to any person.

D. Shared on-demand personal mobility devices which are in violation of this title but are neither in the public right-of way, on a sidewalk, or city-owned property, shall not be removed and impounded by city employees without the prior written consent of the property

owner or the issuance of a warrant by a court of competent jurisdiction, but may be abated by appropriate criminal or civil actions, or both.

11.13.060 Penalties.

It is unlawful and a public nuisance to violate any of the provisions of this chapter. Violation of this chapter may be charged as either an infraction or a misdemeanor in the discretion of the city attorney.

11.13.070 Civil injunction.

The violation of any provision of this chapter shall be and is hereby declared to be contrary to the public interest and shall, at the discretion of the city, create a cause of action for injunctive relief.

11.13.080 Administrative remedies.

In addition to the civil remedies and criminal penalties set forth above, any person or entity who violates any provision of this chapter may be subject to administrative remedies, as set forth by city ordinance.

11.13.090 Cumulative remedies.

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.

11.13.100 Separate offense for each day.

Any person that violates any provision of this chapter shall be guilty of a separate offense for each and every day during any portion of which any such person commits, continues, permits, or causes a violation thereof, and shall be punished accordingly.

11.13.110 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 #: 0131

File #: 0203-12 & 0214

Title: Self-Contained Breathing Apparatus - Grant Acceptance and Award of Purchase

Contact: Greg James 916-774-5806 gjames@roseville.ca.us

Meeting Date: 6/19/2019

Item #: 9.1.

RECOMMENDATION TO COUNCIL

Staff recommends that Council approve the acceptance of a \$348,451.00 grant from Federal Emergency Management Agency (FEMA)/U.S. Department of Homeland Security and award the purchase of self-contained breathing apparatus (SCBA) packs, cylinders and related equipment to Sacramento Metropolitan Fire District based on a competitively bid contract for that grant purchase.

BACKGROUND

The Roseville Fire Department maintains SCBAs for all fire operations personnel as an essential piece of personal protective equipment. The department was awarded \$348,451.00 as part of a larger \$3,450,000.00 award in conjunction with other regional departments, with Sacramento Metropolitan Fire District (SMFD) as the lead agency under the Fiscal Year (FY) 2017 Assistance to Firefighters Grant. On May 9, 2019, SMFD awarded a competitively bid contract for the related grant purchases. Roseville Fire Department will be reimbursing SMFD for City of Roseville related costs of \$132,750.99 (\$73,534 in a grant match and \$59,216.99 in additional items/upgrades).

FISCAL IMPACT

The FY2018-19 budget adjustment for the required grant match and additional costs totaling \$132,750.99 will come from the General Fund Administrative Contingency.

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 Fire Department AFG Grant award and SCBA purchase do not include the potential for a significant environmental effect and therefore are not subject to CEQA.

Respectfully Submitted,

Greg James, Assistant Chief

Rick Bartee, Fire Chief



Dominick Casey, City Manager

ATTACHMENTS:

Description

SCBA Order Form

Award Package for Sac Metro FPD

Sac Metro FPD Resolution

Sac Metro FPD Agenda



FINAL Order Form for Grant Approved Equipment/Supplies

Roseville Fire Department

Type	Description	Part Number	Quantity	Price	Total
CYLINDER MARKING			OPTIONAL-MAX QTY: 128	v	
Cylinders	Banding/logo	Blue color / RSV	CYL_LOGO 2	128	\$ 47.37 \$ 6,063.36
CYLINDERS			REQUIRED QTY: 128	v	
SNAP CHANGE	5500 cylinder	45 min cylinder-Snap Change	200970-01	128	\$ 471.28 \$ 60,323.84
SCBA PACKS WITH MMR			REQUIRED QTY: 64	v	
SNAP CHANGE	5500 Pack	X3 PRO 5.5psi, Snap-Change, QD MMR, EBSS, parachute buckles, standard belt, WITH SPARE harness, Pak-Tracker WITH SEMS II PRO	X3715022201A03	35	\$ 5,903.99 \$ 206,639.65
	5500 Pack	X3 PRO 5.5psi, Snap-Change, QD MMR, EBSS, parachute buckles, standard belt, NO spare harness, Pak-Tracker WITH SEMS II PRO	X3715022205A04	29	\$ 5,430.56 \$ 157,486.24
FACE PIECE FOR SCBA SETS			REQUIRED QTY: 64	v	
AV-3000 facepiece	AV3000-HT mask, (4) point headnet, communications bracket right side (S/M/L)	201215-xx	64	\$ 251.22	\$ 16,078.08
ADDITIONAL FACE PIECES			REQUIRED QTY: 41	v	
AV-3000 facepiece	AV3000-HT mask, (4) point headnet, communications bracket right side (S/M/L)	201215-xx	41	\$ 0	\$ -

SUBTOTAL: \$ 446,591.17

TAX RATE: 7.75% \$ 34,610.82

TAX:

TOTAL: \$ 481,201.99

FUNDED: \$ 348,451.00

MATCH: \$ 73,534.00

BAL (OVERAGE): \$ 59,216.99

AGENCY TOTAL DUE: \$ 132,750.99

TOTAL DUE: \$ 132,750.99

match plus overage

As an authorized agent with Roseville Fire Department (Agency), I confirm that this order is correct and all items as listed are approved to order on our behalf. I also acknowledge that the "AGENCY TOTAL DUE" reflected here is our agency's responsibility and, as agreed upon under the AFG 2017 SCBA Regional Grant MOU with Sacramento Metropolitan Fire District (Metro Fire), must be paid in full to Metro Fire prior to receiving any equipment or supplies from this order.

SIGNATURE:  DATE: 5/29/19
 PRINTED NAME: GREG JAMES TITLE: ASST CHIEF

updated to new tax rate; 5/29/2019
 added extra \$1,049 to funded;
 added \$301 to req'd match
 (in order to get \$1,049);

Total due increased \$1,183.96
 instead of \$2,232.96

Award Package



FEMA

Mrs. Amanda Thomas
Sacramento Metropolitan Fire District
10545 Armstrong Ave
Mather, California 95655-4102

Re: Award No.EMW-2017-FR-00449

Dear Mrs. Thomas:

Congratulations, on behalf of the Department of Homeland Security, your application for financial assistance submitted under the Fiscal Year (FY) 2017 Assistance to Firefighters Grant has been approved in the amount of \$3,450,000.00. As a condition of this award, you are required to contribute a cost match in the amount of \$727,340.00 of non-Federal funds, or 15 percent of the Federal contribution of \$3,450,000.00.

Before you request and receive any of the Federal funds awarded to you, you must establish acceptance of the award through the Assistance to Firefighters Grant Programs' e-grant system. By accepting this award, you acknowledge that the terms of the following documents are incorporated into the terms of your award:

- Summary Award Memo
- Agreement Articles (attached to this Award Letter)
- Obligating Document (attached to this Award Letter)
- FY 2017 Assistance to Firefighters Grant Notice of Funding Opportunity.

Please make sure you read, understand, and maintain a copy of these documents in your official file for this award.

Prior to requesting Federal funds, all recipients are required to register in the System for Award Management (SAM.gov). As the recipient, you must register and maintain current information in SAM.gov until you submit the final financial report required under this award or receive the final payment, whichever is later. This requires that the recipient review and update the information annually after the initial registration, and more frequently for changes in your information. There is no charge to register in SAM.gov. Your registration must be completed on-line at <https://www.sam.gov/portal/public/SAM/>. It is your entity's responsibility to have a valid DUNS number at the time of registration.

In order to establish acceptance of the award and its terms, please follow these instructions:

Step 1: Please go to <https://portal.fema.gov> to accept or decline your award. This will take you to the Assistance to Firefighters eGrants system. Enter your User Name and Password as requested on the login screen. Your User Name and Password are the same as those used to complete the application on-line.

Once you are in the system, the Status page will be the first screen you see. On the right side of the Status screen, you will see a column entitled Action. In this column, please select the View Award Package from the drop down menu. Click Go to view your award package and indicate your acceptance or declination of award. PLEASE NOTE: your period of performance has begun. If you wish to accept your grant, you should do so immediately. When you have finished, we recommend printing your award package for your records.

Step 2: If you accept your award, you will see a link on the left side of the screen that says Update 1199A in the Action column. Click this link. This link will take you to the SF-1199A, Sign-up Form. Please complete the SF-1199A on-line if you have not done so already. When you have finished, you must submit the form electronically. Then, using the Print 1199A Button, print a copy and keep the original form in your grant files. Once approved you will be able to request payments online.

If you have any questions or concerns regarding your 1199A, or the process to request your funds, please call (866) 274-0960.

Sincerely,

A handwritten signature in black ink, reading "Thomas DiNanno". The signature is written in a cursive style with a large, stylized "T" and "D".

Thomas George DiNanno
GPD Assistant Administrator

Summary Award Memo

INSTRUMENT: GRANT
AGREEMENT NUMBER: EMW-2017-FR-00449
GRANTEE: Sacramento Metropolitan Fire District
DUNS NUMBER: 098869464
AMOUNT: \$4,177,340.00, Regional Request

Project Description

The purpose of the Assistance to Firefighters Program is to protect the health and safety of the public and firefighting personnel against fire and fire-related hazards.

After careful consideration, FEMA has determined that the recipient's project or projects submitted as part of the recipient's application, and detailed in the project narrative as well as the request details section of the application - including budget information - was consistent with the Assistance to Firefighters Grant program's purpose and worthy of award. The projects approved for funding are indicated by the budget or negotiation comments below. The recipient shall perform the work described in the grant application for the recipient's approved project or projects as itemized in the request details section of the application and further described in the grant application narrative. The content of the approved portions of the application - along with any documents submitted with the recipient's application - are incorporated by reference into the terms of the recipient's award. The recipient may not change or make any material deviations from the approved scope of work outlined in the above referenced sections of the application without prior written approval, via amendment request, from FEMA.

Period of Performance

14-SEP-18 to 13-SEP-19

Amount Awarded

The amount of the award is detailed in the attached Obligating Document for Award. The following are the budgeted estimates for object classes for this grant (including Federal share plus recipient match):

Personnel:	\$0.00
Fringe Benefits	\$0.00
Travel	\$0.00
Equipment	\$3,816,000.00
Supplies	\$65,600.00
Contractual	\$0.00
Construction	\$0.00
Other	\$295,740.00
Indirect Charges	\$0.00
State Taxes	\$0.00
Total	\$4,177,340.00

NEGOTIATION COMMENTS IF APPLICABLE (max 8000 characters)

Special Condition -- You are required to provide an updated MOU prior to SOW performance.

The Program Office has made the following reductions to your grant:

The approved cost for the SCBAs is 636 at \$6,000 each.

The approved cost for sales tax has been reduced to \$295,740.

Therefore, they have recommended the award at this level:

Total budget \$4,177,340

Federal share \$3,450,000

Applicant share \$727,340

Any questions pertaining to your award package, please contact your GPD Grants Management Specialist: Edith "Dee" Myerly at Edith.Myerly@fema.dhs.gov.

FEMA Officials

Program Officer: The Program Specialist is responsible for the technical monitoring of the stages of work and technical performance of the activities described in the approved grant application. If you have any programmatic questions regarding your grant, please call the AFG Help Desk at 866-274-0960 to be directed to a program specialist.

Grants Assistance Officer: The Assistance Officer is the Federal official responsible for negotiating, administering, and executing all grant business matters. The Officer conducts the final business review of all grant awards and permits the obligation of federal funds. If you have any questions regarding your grant please call ASK-GMD at 866-927-5646 to be directed to a Grants Management Specialist.

Grants Operations POC: The Grants Management Specialist shall be contacted to address all financial and administrative grant business matters for this grant award. If you have any questions regarding your grant please call ASK-GMD at 866-927-5646 to be directed to a specialist.

ADDITIONAL REQUIREMENTS (IF APPLICABLE) (max 8000 characters)

Special Condition -- You are required to provide an updated MOU prior to SOW performance.

The Program Office has made the following reductions to your grant:

The approved cost for the SCBAs is 636 at \$6,000 each.

The approved cost for sales tax has been reduced to \$295,740.

Therefore, they have recommended the award at this level:

Total budget \$4,177,340

Federal share \$3,450,000

Applicant share \$727,340

Any questions pertaining to your award package, please contact your GPD Grants Management Specialist: Edith "Dee" Myerly at Edith.Myerly@fema.dhs.gov.



FEMA

U.S. Department of Homeland Security
Washington, D.C. 20472

AGREEMENT ARTICLES

ASSISTANCE TO FIREFIGHTERS GRANT PROGRAM - Regional Request

GRANTEE: Sacramento Metropolitan Fire District

PROGRAM: Regional Request

AGREEMENT NUMBER: EMW-2017-FR-00449

AMENDMENT NUMBER:

TABLE OF CONTENTS

Article I	Assurances, Administrative Requirements, Cost Principles and Audit Requirements
Article II	DHS Specific Acknowledgements and Assurances
Article III	Acceptance of Post Award Changes
Article IV	Acknowledgement of Federal Funding from DHS
Article V	Activities Conducted Abroad
Article VI	Age Discrimination Act of 1975
Article VII	Americans with Disabilities Act of 1990
Article VIII	Animal Welfare Act of 1966
Article IX	Best Practices for Collection and Use of Personally Identifiable Information (PII)
Article X	Civil Rights Act of 1964 – Title VI
Article XI	Civil Rights Act of 1968
Article XII	Contract Provisions for Non-federal Entity Contracts under Federal Awards
Article XIII	Copyright
Article XIV	Debarment and Suspension
Article XV	Disposition of Equipment Acquired Under the Federal Award
Article XVI	Drug-Free Workplace Regulations
Article XVII	Duplication of Benefits
Article XVIII	Education Amendments of 1972 (Equal Opportunity in Education Act) – Title IX
Article XIX	Energy Policy and Conservation Act
Article XX	Environmental Planning and Historic Preservation Screening
Article XXI	False Claims Act and Program Fraud Civil Remedies
Article XXII	Federal Debt Status

Article XXIII	Federal Leadership on Reducing Text Messaging while Driving
Article XXIV	Fly America Act of 1974
Article XXV	Hotel and Motel Fire Safety Act of 1990
Article XXVI	Limited English Proficiency (Civil Rights Act of 1964, Title VI)
Article XXVII	Lobbying Prohibitions
Article XXVIII	National Environmental Policy Act
Article XXIX	Nondiscrimination in Matters Pertaining to Faith-Based Organizations
Article XXX	Non-supplanting Requirement
Article XXXI	Notice of Funding Opportunity Requirements
Article XXXII	Patents and Intellectual Property Rights
Article XXXIII	Prior Approval for Modification of Approved Budget
Article XXXIV	Procurement of Recovered Materials
Article XXXV	Protection of Human Subjects
Article XXXVI	Rehabilitation Act of 1973
Article XXXVII	Reporting of Matters Related to Recipient Integrity and Performance
Article XXXVIII	Reporting Subawards and Executive Compensation
Article XXXIX	SAFECOM
Article XL	Terrorist Financing
Article XLI	Trafficking Victims Protection Act of 2000
Article XLII	Universal Identifier and System of Award Management (SAM)
Article XLIII	USA Patriot Act of 2001
Article XLIV	Use of DHS Seal, Logo and Flags
Article XLV	Whistleblower Protection Act

The FY 2017 DHS Standard Terms and Conditions apply to all new federal financial assistance awards funded in FY 2017. The DHS financial assistance awards terms and conditions flow down to subrecipients, unless a particular award term or condition specifically indicates otherwise.

Article I. Assurances, Administrative Requirements, Cost Principles, and Audit Requirements

DHS financial assistance recipients must complete either the OMB Standard Form [424B Assurances - Non-Construction Programs](#), or OMB Standard Form [424D Assurances - Construction Programs as applicable](#). Certain assurances in these documents may not be applicable to your program, and the DHS financial assistance office (DHS FAO) may require applicants to certify additional assurances. Applicants are required to fill out the assurances applicable to their program as instructed by the awarding agency. Please contact the DHS FAO if you have any questions. DHS financial assistance recipients are required to follow the applicable provisions of the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards located at [2 C.F.R. Part 200](#), and adopted by DHS at [2 C.F.R. Part 3002](#).

Article II. DHS Specific Acknowledgements and All recipients, subrecipients, successors, transferees,

Assurances

and assignees must acknowledge and agree to comply with applicable provisions governing DHS access to records, accounts, documents, information, facilities, and staff.

1. Recipients must cooperate with any compliance reviews or compliance investigations conducted by DHS.
2. Recipients must give DHS access to, and the right to examine and copy, records, accounts, and other documents and sources of information related to the federal financial assistance award and permit access to facilities, personnel, and other individuals and information as may be necessary, as required by DHS regulations and other applicable laws or program guidance.
3. Recipients must submit timely, complete, and accurate reports to the appropriate DHS officials and maintain appropriate backup documentation to support the reports.
4. Recipients must comply with all other special reporting, data collection, and evaluation requirements, as prescribed by law or detailed in program guidance.
5. If, during the past three years, recipients have been accused of discrimination on the grounds of race, color, national origin (including limited English proficiency (LEP)), sex, age, disability, religion, or familial status, recipients must provide a list of all such proceedings, pending or completed, including outcome and copies of settlement agreements to the DHS FAO and the [DHS Office of Civil Rights and Civil Liberties](#) (CRCL) by e-mail at crcl@hq.dhs.gov or by mail at U.S. Department of Homeland Security Office for Civil Rights and Civil Liberties Building 410, Mail Stop #0190 Washington, D.C. 20528.
6. In the event courts or administrative agencies make a finding of discrimination on grounds of race, color, national origin (including LEP), sex, age, disability, religion, or familial status against the recipient, or recipients settle a case or matter alleging such discrimination, recipients must forward a copy of the complaint and findings to the DHS FAO and the CRCL office by e-mail or mail at the addresses listed above. The United States has the right to seek judicial enforcement of these obligations.

Article III. Acceptance of Post Award Changes	In the event FEMA determines that changes are necessary to the award document after an award has been made, including changes to period of performance or terms and conditions, recipients will be notified of the changes in writing. Once notification has been made, any subsequent request for funds will indicate recipient acceptance of the changes to the award. If you have questions about these procedures, please contact the AFG Help Desk at 1-866-274-0960, or send an email to firegrants@dhs.gov .
Article IV. Acknowledgment of Federal Funding from DHS	All recipients must acknowledge their use of federal funding when issuing statements, press releases, requests for proposals, bid invitations, and other documents describing projects or programs funded in whole or in part with federal funds.
Article V. Activities Conducted Abroad	All recipients must ensure that project activities carried on outside the United States are coordinated as necessary with appropriate government authorities and that appropriate licenses, permits, or approvals are obtained.
Article VI. Age Discrimination Act of 1975	All recipients must comply with the requirements of the <i>Age Discrimination Act of 1975</i> (Title 42 U.S. Code, § 6101 et seq.), which prohibits discrimination on the basis of age in any program or activity receiving federal financial assistance.
Article VII. Americans with Disabilities Act of 1990	All recipients must comply with the requirements of Titles I, II, and III of the <i>Americans with Disabilities Act</i> , which prohibits recipients from discriminating on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities. (42 U.S.C. §§ 12101- 12213).
Article VIII. Animal Welfare Act of 1966	Where applicable, recipients of financial assistance will comply with the requirements of the Animal Welfare Act, as amended (7 U.S.C. §2131 et seq.), which requires that minimum standards of care and treatment be provided for vertebrate animals bred for commercial sale, used in research, transported commercially, or exhibited to the public. Recipients must establish appropriate policies and procedures for the humane care and use of animals based on the Guide for the Care and Use of Laboratory Animals and comply with the Public Health Service Policy and Government Principles Regarding the Care and Use of Animals.
Article IX. Best Practices for Collection and Use of Personally Identifiable Information (PII)	DHS defines personally identifiable information (PII) as any information that permits the identity of an individual to be directly or indirectly inferred, including any information that is linked or linkable to that individual. All recipients who collect PII are required to have a publically-available privacy policy that describes standards on the usage and maintenance of PII they collect. Recipients may also find the DHS Privacy

Impact Assessments: [Privacy Guidance](#) and [Privacy template](#) as useful resources respectively.

Article X. Civil Rights Act of 1964 - Title VI

All recipients must comply with the requirements of Title VI of the *Civil Rights Act of 1964* ([42 U.S.C. § 2000d et seq.](#)), which provides that no person in the United States will, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance. DHS implementing regulations for the Act are found at [6 C.F.R. Part 21](#) and [44 C.F.R. Part 7](#).

Article XI. Civil Rights Act of 1968

All recipients must comply with [Title VIII of the Civil Rights Act of 1968](#), which prohibits recipients from discriminating in the sale, rental, financing, and advertising of dwellings, or in the provision of services in connection therewith, on the basis of race, color, national origin, religion, disability, familial status, and sex (See [42 U.S.C. § 3601 et seq.](#)), as implemented by the Department of Housing and Urban Development at [24 C.F.R. Part 100](#). The prohibition on disability discrimination includes the requirement that new multifamily housing with four or more dwelling units-i.e., the public and common use areas and individual apartment units (all units in buildings with elevators and ground-floor units in buildings without elevators)-be designed and constructed with certain accessible features. (See [24 C.F.R. § 100.201](#).)

Article XII. Contract Provisions for Non-federal Entity Contracts under Federal Awards

In addition to other provisions required by the Federal agency or non-Federal entity, all contracts made by the recipient under the Federal award must contain provisions as required by Appendix II of 2 C.F.R. Part 200, Contract Provisions for Non-Federal Entity Contracts Under Federal Awards, including but not limited to the following:

a. Contracts for more than the simplified acquisition threshold set at \$150,000.

All recipients who have contracts exceeding the acquisition threshold currently set at \$150,000, which is the inflation adjusted amount determined by Civilian Agency Acquisition Council and the Defense Acquisition Regulation Council as authorized by [41 U.S.C. §1908](#), must address administrative, contractual, or legal remedies in instance where contractors violate or breach contract terms and provide for such sanctions and penalties as appropriate. b. Contracts in excess of \$10,000. All recipients that have contracts exceeding \$10,000 must address termination for cause and for convenience by the non-Federal entity including the manner by which it will be effected and the basis for settlement.

Article XIII. Copyright

All recipients must affix the applicable copyright notices of [17 U.S.C. §§ 401 or 402](#) and an acknowledgement of U.S. Government sponsorship (including the award number) to any work first produced under federal financial assistance awards.

Article XIV. Debarment and Suspension

All recipients are subject to the non-procurement debarment and suspension regulations implementing

Executive Orders (E.O.) [12549](#) and [12689](#), and [2 C.F.R. Part 180](#). These regulations restrict federal financial assistance awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs or activities.

Article XV. Disposition of Equipment Acquired Under the Federal Award

When original or replacement equipment acquired under this award by the recipient or its sub-recipients is no longer needed for the original project or program or for other activities currently or previously supported by DHS/FEMA, you must request instructions from DHS/FEMA to make proper disposition of the equipment pursuant to 2 C.F.R. § 200.313.

Article XVI. Drug-Free Workplace Regulations

All recipients must comply with the Drug-Free Workplace Act of 1988 ([41 U.S.C. § 8101 et seq.](#)), which requires all organizations receiving grants from any federal agency agree to maintain a drug-free workplace. You as the recipient must comply with drug-free workplace requirements in Subpart B (or Subpart C, if the recipient is an individual) of 2 CFR part 3001, which adopts the Government-wide implementation (2 CFR part 182) of sec. 5152-5158 of the Drug-Free Workplace Act of 1988 (Pub. L. 100-690, Title V, Subtitle D; 41 U.S.C. 8101-8107).

Article XVII. Duplication of Benefits

Any cost allocable to a particular federal financial assistance award provided for in [2 C.F.R. Part 200, Subpart E](#) may not be charged to other federal financial assistance awards to overcome fund deficiencies, to avoid restrictions imposed by federal statutes, regulations, or federal financial assistance award terms and conditions, or for other reasons. However, these prohibitions would not preclude recipients from shifting costs that are allowable under two or more awards in accordance with existing federal statutes, regulations, or the federal financial assistance award terms and conditions.

Article XVIII. Education Amendments of 1972 (Equal Opportunity in Education Act) - Title IX

All recipients must comply with the requirements of Title IX of the Education Amendments of 1972 ([20 U.S.C. § 1681 et seq.](#)), which provide that no person in the United States will, on the basis of sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any educational program or activity receiving federal financial assistance. DHS implementing regulations are codified at [6 C.F.R. Part 17](#) and [44 C.F.R. Part 19](#)

Article XIX. Energy Policy and Conservation Act

All recipients must comply with the requirements of [42 U.S.C. § 6201](#) which contain policies relating to energy efficiency that are defined in the state energy conservation plan issued in compliance with this Act.

Article XX. Environmental Planning and Historic Preservation Screening

AFG funded activities that may require an EHP review, involving the installation or requiring renovations to facilities, including but not limited to air compressor/fill station/cascade system (Fixed) for filling SCBA, air improvement systems, alarm systems, antennas, gear dryer, generators (fixed), permanently mounted signs,

renovations to facilities, sprinklers, vehicle exhaust systems (fixed) or washer/extractors are subject to FEMA's Environmental Planning and Historic Preservation (EHP) review process. FEMA is required to consider the potential impacts to natural and cultural resources of all projects funded by FEMA grant funds, through its EHP Review process, as mandated by the National Environmental Policy Act; National Historic Preservation Act of 1966, as amended; National Flood Insurance Program regulations; and, any other applicable laws and Executive Orders. To access the FEMA's Environmental and Historic Preservation (EHP) screening form and instructions go to our Department of Homeland Security/Federal Emergency Management Agency website at:

<https://www.fema.gov/library/viewRecord.do?id=6906>.

In order to initiate EHP review of your project(s), you must complete all relevant sections of this form and submit it to the Grant Programs Directorate (GPD) along with all other pertinent project information. Failure to provide requisite information could result in delays in the release of grant funds.

Article XXI. False Claims Act and Program Fraud Civil Remedies

All recipients must comply with the requirements of [31 U.S.C. § 3729- 3733](#) which prohibits the submission of false or fraudulent claims for payment to the federal government. (See [31 U.S.C. § 3801-3812](#) which details the administrative remedies for false claims and statements made.)

Article XXII. Federal Debt Status

All recipients are required to be non-delinquent in their repayment of any federal debt. Examples of relevant debt include delinquent payroll and other taxes, audit disallowances, and benefit overpayments. (See [OMB Circular A- 129](#).)

Article XXIII. Federal Leadership on Reducing Text Messaging while Driving

All recipients are encouraged to adopt and enforce policies that ban text messaging while driving as described in [E.O. 13513](#), including conducting initiatives described in Section 3(a) of the Order when on official government business or when performing any work for or on behalf of the federal government.

Article XXIV. Fly America Act of 1974

All recipients must comply with Preference for U.S. Flag Air Carriers (air carriers holding certificates under [49 U.S.C. § 41102](#)) for international air transportation of people and property to the extent that such service is available, in accordance with the International Air Transportation Fair Competitive Practices Act of 1974 ([49 U.S.C. § 40118](#)) and the interpretative guidelines issued by the Comptroller General of the United States in the March 31, 1981 [amendment](#) to Comptroller General Decision B-138942.

Article XXV. Hotel and Motel Fire Safety Act of 1990

In accordance with Section 6 of the Hotel and Motel Fire Safety Act of 1990, [15 U.S.C. § 2225a](#), all recipients must ensure that all conference, meeting, convention, or training space funded in whole or in part with federal funds complies with the fire prevention and control guidelines of the Federal Fire Prevention and Control Act of 1974, as amended, [15 U.S.C. § 2225](#).

Article XXVI. Limited English Proficiency (Civil Rights Act of 1964, Title VI)

All recipients must comply with the *Title VI of the Civil Rights Act of 1964* (Title VI) prohibition against discrimination on the basis of national origin, which requires that recipients of federal financial assistance take reasonable steps to provide meaningful access to persons with limited English proficiency (LEP) to their programs and services. For additional assistance and information regarding language access obligations, please refer to the DHS Recipient Guidance <https://www.dhs.gov/guidance-published-help-department-supported-organizations-provide-meaningful-access-people-limited> and additional resources on <http://www.lep.gov>.

Article XXVII. Lobbying Prohibitions

All recipients must comply with [31 U.S.C. § 1352](#), which provides that none of the funds provided under an federal financial assistance award may be expended by the recipient to pay any person to influence, or attempt to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any federal action concerning the award or renewal.

Article XXVIII. National Environmental Policy Act

All recipients must comply with the requirements of the [National Environmental Policy Act](#) (NEPA) and the Council on Environmental Quality (CEQ) Regulations for Implementing the Procedural Provisions of NEPA, which requires recipients to use all practicable means within their authority, and consistent with other essential considerations of national policy, to create and maintain conditions under which people and nature can exist in productive harmony and fulfill the social, economic, and other needs of present and future generations of Americans.

Article XXIX. Nondiscrimination in Matters Pertaining to Faith- Based Organizations

It is DHS policy to ensure the equal treatment of faith-based organizations in social service programs administered or supported by DHS or its component agencies, enabling those organizations to participate in providing important social services to beneficiaries. All recipients must comply with the equal treatment policies and requirements contained in 6 C.F.R. Part 19 and other applicable statutes, regulations, and guidance governing the participations of faith-based organizations in individual DHS programs.

Article XXX. Non-supplanting Requirement

All recipients receiving federal financial assistance awards made under programs that prohibit supplanting by law must ensure that federal funds do not replace (supplant) funds that have been budgeted for the same purpose through non-federal sources.

Article XXXI. Notice of Funding Opportunity Requirements

All of the instructions, guidance, limitations, and other conditions set forth in the Notice of Funding Opportunity (NOFO) for this program are incorporated here by reference in the award terms and conditions. All recipients must comply with any such requirements set forth in the program NOFO.

Article XXXII. Patents and Intellectual Property Rights

Unless otherwise provided by law, recipients are subject to the [Bayh-Dole Act, Pub. L. No. 96-517](#), as amended, and codified in [35 U.S.C. § 200](#) et seq. All recipients are subject to the specific requirements governing the development, reporting, and disposition of rights to inventions and patents resulting from federal financial assistance awards located at [37 C.F.R. Part 401](#) and the standard patent rights clause located at 37 C.F.R. § 401.14.

Article XXXIII. Prior Approval for Modification of Approved Budget

Before making any change to the DHS/FEMA approved budget for this award, you must request prior written approval from DHS/FEMA where required by 2 C.F.R. § 200.308. For awards with an approved budget greater than \$150,000, you may not transfer funds among direct cost categories, programs, functions, or activities without prior written approval from DHS/FEMA where the cumulative amount of such transfers exceeds or is expected to exceed ten percent (10%) of the total budget DHS/FEMA last approved. You must report any deviations from your DHS/FEMA approved budget in the first Federal Financial Report (SF-425) you submit following any budget deviation, regardless of whether the budget deviation requires prior written approval.

Article XXXIV. Procurement of Recovered Materials

All recipients must comply with Section 6002 of the [Solid Waste Disposal Act](#), as amended by the [Resource Conservation and Recovery Act](#). The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at [40 C.F.R. Part 247](#) that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition.

Article XXXV. Protection of Human Subjects

Where applicable, recipients of financial assistance will comply with the requirements of the Federal regulations at 45 CFR Part 46, which requires that recipients comply with applicable provisions/law for the protection of human subjects for purposes of research. Recipients must also comply with the requirements in DHS Management Directive 026-04, Protection of Human Subjects, prior to implementing any work with human subjects. For purposes of 45 CFR Part 46, research means a systematic investigation, including research, development, testing, and evaluation, designed to develop or contribute to general knowledge. Activities that meet this definition constitute research for purposes of this policy, whether or not they are conducted or supported under a program that is considered research for other purposes. The regulations specify additional protections for research involving human fetuses, pregnant women, and neonates (Subpart B); prisoners (Subpart C); and children (Subpart D). The use of autopsy materials is governed by applicable State and local law and is not directly regulated by 45 CFR Part 46.

Article XXXVI. Rehabilitation Act of 1973

All recipients must comply with the requirements of Section 504 of the Rehabilitation Act of 1973, [29 U.S.C. § 794](#), as amended, which provides that no otherwise qualified handicapped individuals in the United States will, solely by reason of the handicap, be

excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

Article XXXVII. Reporting of Matters Related to Recipient Integrity and Performance

If the total value of the recipient's currently active grants, cooperative agreements, and procurement contracts from all federal assistance offices exceeds \$10,000,000 for any period of time during the period of performance of this federal financial assistance award, you must comply with the requirements set forth in the government-wide Award Term and Condition for Recipient Integrity and Performance Matters located at [2 C.F.R. Part 200, Appendix XII](#), the full text of which is incorporated here by reference in the award terms and conditions.

Article XXXVIII. Reporting Subawards and Executive Compensation

All recipients are required to comply with the requirements set forth in the government-wide Award Term on Reporting Subawards and Executive Compensation located at [2 C.F.R. Part 170, Appendix A](#), the full text of which is incorporated here by reference in the award terms and conditions.

Article XXXIX. SAFECOM

All recipients receiving federal financial assistance awards made under programs that provide emergency communication equipment and its related activities must comply with the [SAFECOM](#) Guidance for Emergency Communication Grants, including provisions on technical standards that ensure and enhance interoperable communications.

Article XL. Terrorist Financing

All recipients must comply with [E.O. 13224](#) and U.S. law that prohibit transactions with, and the provisions of resources and support to, individuals and organizations associated with terrorism. Recipients are legally responsible to ensure compliance with the Order and laws.

Article XLI. Trafficking Victims Protection Act of 2000

All recipients must comply with the requirements of the government-wide award term which implements Section 106(g) of the Trafficking Victims Protection Act of 2000, (TVPA) as amended by [22 U.S.C. § 7104](#). The award term is located at [2 C.F.R. § 175.15](#), the full text of which is incorporated here by reference in the award terms and conditions.

Article XLII. Universal Identifier and System of Award Management (SAM)

All recipients are required to comply with the requirements set forth in the government-wide financial assistance award term regarding the System for Award Management and Universal Identifier Requirements located at [2 C.F.R. Part 25, Appendix A](#), the full text of which is incorporated here by reference in the terms and conditions.

Article XLIII. USA Patriot Act of 2001

All recipients must comply with requirements of the [Uniting and Strengthening America by Providing Appropriate Tools Required to Intercept and Obstruct Terrorism Act \(USA PATRIOT Act\)](#), which amends [18 U.S.C. §§ 175-175c](#).

Article XLIV. **Use of DHS Seal, Logo and Flags**

All recipients must obtain permission from their DHS FAO, prior to using the DHS seal(s), logos, crests or reproductions of flags or likenesses of DHS agency officials, including use of the United States Coast Guard seal, logo, crests or reproductions of flags or likenesses of Coast Guard officials.

Article XLV. **Whistleblower Protection Act**

All recipients must comply with the statutory requirements for whistleblower protections (if applicable) at [10 U.S.C. § 2409](#), [41 U.S.C. 4712](#), and [10 U.S.C. § 2324](#), [41 U.S.C. §§ 4304](#) and [4310](#).

**FEDERAL EMERGENCY MANAGEMENT AGENCY
OBLIGATING DOCUMENT FOR AWARD/AMENDMENT**

1a. AGREEMENT NO. EMW-2017-FR-00449	2. AMENDMENT NO. 0	3. RECIPIENT NO. 68-0358779	4. TYPE OF ACTION AWARD	5. CONTROL NO. WX02682N2018T
6. RECIPIENT NAME AND ADDRESS Sacramento Metropolitan Fire District 10545 Armstrong Ave Mather California, 95655-4102	7. ISSUING OFFICE AND ADDRESS Grant Programs Directorate 500 C Street, S.W. Washington DC, 20528-7000 POC: Andrea Day	8. PAYMENT OFFICE AND ADDRESS FEMA, Financial Services Branch 500 C Street, S.W., Room 723 Washington DC, 20472		
9. NAME OF RECIPIENT PROJECT OFFICER Amanda Thomas	PHONE NO. 9168594520	10. NAME OF PROJECT COORDINATOR Catherine Patterson	PHONE NO. 1-866-274-0960	
11. EFFECTIVE DATE OF THIS ACTION 14-SEP-18	12. METHOD OF PAYMENT SF-270	13. ASSISTANCE ARRANGEMENT Cost Sharing	14. PERFORMANCE PERIOD From:14-SEP-18 To:13-SEP-19	

Budget Period
From:30-APR-18 To:30-SEP-18

15. DESCRIPTION OF ACTION

a. (Indicate funding data for awards or financial changes)

PROGRAM NAME ACRONYM	CFDA NO.	ACCOUNTING DATA (ACCS CODE) XXXX-XXX-XXXXXX-XXXXX- XXXX-XXXX-X	PRIOR TOTAL AWARD	AMOUNT AWARDED THIS ACTION + OR (-)	CURRENT TOTAL AWARD	CUMULATIVE NON- FEDERAL COMMITMENT
AFG	97.044	2018-F7-C111-P4310000-4101-D	\$0.00	\$3,450,000.00	\$3,450,000.00	\$727,340.00
TOTALS			\$0.00	\$3,450,000.00	\$3,450,000.00	\$727,340.00

b. To describe changes other than funding data or financial changes, attach schedule and check here.
N/A

16a. FOR NON-DISASTER PROGRAMS: RECIPIENT IS REQUIRED TO SIGN AND RETURN THREE (3) COPIES OF THIS DOCUMENT TO FEMA
(See Block 7 for address)

Assistance to Firefighters Grant recipients are not required to sign and return copies of this document. However, recipients should print and keep a copy of this document for their records.

16b. FOR DISASTER PROGRAMS: RECIPIENT IS NOT REQUIRED TO SIGN

This assistance is subject to terms and conditions attached to this award notice or by incorporated reference in program legislation cited above.

17. RECIPIENT SIGNATORY OFFICIAL (Name and Title)
N/A

DATE
N/A

18. FEMA SIGNATORY OFFICIAL (Name and Title)
Andrea Day

DATE
09-AUG-18

[Go Back](#)



Sacramento Metropolitan Fire District

10545 Armstrong Ave., Suite #200, Mather, CA 95655 · (916) 859-4300 · Fax (916) 859-3700

RESOLUTION NO. 2018-092

BEFORE THE GOVERNING BOARD OF THE SACRAMENTO METROPOLITAN FIRE DISTRICT County of Sacramento, State of California

A RESOLUTION ACCEPTING FY2017 ASSISTANCE TO FIREFIGHTER GRANT NO. EMW-2017-FR-00449

WHEREAS, the Sacramento Metropolitan Fire District (Metro Fire) provides fire protection, emergency medical services and hazardous material response to a population of over 745,000 throughout a 359 square mile area; and

WHEREAS, Metro Fire submitted an Assistance to Firefighters Grant (AFG) regional application with Cosumnes CSD Fire Department, Foresthill Fire Department, Lincoln Fire Department, Placer Hills Fire Protection District, Rocklin Fire Department, Roseville Fire Department, Sacramento County Airports-Aircraft Rescue & Firefighting Section and South Placer Fire District (Regional Partners) to replace 100% of all Self-Contained Breathing Apparatus (SCBA) units on seated riding positions of front line immediately dangerous to life or health (IDLH) response apparatus and additional face pieces to cover all other operational members, at a project amount of \$4,456,540; and

WHEREAS, Metro Fire received an award notification on September 21, 2018 approving this project at an adjusted project amount of \$4,177,340.

THEREFORE, BE IT RESOLVED, that the Sacramento Metropolitan Fire District, a public entity established under the laws of the State of California, does hereby:

1. Accept funding in the amount of \$3,450,000 (maximum award amount) from the Federal AFG Grant Program with a regional share of \$773,424, of which \$375,306 is Metro Fire's portion.
2. Authorize the Fire Chief or his designee as its Authorized Agent(s) to enter into and execute the agreement with the United States Department of Homeland Security (US DHS), Federal Emergency Management Agency (FEMA).
3. Authorize the Fire Chief or his designee to execute the required and necessary documents to administer the funds awarded.

4. Authorize staff to execute the purchase of the grant equipment and supplies as stated in the award.
5. Authorize staff to execute the necessary documents between the regional partners and execute the distribution of equipment and supplies to the regional partners as per the final MOU.

PASSED AND APPROVED this 11th day of October, 2018, by the following vote, to wit:

AYES: Barnes, Clark, Jones, Kelly, Sheetz, Wood

NOES: None

ABSENT: Gayle, Goold, Orzalli

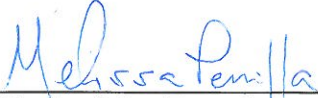
ABSTAIN: None

Sacramento Metropolitan Fire District



President, Board of Directors

Attested by:



Clerk of the Board



TODD HARMS
Fire Chief

Sacramento Metropolitan Fire District

10545 Armstrong Ave., Suite #200, Mather, CA 95655 · (916) 859-4300 · Fax (916) 859-3700

RESOLUTION NO. 2018-093

BEFORE THE GOVERNING BOARD OF THE SACRAMENTO METROPOLITAN FIRE DISTRICT County of Sacramento, State of California

RESOLUTION ADOPTING A BUDGET AMENDMENT TO THE FINAL BUDGET FOR THE GENERAL FUND 212A FOR THE FISCAL YEAR 2018/19

WHEREAS, on September 13, 2018, the Sacramento Metropolitan Fire District (Metro Fire) adopted the Final Budget for the General Fund 212A for the Fiscal Year 2018/19; and

WHEREAS, on September 21, 2018, Metro Fire received notification of award on an Assistance to Firefighters Grant (AFG) regional application for SCBA replacement partnering with Cosumnes CSD Fire Department, Foresthill Fire Department, Lincoln Fire Department, Placer Hills Fire Protection District, Rocklin Fire Department, Roseville Fire Department, Sacramento County Airports-Aircraft Rescue & Firefighting Section and South Placer Fire District (Regional Partners) at a FEMA adjusted project amount of \$4,177,340, including \$3,450,000 of federal funding and a regional match of \$727,340; and

WHEREAS, Metro Fire's portion of the regional match is \$375,306.

THEREFORE, BE IT RESOLVED, in accordance with Section 13890 of the Health and Safety Code, the Final Budget for the General Fund 212A for the Fiscal Year 2018/19 will be and is hereby further amended in accordance with the following:

OBJECT	FUND	FUND CENTER	COST CENTER	ACCOUNT CATEGORY	BUDGET INCREASE/ (DECREASE)
50	212A	2129212	2129212000	OPERATING TRANS OUT (212G)	\$375,306

BE IT FURTHER RESOLVED that the means of financing the expenditure program will be by monies derived from all revenue sources and fund balance available.

PASSED AND APPROVED this 11th day of October, 2018, by the following vote, to wit:

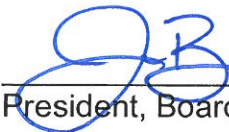
AYES: Barnes, Clark, Jones, Kelly, Sheetz, Wood

NOES: None

ABSENT: Gayle, Goold, Orzalli

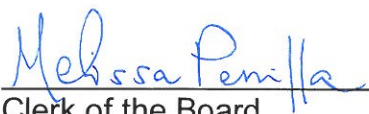
ABSTAIN: None

Sacramento Metropolitan Fire District



President, Board of Directors

Attested by:



Clerk of the Board



Sacramento Metropolitan Fire District

10545 Armstrong Ave., Suite #200, Mather, CA 95655 · (916) 859-4300 · Fax (916) 859-3700

RESOLUTION NO. 2018-094

BEFORE THE GOVERNING BOARD OF THE SACRAMENTO METROPOLITAN FIRE DISTRICT County of Sacramento, State of California

RESOLUTION ADOPTING A BUDGET AMENDMENT TO THE FINAL BUDGET FOR THE GRANTS FUND 212G FOR THE FISCAL YEAR 2018/19

WHEREAS, on September 13, 2018, the Sacramento Metropolitan Fire District (Metro Fire) adopted the Final Budget for the Grants Fund 212G for the Fiscal Year 2018/19; and

WHEREAS, on September 21, 2018, Metro Fire received notification of award on an Assistance to Firefighters Grant (AFG) regional application for SCBA replacement partnering with Cosumnes CSD Fire Department, Foresthill Fire Department, Lincoln Fire Department, Placer Hills Fire Protection District, Rocklin Fire Department, Roseville Fire Department, Sacramento County Airports-Aircraft Rescue & Firefighting Section and South Placer Fire District (Regional Partners) at a FEMA adjusted project amount of \$4,177,340, including \$3,450,000 of federal funding and a regional match of \$727,340.

THEREFORE, BE IT RESOLVED, in accordance with Section 13890 of the Health and Safety Code, the Final Budget for the Grants Fund 212G for the Fiscal Year 2018/19 will be and is hereby further amended in accordance with the following:

OBJECT	FUND	FUND CENTER	COST CENTER	ACCOUNT CATEGORY	BUDGET INCREASE/ (DECREASE)
10	212G	2126000	21260000000	SERVICES & SUPPLIES	\$4,177,340
59	212G	2126000	21260000000	OPERATING TRANS IN (212A)	(375,306)
95	212G	2126000	21260000000	AID/OTHER LOCAL GOV'T	(3,802,034)

BE IT FURTHER RESOLVED that the means of financing the expenditure program will be by monies derived from all revenue sources and fund balance available.

PASSED AND APPROVED this 11th day of October, 2018, by the following vote, to wit:

AYES: Barnes, Clark, Jones, Kelly, Sheetz, Wood

NOES: None

ABSENT: Gayle, Goold, Orzalli

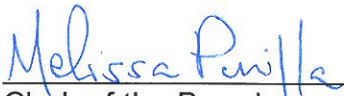
ABSTAIN: None

Sacramento Metropolitan Fire District



President, Board of Directors

Attested by:



Clerk of the Board



Todd Harms
Fire Chief

Gay Jones
Board President
Division 8

Jennifer Sheetz
Board Vice President
Division 5

Matt Kelly
Board Secretary
Division 7

Cinthia Saylor
Board Member
Division 1

Grant Goold
Board Member
Division 2

Randy Orzalli
Board Member
Division 3

Ted Wood
Board Member
Division 4

D'Elman Clark
Board Member
Division 6

Jim Barnes
Board Member
Division 9

Sacramento Metropolitan Fire District

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BOARD OF DIRECTORS - REGULAR MEETING

Thursday, May 9, 2019 – 6:00 PM

**Sacramento Metropolitan Fire District
10545 Armstrong Avenue
Board Room – Second Floor
Mather, California**

The mission of the Sacramento Metropolitan Fire District is to provide professional and compassionate protection, education and service to our community.

CALL TO ORDER

PLEDGE TO FLAG

METRO CABLE ANNOUNCEMENT

The Open Session Meeting is videotaped for cablecast on Metro Cable 14. Replay on Sunday, May 12th at 9:00am and Monday, May 13th at 6:00pm on Channel 14; Webcast at www.sacmetro cable.tv.

The open session Meetings are also available for viewing on the District website at www.metrofire.ca.gov.

PUBLIC OPPORTUNITY TO DISCUSS MATTERS OF PUBLIC INTEREST WITHIN DISTRICT JURISDICTION INCLUDING ITEMS ON OR NOT ON AGENDA

*The Board of Directors of the Sacramento Metropolitan Fire District appreciates and encourages public interest and welcomes questions and opinions at its meetings. Public members desiring to address the Board are requested to first be recognized by the presiding officer and identify themselves for the record. The presiding officer may in the interest of time and good order limit the number of public member presentations. Speakers' comments will be limited to **three minutes** (Per Section 31 of the Board of Directors Policies and Procedures).*

In accordance with Section 31 of the Board of Directors Policies and Procedures, members of the Public requesting their written comments be read into the meeting record must be present or have a representative present to read their comments during the time allotted.

CONSENT ITEMS

Matters of routine approval including but not limited to action summary minutes, referral of issues to committee, committee referrals to the full Board, items that require yearly approval, declaration of surplus equipment, and other consent matters. Consent Agenda is acted upon as one unit unless a Board member requests separate discussion and/or action.



Sacramento Metropolitan Fire District

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REGULAR BOARD MEETING AGENDA

THURSDAY, MAY 9, 2019

	<u>Page No.</u>
CONSENT ITEMS	
1. Action Summary Minutes Recommendation: Approve the Action Summary Minutes for the Board meeting of April 25, 2019.	4
2. Buena Vista Rancheria Contract – Special Services Recommendation: Approve the retroactive agreement with Buena Vista Rancheria for HazMat, confined space, and trench rescue services.	9
PRESENTATION ITEMS	
1. 10 Year Grant Summary (<i>Accounting Specialist, Marie Jones</i>) Recommendation: Receive presentation. No action required.	*
ACTION ITEMS	
1. Bid Award – RFB 19-03 Self Contained Breathing Apparatus (SCBA) (<i>Assistant Chief House & Logistics/Purchasing Manager, Mark Jones</i>) Recommendation: Approve the bid award to Municipal Emergency Services in the amount of \$4,494,605.02.	23
REPORTS	
1. PRESIDENT'S REPORT —(<i>President Jones</i>)	
2. FIRE CHIEF'S REPORT —(<i>Chief Harms</i>) OPERATIONS' REPORT – (<i>Deputy Chief Bridge</i>)	
3. SMFD – FIREFIGHTERS LOCAL 522 REPORT	
4. COMMITTEE AND DELEGATE REPORTS <i>All Committee Meetings will be held at the Sacramento Metropolitan Fire District Board Room, 10545 Armstrong Avenue, Mather, California unless otherwise specified.</i>	
A. Executive Committee – (<i>Jones</i>) Report Out: May 9, 2019 at 5:30 PM Next Meeting: TBD	
B. Communications Center JPA – (<i>AC Wagaman</i>) Report Out: April 26, 2019 at 9:00 AM Next Meeting: May 14, 2019 at 9:00 AM	
C. California Fire & Rescue Training JPA – (<i>DC Shannon</i>) Next Meeting: June 20, 2019 at 4:00 PM Location: California Exercise Simulation Center (CESC) 10545 Armstrong Avenue, Suite 320 Mather, CA 95655	



Sacramento Metropolitan Fire District

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REGULAR BOARD MEETING AGENDA

THURSDAY, MAY 9, 2019

- D. **Finance and Audit Committee – (Kelly)**
Next Meeting: May 23, 2019 at 5:30 PM
- E. **Policy Committee – (Goold)**
Next Meeting: TBD

BOARD MEMBER QUESTIONS AND COMMENTS

ADJOURNMENT

NEXT BOARD MEETING(S):

Unless specified differently, all meetings of the Board are held at Sacramento Metropolitan Fire District, 10545 Armstrong Avenue, Mather, CA

- Next Board Meeting – May 23, 2019 at 6:00 PM

The following action and presentation items are scheduled for the next board meeting agenda. Board members are requested to identify additional action or presentation items they desire to be scheduled on the agenda.

ANTICIPATED AGENDA ITEMS: TBD

Posted on May 6, 2019

Melissa Penilla, Clerk of the Board

* No written report

**  Separate Attachment

DISABILITY INFORMATION:

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Clerk of the Board at (916) 859-4305. Notification at least 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure accessibility to this meeting.



COUNCIL COMMUNICATION

CC #: 0139

File #: 0102

Title: Request for Council Discretionary Funds - Kelli's Cookies

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

Meeting Date: 6/19/2019

Item #: 9.2.

RECOMMENDATION TO COUNCIL

Recommend City Council discuss and consider by motion a request from Kelli's Cookies for Council Discretionary Funds. Kelli's Cookies is requesting \$5,000.00 sponsorship for their Youth/Young Adult Training Programs.

The balance remaining in the Council's Discretionary Funds for FY2019 is \$24,909.00.

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 the recommendation of the Roseville Grants Advisory Commission, may annually appropriate a minor amount up to \$15,000.00 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 \$15,000.00 of the annual earnings on 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.

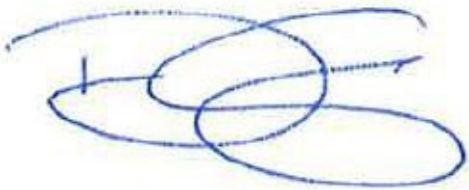
ENVIRONMENTAL REVIEW

The 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 award of funds does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Heather Blanco, Management Assistant

Sonia Orozco, City Clerk



Dominick Casey, City Manager

ATTACHMENTS:

Description

Request for Council Discretionary Funds



Kelli's Cookies for Goodness Bakes is a 501c3 non profit corporation located in Roseville, CA. After operating as a "for profit" bakery for 18 years, founder and CEO, Kelli Ridenour, decided to convert her business to a non profit and focus all efforts on providing job skills training, mentoring and employment to local youth who have aged out of the foster care system. This was sparked by a very personal experience Kelli had after opening her home to a young girl who was formerly in the foster care system for most of her childhood. This experience was truly an eye opening glimpse of the many challenges and struggles foster youth face on a daily basis, especially after they turn 18 years.

With a new focus on these youth, and less focus on volume sales, we are in need of the community support to help fund our ongoing program so that we may help more youth in need. Since the formation of our non profit in June of 2017, we have worked with over 18 youth. We currently are providing training to 7 young adults, and have expanded our program to include a select few from local high schools who have special circumstances which may hinder their chances for future full time employment. Our goal is to help at least 12 individuals per year, with a minimum 6 months job training period per person.

Some of the skills we provide our youth include: cash handling and register training, customer service, baking skills, food safety certification, inventory, packaging, sales and marketing techniques. We also offer mentoring and community outreach opportunities. Without a close family support system, these youth are very vulnerable to sex trafficking, teen pregnancy, incarceration and homelessness. We make every effort to steer our youth in the right direction through mentoring, a positive work environment and a family type atmosphere.

We are in need of grants to help off set our expenses from the services we provide. These funds help cover employee wages, insurance, utilities, rent and general operating expenses. We received \$2,500 in 2018 from City Council Discretionary Funds and we are seeking \$5,000 this year in efforts to expand our services to more local youth in need. So far this year, we have a commitment from Consolidated Communications for a \$2,000 grant. We are opening a 2nd location in April and hope to be able to increase awareness and support from the local community as well as raise additional funds needed to keep our non profit funded year

round. We are also planning a fundraiser in October of this year called "Taste of Placer" in which many city officials supported and attended last year. City of Roseville logo was featured on all our event plates as one of our VIP supporters. We hope you will join us again at our event this year.

Thank you for your consideration to donate to our non profit. Tax ID#81-3518233. If you have any questions please call me at 916-782-8010.

Sincerely,

Kelli Ridenour



COUNCIL COMMUNICATION

CC #: 0134

File #: 0102

Title: Request for Council Discretionary Funds - Downtown Roseville Merchants

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

Meeting Date: 6/19/2019

Item #: 9.3.

RECOMMENDATION TO COUNCIL

Recommend City Council consider a request from The Downtown Roseville Merchants for Council Discretionary Funds. The Downtown Roseville Merchants is requesting \$3,000 to help pay for the City services for the Downtown Tuesday Night events from June 4- July 30, 2019.

The balance remaining in the Council's Discretionary Funds for FY2019 is \$24,909.00.

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 the recommendation of the Roseville Grants Advisory Commission, may annually appropriate a minor amount up to \$15,000 of the annual earnings for the purpose of improving the quality of life in Roseville.

FISCAL IMPACT

There is no fiscal impact to the City's general fund. Annually the City Treasurer allocates \$15,000.00 of the annual earnings on 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.

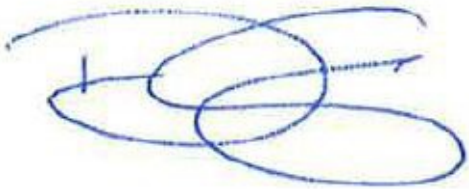
ENVIRONMENTAL REVIEW

The 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 award of funds does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Heather Blanco, Management Assistant

Sonia Orozco, City Clerk



Dominick Casey, City Manager

ATTACHMENTS:

Description

Downtown Tuesday Nights



June 7, 2019

Dear Mayor John Allard and Members of the City Council,

The Downtown Roseville Merchants (DRM) would like to thank you for your support of the Downtown Tuesday Night events. Our team has been busy working to bring a fun event to the community. The series will run every Tuesday night from June 4 – July 30 in 2019 (9 weeks total).

In years past, the Downtown Roseville Merchants have contracted with event companies to promote this event. The contract with the former promoter was not renewed this year by mutual decision. At such time, the DRM decided to produce the event.

New to the event this year, the City is requiring DRM to hire Roseville police officers to provide security. The officers assigned will be on an overtime rate of pay. We think security of the event is of the utmost importance and are happy for the partnership; however, the fees for police officers on overtime were not calculated into our original budget. We also have the responsibility of hiring security officers to assist with the area of the beer/wine garden in the concert area.

The DRM is cordially asking the City Council to allocate \$3,000.00 of the Discretionary Fund monies to help pay for City services for this event.

Downtown Tuesday Nights is an annual community event that ties in with the City Council's goals to establish a vibrant downtown by creating a place where the residents want to visit, shop, eat and engage, thus helping the success of the businesses. As a 501c6 nonprofit organization, it's the goal of DRM to promote the district and any proceeds remaining after bills are paid will be carried over for future events in the downtown area (Family Fun Night, Haunted House, pictures with Santa and the Easter Bunny, etc.).

We sincerely thank you for your time and consideration of this request and hope to see each of you enjoying some of the fun the event will offer.

Sincerely,

Jamie Hazen, Event Coordinator
On behalf of the Downtown Roseville Merchants

Rob Dick, President
Downtown Roseville Merchants



COUNCIL COMMUNICATION

CC #: 0135

File #: 0102

Title: Request for Council Discretionary Funds - Roseville Crime Stoppers

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

Meeting Date: 6/19/2019

Item #: 9.4.

RECOMMENDATION TO COUNCIL

Recommend Council consider a request for a \$2,000 sponsorship from the Council Discretionary Funds for the Roseville Crime Stoppers annual Fourth of July Fun Run.

The balance remaining in the Council's Discretionary Funds for FY2019 is \$24,909.00.

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 the recommendation of the Roseville Grants Advisory Commission, may annually appropriate a minor amount up to \$15,000 of the annual earnings for the purpose of improving the quality of life in Roseville.

FISCAL IMPACT

There is no fiscal impact to the City's general fund. Annually the City Treasurer allocates \$15,000.00 of the annual earnings on 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 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 award of funds does not include the potential for a significant environmental effect, and therefore is not subject to CEQA.

Respectfully Submitted,

Heather Blanco, Management Assistant

Sonia Orozco, City Clerk

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

Dominick Casey, City Manager

ATTACHMENTS:

Description



COUNCIL COMMUNICATION

CC #: 0115

File #: 0800-06 & 0400-03

Title: Citywide Climate Action Plan and General Plan Update

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

Meeting Date: 6/19/2019

Item #: 9.5.

RECOMMENDATION TO COUNCIL

The Planning Division is recommending City Council hear staff's informational presentation. No action is required.

BACKGROUND

The Planning Division has been overseeing the preparation of an update to the City's General Plan for the last several years, primarily to address changes in legislation and case law. Simultaneously, staff has also been working on preparing a Climate Action Plan (CAP) to address State mandates for greenhouse gas reductions. The purpose of this report is to provide City Council with background and a status update on both projects. No action is requested; it is purely for informational purposes. The Planning Division provided a similar informational presentation to the Planning Commission on April 25, 2019. The Planning Commission staff report is included as Attachment 1, and a discussion of the Planning Commission meeting is included in the Public Outreach and Next Steps section of this staff report.

Discussion: General Plan

The General Plan is a fundamental and legally-required tool to guide the City through change and growth. It addresses the physical development of the City and includes Council adopted policies, which provide direction for decision-making on City services and resources. It is both a long-range and a strategic planning document, containing long-term goals and policies through the horizon year of 2035. State law requires that every county and city have an adopted General Plan. In addition, the City is required to regularly update its General Plan to keep it in compliance with State law. Although the City has regularly updated the General Plan as part of the Specific Plan process, there are no new, pending Specific Plan areas the City could use for future updates. In addition, the City's last stand-alone, comprehensive General Plan Update was in 1992 and, along with the required updates, the formatting, graphics, and tables in the current document would benefit from an update. A secondary purpose of the General Plan Update is to continue to afford a streamlined CEQA process for all development consistent with the General Plan land use assumptions.

Discussion: Required Updates Related to Vehicle Miles Traveled (VMT)

In 2015, the Governor's Office of Planning and Research distributed a draft of the proposed updates to the General Plan Guidelines, which included substantial new requirements and

direction to expand existing required elements. In addition to these required updates, Senate Bill 743 (SB 743) removed Level of Service (LOS) as a significance threshold in the CEQA Guidelines, replacing this threshold with a VMT standard, to be used for assessing transportation impacts in CEQA analysis by July 2020. The City's current method for determining traffic impacts uses a LOS standard, which is reflected in the Circulation Element of the City's current General Plan. SB 743 does not prohibit the use of LOS by a jurisdiction. Since the City's roadway Capital Improvement Program and related mitigation fees are based on LOS policy, staff recommends the General Plan continue to include LOS policy. However, a primary goal of the General Plan Update is to insulate all development anticipated in the General Plan by streamlining future CEQA review as projects are brought forward. Consequently, the General Plan Update Environmental Impact Report (EIR) will need to include a VMT analysis to consider the traffic impacts from assumed development occurring within the General Plan horizon. The General Plan will also be updated to reference the VMT approach and include policies to address consistency with the VMT analysis.

Climate Action Plan Not a Viable Solution

As staff was contemplating the need for an update of the General Plan, the way greenhouse gases are analyzed was also changing. Specifically, a major change occurred to the standard methodology used throughout California for determining greenhouse gas impacts under CEQA. This change, which was prompted by the California Supreme Court ruling in November 2015 commonly referred to as the Newhall Ranch decision, concludes that comparing project emissions to statewide targets is not enough; lead agencies must provide substantial evidence showing how the amount of reduction of GHG emissions at the project level relates to the achievement of statewide reduction targets. The ruling makes project-level analysis of greenhouse gases more complicated and costly, and could require an EIR even for relatively small projects. Staff initially determined that adoption of a CAP would be an option to insulate past and future development projects under CEQA. A CAP would theoretically include analysis of Citywide greenhouse gas emissions and would demonstrate consistency with Statewide targets, allowing individual projects to rely on the CAP rather than preparing their own standalone GHG analysis, streamlining existing and future development processes.

The City's environmental consultant (AECOM) completed the analysis estimating anticipated GHG emissions in the City based on current and anticipated development under the General Plan in the years 2030 and 2035 (horizon year). AECOM prepared a memo (Attachment 1) to outline the emissions findings, reductions needed to hit State targets, and options for streamlining, including alternatives to a CAP. In summary, AECOM determined that in order to prepare a CAP meeting the minimum standards outlined by the State Office of Planning and Research, the City would need to achieve a 22% reduction for the year 2030 and a 33% reduction for the year 2035. These levels of reductions may not be achievable without either significant land use changes or significant investments by the City, neither of which were anticipated at the time Council gave initial direction to staff to prepare a CAP. As such, staff requested AECOM make alternative recommendations to a CAP. A more feasible option would be a combination of a rigorous General Plan EIR and updated policies in the General Plan. This approach would still provide future projects that are consistent with the adopted General Plan land use plan with a streamlined CEQA process. Unless otherwise directed by the Council, staff intends to work with AECOM to vet these policies and prepare the General Plan Update EIR based on this option.

Work Plan and Status Update

In 2017, the City retained AECOM Consulting to assist staff in preparation of the CAP, the General Plan Update and associated EIR. AECOM's contract outlined the following work program for the three components of the project:

General Plan Update

1. Update document template
2. Address new legislation through new or revised goals/policies and updated text

3. Remove outdated policies

Climate Action Plan (CAP)

1. Determine the City's baseline GHG Inventory
2. Prepare GHG emissions forecasts based on the General Plan 2030 and 2035 land uses
3. Recommend GHG targets necessary to meet GHG reduction requirements
4. Identify GHG reduction strategies
5. Develop a citywide CAP
6. Establish framework for ongoing CAP monitoring revisions

Environmental Impact Report (EIR)

1. Notice of Preparation
2. Draft EIR
3. Final EIR

The anticipated timeframe to complete these tasks is June 2020, just in time to meet the State mandate for SB 743 (VMT). Thus far a baseline GHG inventory and recommended GHG targets have been completed for the CAP portion of the project. With the General Plan Update portion of the project, a draft template has been vetted with City staff, AECOM completed a review of the existing General Plan and identified areas that need to be updated to meet new legislation, and discussions have occurred on the suggested policy approach to address SB 743. The City's Planning Division is overseeing the project.

Conclusion

In undertaking these projects, a significant goal is provide coverage and streamlining for development which is already anticipated by the City's General Plan. Staff has made significant progress on development of the General Plan Update and CAP projects, including developing some important data which has led to a further refinement of staff approach to achieving the goal of the project. The purpose of this update is to ensure that the Council is aware of the challenges associated with the projects, and is kept informed of staff's progress.

Public Outreach and Next Steps

At the Planning Commission Meeting held on April 25, 2019, members of the Commission asked clarifying questions of staff. Questions focused on the intended use of a VMT policy, ensuring LOS standards will still be maintained, clarification on the approach to addressing the mandated GHG reductions, and the purpose and level of development coverage which the EIR would provide. Members of the Commission were encouraged to hear that the proposed changes would help to streamline, not impede, development in the City. No public comments were received, and the Planning Commission expressed support for staff's approach.

Unless the Council has concerns with the approach outlined in this staff report, staff will continue with the proposed approach and will hold public outreach meetings, draft the proposed text changes to the General Plan, and prepare the associated General Plan EIR. It is anticipated staff will present the draft documents to Council for action in spring 2020. Additional outreach will occur once a draft document has been prepared. The City intends to hold stakeholder meetings, a public workshop, and present the documents at the various City Commissions prior to final action by the City Council.

FISCAL IMPACT

This is an informational item and has no fiscal impact.

ECONOMIC DEVELOPMENT / JOBS CREATED

No economic development or jobs will be created with receipt of this report.

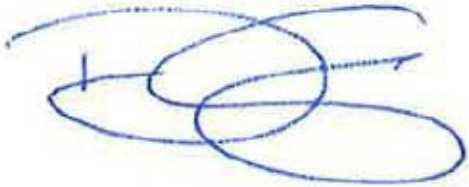
ENVIRONMENTAL REVIEW

This informational staff report is not a “project” as defined by CEQA. Therefore no environmental review is required at this time. As mentioned, a comprehensive EIR will be prepared consistent with CEQA for the GPU project.

Respectfully Submitted,

Gina McColl, Associate Planner

Mike Isom, Development Services Director

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

Dominick Casey, City Manager

ATTACHMENTS:

Description

Planning Commission Staff Report

AECOM Memo

ITEM 6.2: **Informational Item – 311 Vernon Street – Citywide Climate Action Plan (CAP) and General Plan Update – File #PL16-0336**

REQUEST

This is an informational item. Staff requests that the Planning Commission receive an informational presentation regarding the proposed approach to a Climate Action Plan and the status of the General Plan Update project. No action is required by Planning Commission.

Applicant – City of Roseville, DS Planning Division

SUMMARY RECOMMENDATION

The Planning Division is recommending the Planning Commission hear staff's informational presentation. No action is required.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request.

BACKGROUND

The Planning Division has been overseeing the preparation of an update to the City's General Plan for the last several years, primarily to address changes in legislation and case law. Simultaneously, staff has also been working on preparing a Climate Action Plan to address State mandates for greenhouse gas reductions. The purpose of this report is to provide the Planning Commission with background and a status update on both projects. No action is requested; it is purely for informational purposes. Staff anticipates returning to the Planning Commission in early 2020 with a draft of the proposed changes to the General Plan and a document(s) addressing the City's approach to the State mandate on greenhouse gas reductions. An Environmental Impact Report (EIR) will also be completed to cover both documents, as required by the Californian Environmental Quality Act (CEQA).

DISCUSSION

General Plan

The General Plan is a fundamental and legally-required tool to guide the City through change and growth. It addresses the physical development of the City and includes Council adopted policies, which provide direction for decision-making on City services and resources. It is both a long-range and a strategic planning document, containing long-term goals and policies through the horizon year of 2035. State law requires that every county and city have an adopted General Plan. In addition, the City is required to regularly update its General Plan to keep it in compliance with State law. Although the City has regularly updated the General Plan as part of the Specific Plan process, there are no new, pending Specific Plan areas the City could use for future updates. In addition, the City's last stand-alone, comprehensive General Plan Update was in 1992 and, along with the required updates, the formatting, graphics, and tables in the current document would benefit from an update. A secondary purpose of the General Plan Update is to continue to afford a streamlined CEQA process for all development consistent with the General Plan land use assumptions.

Required Updates: VMT

In 2015, the Governor's Office of Planning and Research distributed a draft of the proposed updates to the General Plan Guidelines, which included substantial new requirements and direction to expand existing required elements. In addition to these required updates, Senate Bill 743 (SB 743) removed Level of Service as a significance threshold in the CEQA Guidelines, replacing this threshold with a vehicle miles traveled (VMT) standard, to be used for assessing transportation impacts in CEQA analysis by July 2020. The City's current method for determining traffic impacts uses an LOS standard, which is reflected in the Circulation Element of the City's current General Plan. SB 743 does not prohibit the use of LOS by a jurisdiction. Since the City's roadway Capital Improvement Program and related mitigation fees are based on LOS policy, staff recommends the General Plan continue to include LOS policy. However, a primary goal of the General Plan Update is to insulate all development anticipated in the General Plan. Consequently, the General Plan Update EIR will therefore need to include a VMT analysis to consider the traffic impacts from assumed development occurring within the General Plan horizon. The General Plan will also be updated to reference the VMT approach and include policies to address consistency with the VMT analysis.

Climate Action Plan Not a Viable Solution

As staff was contemplating the need for an update of the General Plan, the way greenhouse gases are analyzed was also changing. Specifically, a major change occurred to the standard methodology used throughout California for determining greenhouse gas impacts under CEQA. This change, which was prompted by the California Supreme Court ruling in November 2015 commonly referred to as the Newhall Ranch decision, concludes that comparing project emissions to statewide targets is not enough; lead agencies must provide substantial evidence showing how the amount of reduction of GHG emissions at the project level relates to the achievement of statewide reduction targets. The ruling makes project-level analysis of greenhouse gases more complicated and costly, and could require an Environmental Impact Report even for relatively small projects. Staff determined adoption of a Climate Action Plan (CAP) would be an option to insulate past and future development projects under CEQA. A CAP would include analysis of Citywide greenhouse gas emissions and would demonstrate consistency with Statewide targets, allowing individual projects to rely on the CAP rather than preparing their own standalone GHG analysis, streamlining existing and future development processes.

The City's environmental consultant (AECOM) completed the estimated GHG emissions that are anticipated in the City based on current development and the anticipated development under the General Plan in the years 2030 and 2035 (horizon year). AECOM prepared a memo (Attachment 1) to outline the emissions findings, reductions needed to hit State targets, and options for streamlining, including alternatives to a CAP. In summary, AECOM determined that in order to prepare a CAP meeting the minimum standards outlined by the State Office of Planning and Research, the City would need to achieve a 22% reduction for the year 2030 and a 33% reduction for the year 2035. These levels of reductions may not be achievable without either significant land use changes or significant investments by the City, neither of which were anticipated at the time Council gave initial direction to staff to prepare a CAP. As such, staff requested AECOM make alternative recommendations to a CAP. A more feasible option would be a combination of a rigorous General Plan EIR and updated policies in the General Plan. This approach would still provide future projects that are consistent with the adopted General Plan land use plan with a streamlined CEQA process. Staff intends to work with AECOM to vet these policies and prepare the General Plan Update EIR based on this option.

Work Plan and Status Update

In 2017, the City acquired AECOM Consulting to assist staff in preparation of the CAP, the General Plan Update and the associated EIR. AECOM's contract outlined the following work program for the three components of the project:

General Plan Update

1. Update document template
2. Address new legislation through new or revised goals/policies and updated text
3. Remove outdated policies

Climate Action Plan

1. Determine the City's baseline GHG Inventory
2. Prepare GHG emissions forecasts based on the GP 2030 and 2035 land uses
3. Recommend GHG targets necessary to meet GHG reduction requirements
4. Identify GHG reductions strategies
5. Develop a Citywide CAP
6. Establish framework for ongoing CAP monitoring revisions

Environmental Impact Report

1. Notice of Preparation
2. Draft EIR
3. Final EIR

The anticipated timeframe to complete the above-listed tasks is June 2020, in time to meet the State mandate for SB 743 (VMT). Thus far a baseline GHG inventory and recommended GHG targets have been completed for the CAP portion of the project. With the General Plan Update portion of the project, a draft template has been vetted with City staff, AECOM completed a review of the existing General Plan and identified areas that need to be updated to meet new legislation, and discussions have occurred on the suggested policy approach to address SB 743. The City's Development Services – Long Range Planning Division is overseeing the project.

Conclusion

In undertaking these projects, a significant goal is provide coverage and streamlining for development which is already anticipated by the City's General Plan. Staff has made significant progress on development of the General Plan Update and CAP projects, including developing some important data which has led to a further refinement of staff approach to achieving the goal of the project. Staff has brought this update to Planning Commission in order to ensure that Commissioners are aware of the current progress of the projects, and are kept informed.

PUBLIC OUTREACH AND NEXT STEPS

The public was notified of the City's intent to complete the CAP and General Plan Update project and support was gained with the adoption of the General Plan Update Fee. Additional outreach will occur once a draft document has been prepared. The City intends to hold stakeholder meetings, a public workshop, and present the documents at the various City Commissions prior to final action by the City Council.

ENVIRONMENTAL DETERMINATION

This informational staff report is not a "project" as defined by CEQA. Therefore no environmental review is required at this time. As mentioned, a comprehensive EIR will be prepared consistent with CEQA for the GPU project.

RECOMMENDATION

No action is required. Following staff's presentation, the Planning Commission may ask questions and provide feedback. Staff will be providing a similar update to City Council in June. It is anticipated the

completed CAP, or an alternative to the CAP, along with the draft GPU and associated EIR will return to Planning Commission for action in spring of 2020.

ATTACHMENT

1. AECOM Memo on CAP and CEQA Streamlining Options (dated September 19, 2018)



AECOM
2020 L Street, Suite 400
Sacramento, CA 95811
www.aecom.com

916.414.5800 tel
916.414.5850 fax

To: Roseville General Plan Update Team
From: Matthew Gerken and Josh Lathan
Date: September 19, 2018
Subject: Climate Action Plan and other CEQA Streamlining Options

One component under consideration for Roseville's General Plan Update Project, which is currently underway, is a Climate Action Plan (CAP). A CAP can be helpful for communities that want to provide a platform to coordinate among departments, agencies, decision makers, and other stakeholders to identify the most efficient greenhouse gas (GHG) reduction opportunities (as opposed to applying mitigation on a project-by-project basis), and to coordinate climate-related goals with economic development, other environmental, and other planning goals at the community-wide level. A CAP is also a good tool to use to optimize targeted co-benefits for a community. Co-benefits include reducing household transportation costs, expanding mobility options, reducing long-term household and business utility costs, and enhancing public health, among others. A CAP is also good for communities interested in pursuing efficiency improvements, expanding transportation modes, etc. in existing developed areas, in addition to new growth areas.

Local agencies are not required to have CAPs; however, consistency with GHG targets *is* required to be analyzed under CEQA, and one of the benefits of having a qualifying CAP is that it can be used to streamline environmental review for future projects for GHG emissions impacts under CEQA Guidelines section 15183.5.¹ With recent changes to State law, increasingly ambitious emissions reductions will be needed in order to demonstrate consistency with State targets.²

The General Plan team has prepared an existing GHG inventory for Roseville and forecasts for future years (2030 and 2035). We also prepared analysis to demonstrate different reduction scenarios that could achieve local consistency with State goals.

Roseville's existing emissions are dominated by the transportation and energy sectors, which produce 97% of the City's existing emissions. The transportation sector accounts for the majority (54%) of the City's emissions, and residential and non-residential energy emissions account for another 43%. Any successful CAP for Roseville would need to focus on GHG emissions reductions in these sectors.

¹ See also CEQA Guidelines §§ 15064.4 and 15126.4(c), and CEQA Guidelines Appendix G, § VII.

² There is no prescriptive reduction target from the State or from the Placer County Air Pollution Control District (PCAPCD) for Roseville's CAP. The framework for GHG reduction targets is based on the California Global Warming Solutions Act of 2006 (AB 32). AB 32 calls for a reduction in statewide GHG emissions to 1990 levels by 2020. SB 32, which amended the Act in 2016, establishes a target of 40% below 1990 GHG emissions by 2030. Beyond 2030, statutory reduction targets will likely be increasingly ambitious. The Governor's Executive Order No. S-3-05 sets a target of 80% below 1990 levels by 2050 for statewide GHG emissions.

LEVEL OF REDUCTIONS NEEDED

To be consistent with State goals for reductions of all sources of GHG emissions in Roseville, and to be consistent with a CAP that would achieve those reductions, will require reductions of approximately 202,300 metric tons of carbon dioxide equivalent (MT CO₂e) by 2030, which is a 22% reduction compared to forecast emissions for 2030. For 2035, reductions of approximately 305,500 MT CO₂e, or 33% compared to forecast emissions, will be required.^{3,4} For the reasons explained below, this may not be possible for Roseville at this time.

Some jurisdictions have been able to achieve reductions that are consistent with SB 32's increased reduction goals (i.e., 40% below 1990 GHG emissions by 2030). This has been achieved through a mix of ambitious strategies, such as programs to require high percentages of renewable energy for electricity, density increases, transit programs, and purchase of carbon offsets. In Roseville, some of these programs may be difficult, while others should be feasible, as explained in more detail below.

REDUCTION STRATEGIES NEEDED TO HIT THE TARGET

The City could commit to getting a high percentage of electricity from emissions-free sources (more than 60%), double the number of electric vehicles used by City residents and employees, reduce vehicle miles traveled (VMT) per capita by 7 to 17%, switch 10% or more of existing homes from natural gas to electric heat, and, potentially, purchase additional carbon allowances or offsets through and organization such as the Climate Action Reserve.⁵

According to Roseville Electric, increasing the percentage of electricity coming from renewable sources beyond existing State mandates and/or procuring additional carbon allowances or offsets would come at a cost of many millions of dollars per year that would have to be passed on to customers through rate increases. This cost is significant, which could make it prohibitive to implement. To reduce VMT would require an expansion of transit, bicycling, and walking opportunities; increased density and mixing of uses in areas with access to transit, bicycle, and pedestrian facilities; and increasing the proportion of development that occurs in relatively low-VMT areas, such as the Downtown and Riverside Gateway Specific Plan Areas and other areas with relatively compact development that places residents in walking and biking distance of shopping, entertainment, jobs, and transit hubs.

OPTIONS FOR STREAMLINING

While CAPs have been a good tool for some cities and counties to provide CEQA streamlining, as well as a framework that can optimize costs and benefits and maximize co-benefits of GHG reduction strategies, they are not the only tool available to streamline future project-level CEQA review. The options in addition to CAPs include:

-
- ³ The City's emissions can be quantified on a per-capita or per-service-population basis in order to compare with other communities and the state as a whole. "Service population" is the sum of residential population and local employment. The City would need to achieve a GHG efficiency level of 2.79 MT CO₂e per service population in 2030 to be consistent with the State's own goals. By 2035, the efficiency level needed to demonstrate consistency with the State's goals will be reduced to 2.25 MT CO₂e per service population.
 - ⁴ Existing City and State programs (Renewables Portfolio Standard, State clean car standards, etc.) will reduce the City's emissions by approximately 14% by 2030 and by approximately 12% by 2035 from 2016 levels, even as the City continues to grow.
 - ⁵ Theoretically, a local government could develop their own offset program. Projects with high rates of GHG emissions could pay a fee to reduce their emissions rate to some threshold level. This fee could be used for energy efficiency improvements in homes, to fund transit expansions, to purchase EV charging stations, expand trails, or other projects that would reduce GHG emissions. However, this could be very difficult administratively.

- ▶ Option 1: A rigorous General Plan EIR that analyzes community-wide GHG emissions, identifies feasible mitigation for the City and future projects, and provides streamlining for future projects through use of the “partial” exemption described in CEQA Guidelines Section 15183. Under this Guidelines provision, if an EIR for a General Plan has been certified, projects consistent with the General Plan do not require further CEQA, unless there are project-specific issues that are “peculiar to the project or its site.”
- ▶ Option 2: A General Plan/General Plan EIR that develops a project-level GHG significance threshold and menu of mitigation options to provide guidance and certainty for future project-level CEQA analyses of projects that were not specifically contemplated by the General Plan EIR.⁶
- ▶ Option 3: A CAP that focuses on all emissions sources *except* passenger vehicle GHG emissions, which are the focus of SACOG’s Sustainable Communities Strategy (including the ongoing update).⁷

STAFF RECOMMENDATION

If City staff and decision makers agree that a CAP would be challenging to achieve, the General Plan Update team recommends a combination of Options 1 and 2 in order to provide the best streamlining and certainty for future projects.

Option 1 would be used for “typical” development projects, such as retail, housing, office, and similar uses. Option 2 could be used for more unusual types of projects that would not be assumed under the General Plan, such as large-scale commercial recreation projects, a college or university, industrial projects with very high energy demands, or other less typical types of development projects.

⁶ In this option, we would develop custom significance thresholds that would allow projects to demonstrate consistency with the State’s own GHG reduction goals. We could also develop a menu of mitigation options for future projects to apply, as appropriate, to move toward achieving the significance threshold/s. Purchasing carbon offsets, which are relatively inexpensive per ton of GHG reduced, could be among those options for mitigation that are incorporated into future projects and made conditions of project approval.

⁷ We are unaware of any jurisdiction that has used this approach.



COUNCIL COMMUNICATION

CC #: 0102

File #: 0400-04-04 & 0400-04-04-2 & 0400-02 & 0400-06-02

Title: North Central Roseville Specific Plan - Parcel 49 - Living Spaces

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

Meeting Date: 6/19/2019

Item #: 10.1.

RECOMMENDATION TO COUNCIL

At the May 23, 2019 Planning Commission hearing, the Planning Commission recommended City Council take the following actions:

- A. Consider the Addendum to the North Central Roseville Specific Plan (NCRSP) Parcel 49 Bayside Church/Topgolf Mitigated Negative Declaration,
- B. Approve the text-only Specific Plan Amendment, and
- C. Adopt the two (2) findings of fact and approve the text-only Ordinance Amendment.

BACKGROUND

This Council Communication provides a summary evaluation of the project and a summary of the May 23, 2019 Planning Commission hearing. A more detailed background and evaluation is provided in the Planning Commission staff report, included as Attachment 1.

Background/Project Description

The North Central Roseville Specific Plan (NCRSP) Parcel 49 site has been anticipated for development since the 1990 adoption of the NCRSP. In 2000, a project for a Rezone and General Plan, Specific Plan, and Development Agreement Amendment was approved for Parcel 49, which established a new Planned Development (PD) zone for a portion of the site, and allowed for retail, restaurant, lodging, education, and office uses in addition to light industrial uses. In 2007, the City Council designated NCRSP Parcel 49 as a Corporate Center Site, which allowed for an increased building height limit and additional square footage, while also limiting the square footage of retail and restaurant uses. The additional square footage increased the development potential of the site to 1.2 million square feet. This development potential has been programmed in the City's service demand and citywide traffic models.

On February 26, 2015, the Planning Commission approved a Major Project Permit for the project known as NCRSP Parcel 49 Bayside Church/Topgolf (File Number PL14-0252). This project included Bayside Church, Topgolf, over 100,000 square feet of offices, a hotel, and some retail

and restaurant uses. A Mitigated Negative Declaration was adopted which addressed the potential environmental impacts of site development. Two modifications to the 2015 project were approved, one in 2016 and another in 2017, which added a second hotel, made slight changes to the amount of restaurant and retail square footage, and changed the site layout.

The current project changes the site layout and mix of uses on the site, eliminating Bayside Church (130,000 square feet), eliminating 85,000 square feet of office uses and retaining 24,000 square feet for medical offices, increasing restaurant uses by 30,000 square feet, and increasing retail by 150,000 square feet. The increase in retail square footage includes the Living Spaces furniture store. The project results in a net reduction of 44,000 square feet on the site. The project also includes a Specific Plan Amendment and a Planned Development Ordinance Amendment, in order to lift the restrictions on the amount of permitted retail and restaurant square footage, and to allow medical offices.

Summary Evaluation

The proposed Specific Plan Amendment has been analyzed for consistency with the goals and policies of the plan, and the Zoning Ordinance Amendment has been analyzed for consistency with the two findings required for approval. Ordinance 4643, the Parcel 49A Planned Development Ordinance (PD Ordinance), lists the development standards and the permitted uses for the site, and this language is repeated within the NCRSP. Currently, the NCRSP and PD Ordinance restrict commercial uses to those which are compatible with an office park, and because the office park uses are prioritized, they also restrict the amount of retail use to 20 percent of the planned square footage. The proposed Specific Plan Amendment and Ordinance Amendment (Exhibits B and C) would remove the limit on retail square footage and replace language discussing the corporate center designation with language describing the proposed uses on the site, in addition to adding medical offices to the list of permitted uses.

The applicant has proposed to remove the corporate center restrictions on the site because a user has not been identified, and the property is no longer conducive to the development of a corporate center. Approximately fifty percent of the site is developed, with retail uses on the frontage. The remaining undeveloped land area includes land encumbered by power line easements, which further limits the land available on the site for the development of buildings. Given these circumstances, the applicant proposes to continue developing in the established pattern, with a focus on retail, restaurant, and some smaller office buildings.

Summary of Planning Commission Hearing

The project was heard by the Planning Commission on May 23, 2019. Staff and the applicant's representative presented the project and responded to questions from the Planning Commission, which focused on whether there were other opportunity sites for corporate centers, impacts from changes in traffic patterns, and the results of neighborhood outreach. Related to corporate centers, staff indicated that there were many other sites within the City which could accommodate large corporate offices, including some sites near Parcel 49; the removal of this particular site designation would not create barriers to corporate center development in the City. Engineering staff discussed trip generation from the site, and stated that while replacing Bayside Church with retail and restaurant development would shift trips back to the weekday peak, the overall trips from the site are still only about half of what was anticipated and programmed into the citywide traffic model. Finally, staff indicated that neighbors primarily wanted to know what type of restaurants are planned, what type of furniture Living Spaces sells, and about the overall business plan for Living Spaces. Overall, people attending the neighborhood meeting expressed excitement about the proposal, because they had been concerned about Bayside Church driving parking and traffic into the neighborhood, and this proposal would offer them more shopping and dining opportunities.

Hearing no comments from the audience, Commissioners expressed support and excitement for the proposal, and approved the Major Project Permit Stage 1 Modification and Major Project Stage 2 for Living Spaces, and recommended City Council approve the Specific Plan and Ordinance Amendment (7 aye, 0 nay).

Public Outreach

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations (RCONA). No comments were received. A neighborhood meeting was held on April 30, 2019 to discuss the project and receive feedback. The meeting was attended by 12 people, who had questions about the proposal but did not express concerns. A public notice of the Planning Commission hearing was published on May 10, 2019 and a public notice of the City Council hearing was published on June 7, 2019. Both notices were distributed to all property owners within 300 feet of the site, as well as all interested persons who provided their contact information at the neighborhood meeting. No one from the audience spoke at the Planning Commission hearing.

FISCAL IMPACT

The proposed retail and restaurant land uses are expected to generate tax revenue and jobs. The project is expected to have a positive effect on the City's General Fund, and no policy conflicts have been identified.

ECONOMIC DEVELOPMENT / JOBS CREATED

The project will generate construction jobs during site development, and will provide retail and restaurant jobs once completed.

ENVIRONMENTAL REVIEW

Consistent with CEQA Guidelines Section 15164, regarding previously adopted negative or mitigated negative declarations, an Addendum may be prepared if only minor technical changes or additions are necessary or none of the conditions requiring a subsequent Environmental Impact Report or negative declaration have occurred. Consistent with this section, an Addendum to the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration (adopted February 26, 2015) has been prepared for the project. The Addendum did not identify any new significant environmental impacts; the project impacts are within the scope of the previously-adopted Mitigated Negative Declaration.

Respectfully Submitted,

Lauren Hocker, Senior Planner

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Attachment 1 PC Staff Report

Exhibit A Addendum

Resolution No. 19-274

Exhibit B Specific Plan Redline + Clean

Ordinance

Exhibit C PD Ordinance Redline + Clean



***Planning Division Staff Report
Planning Commission Meeting***

May 23, 2019

Prepared by: Lauren Hocker, Senior Planner

ITEM 6.1: **Specific Plan Amendment, Ordinance Amendment, Modification of a Major Project Permit, and Major Project Permit Stage 2 – 1720 Freedom Way – NCRSP PCL 49 - MPP Stage 1 Mod and Stage 2 – PL18-0388**

REQUEST

The project includes text-only Specific Plan and Ordinance amendments to remove the limitation on the square footage of permitted retail and restaurant uses, and allow general medical services as a permitted use. The project also includes a Major Project Permit Stage 1 Modification to divide Parcel 7 into two parcels and Parcel 9 into three parcels; eliminate 16,000 SF of office and add 6,000 SF of restaurant on Parcel 6; eliminate 68,000 SF of office and add 22,000 SF of restaurant on Parcel 7; add 40,000 SF of retail on Parcel 9; eliminate 25,000 SF of office and 130,000 SF of Community Assembly (church), add 108,500 SF of retail and 1,500 SF of restaurant on Parcel 10; and add 24,000 SF of medical office on Parcel 11. The project also includes a Major Project Permit Stage 2 for approval of a 108,500 SF furniture store with a 1,500 SF restaurant.

Applicant – Kris Steward, Phillips Land Law, Inc.
Owner – John Stewart, BSO, LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Consider the Addendum to the NCRSP PCL49 Bayside Church/Topgolf Mitigated Negative Declaration,
- B. Recommend City Council approve the text-only Specific Plan Amendment,
- C. Recommend City Council adopt the two (2) findings of fact and approve the text-only Ordinance Amendment,
- D. Adopt the two (2) findings of fact and approve the Modification of a Major Project Permit Stage 1 subject to eleven (11) conditions of approval, and
- E. Adopt the two (2) findings of fact and approve the Major Project Permit Stage 2 subject to eighty-six (86) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with the recommended conditions of approval.

BACKGROUND

The North Central Roseville Specific Plan (NCRSP) Parcel 49 site has been anticipated for development since the 1990 adoption of the NCRSP. In 2000, a project for a Rezone, General Plan, Specific Plan, and Development Agreement Amendment was approved for NCRSP Parcel 49, which established a new Planned Development (PD) zone for a portion of the site that allowed for retail, restaurant, lodging, educational, and office uses in addition to light industrial uses. In 2007, the City Council designated NCRSP Parcel 49 as a Corporate Center Site, which allowed for an increased building height limit and additional square footage, while also limiting the square footage of retail and restaurant uses. The additional square footage increased the development potential of the site to 1.2 million square feet. This development potential has been programed in the City's service demand models.

On February 26, 2015, the Planning Commission approved several entitlements for development of the NCRSP Parcel 49 site with the project identified as NCRSP Parcel 49 Bayside Church/Topgolf (File Number PL14-0252). The project included the following:

- 130,000 square feet of community assembly use (Bayside Church), including a 2,800 seat assembly area and 45 classrooms/activity rooms;
- 64,232 square feet of indoor/outdoor recreation use (Topgolf);
- 116,500 square feet of office use (5 buildings);
- 37,800 square feet of retail use (7 buildings);
- 11,200 square feet of restaurant use (3 buildings); and a
- 83,700-square-foot hotel (125 rooms).

Figure 1: Project Location



The entitlements included a Major Project Permit (MPP) Stage 1 permit for the site layout, MPP Stage 2 permit for Topgolf, a Conditional Use Permit for Topgolf, and a Tentative Subdivision Map. The MPP entitlement allowed for phased development of the site. A Mitigated Negative Declaration was also adopted which addressed the potential environmental impacts from development of the site with the project.

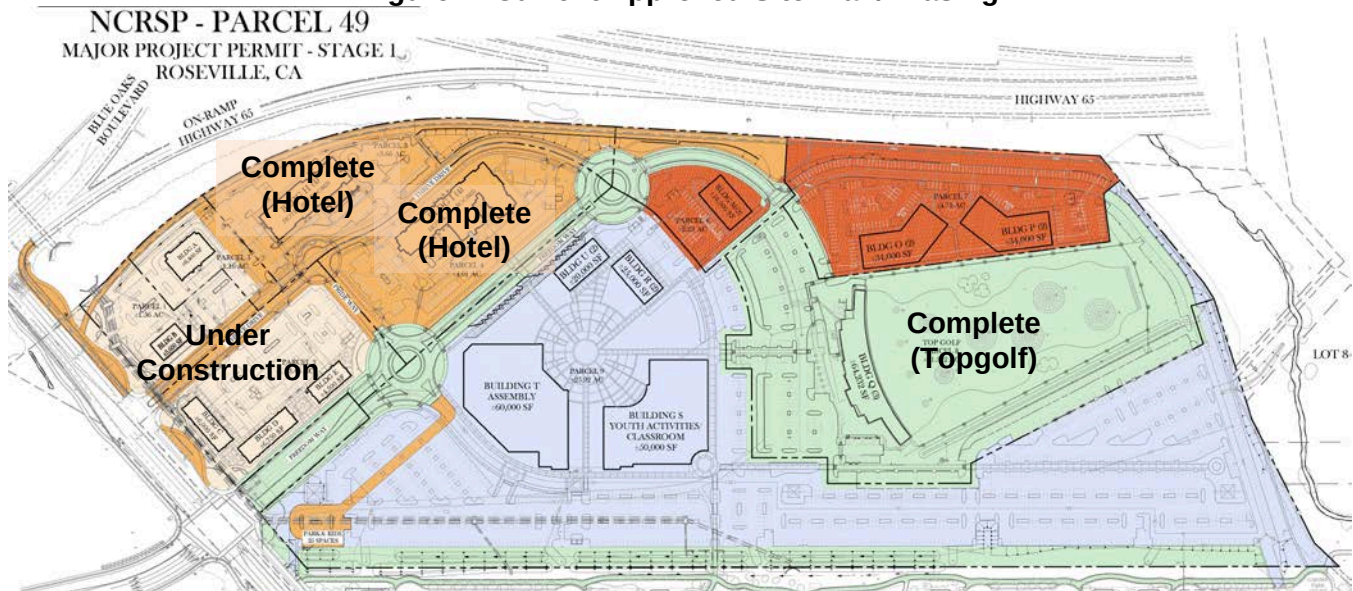
On October 27, 2016, the Planning Commission approved a MPP Stage 1 Modification permit to modify the uses on the Phase 2A parcels within the NCRSP Parcel 49 site (File Number PL16-0168). The modification replaced the approved buildings with a 104-room hotel and a 107-room hotel. The modification resulted in a reduction of 17,600 square feet of retail uses and 7,500 square feet of office uses and an overall increase of 86 hotel rooms for the NCRSP Parcel 49 site. Also approved was the building architecture and on-site improvements for the two hotel parcels, identified as Phase 2A, as well as a Lot Line Adjustment.

On December 14, 2017, the Planning Commission approved second MPP Stage 1 Modification to change the approved site layout for Parcels 1, 2, and 5. The project increased restaurant square footage by 5,475 square feet and decreased retail square footage by 9,625 square feet. The project included a Major Project Permit Stage 2 for the four single-story restaurant and retail buildings on Parcels 1, 2, and 5 (File Number PL17-0055).

The current approved site plan for Parcel 49 is shown in Figure 2. The areas shown in light green are the Phase 1 improvements, which include Topgolf, the primary road through the site, and the landscaping area between the site and the nearby residential neighborhoods; these improvements have all been completed. The orange areas are part of Phase 2A, which includes both hotels, additional connecting roads and parking, Washington Boulevard frontage improvements, and a park and ride lot; these improvements have all been completed. The tan areas along the Washington Boulevard frontage are part of Phase 2B, which includes retail and restaurant pad buildings; these improvements are under

construction and are nearing completion. The remainder of the site (dark orange and light blue) is undeveloped, and is the subject of the current proposed modification.

Figure 2: Current Approved Site Plan/Phasing



The proposed project layout and phasing are shown in Figure 3, and the proposed project uses compared to previously approved uses are shown in Table 1. As shown, the proposed project will take the remaining two phases on the site and divide these into three phases, as follows: one phase (in light blue) for the proposed Living Spaces furniture store and parking areas, one phase (in dark blue) for the pad buildings near Topgolf, and one phase for the remainder of site development. As shown in the figure, the project replaces three offices with restaurant pads, removes two buildings, replaces Bayside Church with the Living Spaces furniture store, and adds two new medical offices and one new retail building. While the project increases the number of buildings on the site from 15 to 16 buildings, the project would decrease the total square footage approved on the site by 44,123 square feet.

The project would change the mix of uses on the site. The approved site uses include over 100,000 square feet of office uses and 130,000 square feet of community assembly for Bayside Church. The applicant proposes to remove all 130,000 square feet of community assembly use and reduce the office use by 85,000 square feet, and increase retail uses by 150,000 square feet. The NCRSP and the Parcel 49A Planned Development Ordinance designate the property as a Corporate Center, which includes a minimum amount of office square footage and restricts the percentage of the site which can be developed with retail uses. The purpose of these restrictions is to promote and support major corporate research and development users. However, a corporate user for the site has not been identified, and the current development pattern on the site is not conducive to locating a corporate office center in this location. Approximately half of the site is already developed with retail, hotels, and a sports and recreation facility (TopGolf), and much of this development has occurred along the site frontage. Given these factors, the applicant is proposing to remove the corporate center restrictions. The project includes a text-only amendment to the NCRSP and a text-only amendment to the Parcel 49A Planned Development Ordinance, which will remove the restrictions on the amount of retail on the site and add general medical offices as a permitted use.

Figure 3: Proposed Site Plan/Phasing

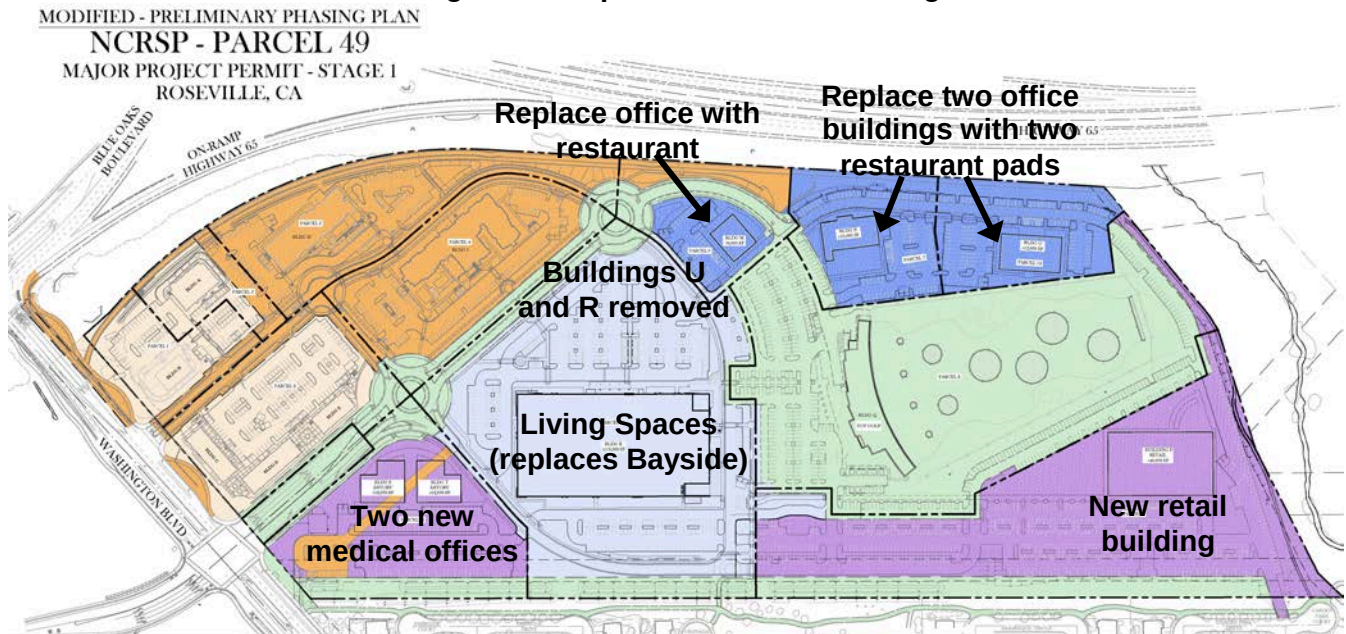


Table 1: Comparison of Approved and Proposed Uses

Use Summary	Originally Approved ¹	Currently Approved ²	Proposed
Hotel	83,700 SF (125 rooms)	148,790 SF (211 rooms)	148,790 SF (211 rooms)
Restaurant	11,200 SF	16,675 SF	46,175 SF
Retail	37,800 SF	10,575 SF	159,075 SF
Office	116,500 SF	109,000 SF	24,000 SF
Community Assembly	130,000 SF	130,000 SF	0 SF
Recreation	64,232 SF	64,232 SF	64,232 SF
TOTAL	446,732	479,272	435,149
1. File Number PL14-0252 2. File Number PL17-0055			

SITE INFORMATION

Location: 1720 Freedom Way

Total Size: 58.9 acres

Topography and Setting:

EVALUATION: SPECIFIC PLAN AMENDMENT AND ORDINANCE AMENDMENT

Proposed amendments to a Specific Plan are analyzed for consistency with the goals and policies of the plan; there are no specific findings required for approval. Zoning Ordinance Section 19.86.050 specifies that recommendations for approval or denial of a Zoning Ordinance Amendment shall include consideration of the proposed amendment's consistency with:

1. The public interest, health, safety, or welfare of the City, and

2. The General Plan and any applicable Specific Plan.

The site has a land use designation of Light Industrial. Most of the site has a zoning designation of Planned Development/Special Area–North Central Roseville Specific Plan (PD/SA-NC), but the southeastern side of the site under the power lines has a zoning designation of Light Industrial/Special Area–North Central Roseville Specific Plan (M1/SA-NC). Ordinance 4643, the Parcel 49A Planned Development Ordinance (PD Ordinance), lists the development standards and the permitted uses, and this language is repeated within the NCRSP. Currently, the NCRSP and PD Ordinance restricts commercial uses to those which are compatible with an office park, and because the office park uses are prioritized, also restricts the amount of retail use to 20 percent of planned square footage. The proposed Specific Plan Amendment and Ordinance Amendment (Exhibits B and C) would remove the limit on retail square footage and replace language discussing the corporate center designation with language describing the uses proposed for the site.

As discussed in the Background section, the applicant has proposed to remove the corporate center restrictions on the site because this property is no longer conducive to the development of such a use. Approximately fifty percent of the site is developed at this time, with retail uses on the frontage. The remaining undeveloped area includes land encumbered by power line easements, which further limits the land available on the site for development of buildings. Given the existing development pattern of the site, the applicant has requested land use text amendments which will allow the site to continue developing in the established pattern, with a focus on retail, restaurant, and some smaller office buildings.

In addition to removing limitations on retail uses, medical services (Medical Services, General) would be added to the list of permitted uses. This use type includes business which provide personal health services on an outpatient basis, such as medical offices, dental offices, laboratories, clinics, and offices for practitioners. According to the City's Zoning Ordinance, medical services are an unconditionally permitted use within all commercial zone districts, but are not permitted within industrial zone districts. The site has been designated for a corporate center focused on industrial research and development, and therefore excluding medical services from the list of permitted uses was consistent with the Zoning Ordinance. However, with this proposal the site is transitioning to a more traditional commercial center, with retail, restaurants, and entertainment. Therefore, updating the use list to allow medical services is consistent with the proposed use of the site as a commercial center.

The proposed Specific Plan and Ordinance Amendments are consistent with the existing and proposed uses on the site, and will allow beneficial use of the property. The proposed Ordinance Amendment is consistent with the public interest, health, safety, and welfare of the City, and also with the General Plan and NCRSP.

EVALUATION: MAJOR PROJECT PERMIT

The proposed project is being evaluated through the Major Project Permit (MPP) entitlement process. The intent of the MPP process is to streamline the review of large and diverse projects that could be constructed over a period of several years. The MPP process allows for the resolution of site issues prior to the review of more detailed architectural and landscape issues that may not be finalized at the time the site plan is ready. In accordance with the City's MPP Ordinance, the MPP review process is segregated into separate stages. The evaluation section of this report includes an analysis of the requested MPP Stage 1 Modification and MPP Stage 2. Each entitlement is analyzed separately for its consistency with the goals and policies of the applicable regulations, including the General Plan, the Zoning Ordinance, the Community Design Guidelines (CDG), and the NCRSP. The findings for a Major Project Permit Stage 1 (or modification of same) are included below in ***italicized, bold*** text.

- 1. The Preliminary Development Plan is consistent with the General Plan, applicable Specific Plan, and adopted City design guidelines; and***
- 2. The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

The findings for a Major Project Permit Stage 2 are as follows:

- 1. The Architecture and Landscaping is consistent with the General Plan, applicable Specific Plan, and adopted City design guidelines; and Phase 1 approval; and***
- 2. The design and installation of the Preliminary Development Plan shall not be detrimental to the public health and safety, or be materially detrimental to the public welfare.***

These findings are essentially the same, with the MPP 1 findings referring to the preliminary development plan, and the MPP 2 findings referring to the architecture and landscaping, as well as consistency with the Stage 1 project. Therefore, for the purposes of this evaluation, the modifications to both stages are examined together.

The proposed project maintains the same overall vehicle access and circulation pattern, landscaping plan, grading plan, and utility plan. The proposed changes are focused on parking, driveway, and pedestrian pathway changes in response to the new and reconfigured buildings on the site.

Vehicle Access and Circulation

The project maintains the same overall access and circulation pattern. The proposed Living Spaces project adds a new driveway onto Freedom Way as well as several driveways onto other minor internal roads (see the areas circled in red on Figure 4), in response to the addition of new parking areas around the building. A traffic impact study was prepared by Fehr and Peers for the project, which included an evaluation of the proposed modifications. The evaluation suggested two items to consider: that the proposed length of a drive aisle could lead to driver frustration, and that the turning radius of one new driveway might be narrow. City Engineering staff also reviewed the proposal and found it to conform with City design standards, which includes the turning radius of the drive aisle. In addition, while the City design standards and the Zoning Ordinance contain standards related to drive-aisle width and overall geometrics, there are no standards related to length. Staff have concluded the site vehicle access and circulation design meets standards, and will not be detrimental to public health and safety.

Pedestrian Access and Circulation

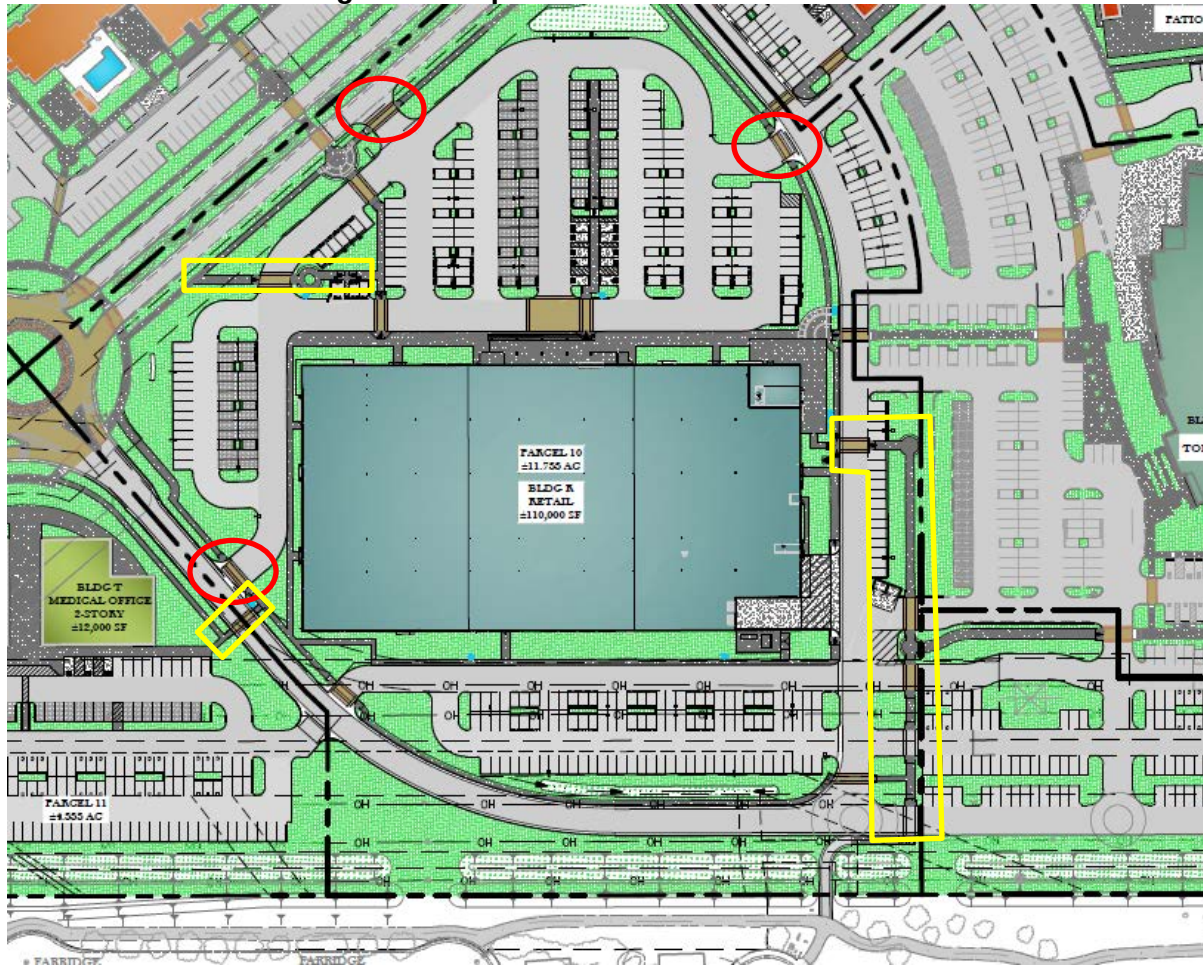
The project adds several new parking areas, and shifts the location and orientation of several buildings. As a result, the project includes new and realigned pedestrian pathways. The areas bordered in yellow on Figure 4 show the main areas where new or realigned pedestrian pathways are proposed. The two pathways on the left side of Figure 4 are new, and increase pedestrian connectivity of the Living Spaces parcel to the other retail, restaurant, and proposed medical uses on the site.

The largest pathway shown on the exhibit, on the right side of Figure 4, has been realigned. This section of pathway connects to the off-site trail system, and is a primary point of pedestrian access into the Parcel 49 site. The approved alignment of this pathway would be alongside the side of the Living Spaces building, where it would cross in front of the proposed loading dock. Staff was concerned both about user conflicts and the aesthetics of this pathway alignment, and as a result the applicant reconfigured several landscape planters and shifted the pathway alignment away from the side of the building. This new alignment places the bulk of the pathway within landscaping rather than alongside the building, which will enhance the pedestrian environment. This alignment also shifts the drive-aisle crossings away from the main aisle, and onto side-aisles which are likely to be less heavily traveled. Overall, staff

concluded that the realignment improved the pedestrian environment while maintaining the connection through the site.

In addition to pedestrian pathways designed to serve the entire site, the Living Spaces proposal also includes other walkways designed to serve its customers. This includes a large area of specialized paving in front of the building, to create a pedestrian entryway from the parking lot into the front entrance. A walkway also surrounds the entire building, so that people who choose to park behind the building have an easy path of travel around the building to reach the front entrance.

Figure 4: Proposed Site Plan Modifications



Parking

The approved Major Project Permit for the site results in a total parking requirement of 2,281 spaces, and the approved site plan provides 2,749 spaces, which is 468 more spaces than the minimum required. This additional parking is not distributed evenly over Parcel 49. Some lots within the overall site have fewer spaces than needed, while others have excess spaces. As an example, Parcel 3 contains 104 spaces, but the hotel on this parcel requires 107 spaces, and Parcel 4 contains 110 spaces, but the hotel on this parcel requires 104 spaces. For this reason, parking on the entirety of Parcel 49 is shared, and pursuant to conditions of approval, a reciprocal access and parking agreement is recorded over the site. This allows compliance with the City's minimum parking standards to be assessed for the site as a whole, rather than on a lot-by-lot basis. However, as a design consideration, the staff report does evaluate whether needed shared parking is adjacent or within easy walking distance.

As a result of the proposed changes in uses, the parking requirement for Parcel 49 reduces to a total of 1,860 spaces and the project will provide 2,292 spaces, which exceeds the required minimum parking by 452 spaces. The project also reconfigures parking on the site in response to the new and reconfigured buildings. Of the proposed new and reconfigured buildings, only Building M (restaurant) has fewer parking spaces within its parcel than required (53 spaces provided and 60 spaces required). However, the adjacent restaurant spaces have 21 more spaces than is required, so there are ample parking spaces within walking distance. All of the other proposed new or reconfigured buildings are located on Parcels within the overall site which contain the minimum parking needed to support the use. This includes the Living Spaces site, which provides the required 377 spaces for the retail and restaurant uses.

Landscaping

The proposed project reconfigures the approved Parcel 49 landscaping plan to conform to the new and reconfigured buildings and parking lots, but the plant palette and proposed planting densities remain unchanged. Therefore, this portion of the analysis focuses on the detailed landscaping plans included for the Living Spaces proposal, as part of the MPP Stage 2 submittal.

The Living Spaces landscaping plan includes the extensive use of trees within all of the landscaped areas on the site, including along the front, sides, and rear of the building. The trees alongside the building are designed to soften and add interest to the façade, particularly on the rear of the building. Trees proposed on the rear of the building include flowering accent trees for seasonal interest (ornamental pear and eastern redbud), but also includes the use of Afghan pine, which is a large (up to 80 feet tall) evergreen tree which will provide year-round screening. The rear of the building faces the residential area, and the evergreen trees will soften the façade at all times of the year. Screen planting for the loading dock is also proposed, with a dense stand of yew pine proposed in this area. Yew pine is also an evergreen species.

In addition to focusing planting alongside the building and in the parking areas, the applicant has also proposed dense tree canopy and shading of the main pedestrian pathways, in order to promote an attractive pedestrian environment. In general, trees are proposed on both sides of the main pedestrian pathways, along with vibrant understory planting.

The parking lot in front of the building includes large parking lot shade species such as southern live oak and Chinese pistache, but also includes some large accent trees near the building front, such as crimson spire oak. The parking lot at the rear of the building is within the powerline easements, where large trees are not permitted due to the need to maintain clearance. The trees in this portion of the parking lot reach a maximum height of 25 feet, and includes species such as desert willow and indian hawthorn. As proposed, the overall Parcel 49 site will provide 50% parking lot shade, and the Living Spaces site stand-alone will provide 56% parking lot shade, which is consistent with Community Design Guidelines Policy CC-64.

Architecture

The proposed project does not include any changes to the design guidelines applicable to Parcel 49, and therefore this portion of the analysis focuses on the detailed elevations included for the Living Spaces proposal, as part of the MPP Stage 2 submittal. The Living Spaces building design employs a modern architectural façade and style, which is consistent with other buildings which are under development on Parcel 49. This style employs clean lines, the use of metal, reliance on a neutral color palette, and rectilinear building forms. Renderings of the building entry and the rear of the building are included as Figure 5 and Figure 6.

Figure 5: Rendering of Front Entry



Figure 6: Rendering of Rear Elevation



The proposed building includes the use of concrete panels, stone veneer, glass, and metal canopies, in order to provide variation in materials. All four facades include pop-outs, which provide variation in both the wall plane and the roofline. All but one of the stone-surround pop-outs include either glass storefronts or—in the case of the rear of the building—faux glass storefronts. The body color for the building is a very pale grey, and each element of façade or roofline articulation provides additional interest by using a darker color (either a dark grey or dark brown) or a change in material. The rear of the building, which faces the residential area, includes some of the same features as the front of the building, but adds a band of the dark brown color near the top of the façade and two corner elements. These features break

up the length and height of the façade, especially when taking into account the addition of the proposed landscaping at the rear of the building. The overall building has been designed to include variation in colors, materials, wall planes, and rooflines on all sides. The project is consistent with the intent of the Community Design Guidelines.

CONCLUSION

The proposed MPP Stage 1 Modification and MPP Stage 2 is consistent with the intent of the original approval, is consistent with the General Plan, North Central Roseville Specific Plan, and Community Design Guidelines, and will not be detrimental to public health, safety, or welfare.

ENVIRONMENTAL DETERMINATION

Consistent with CEQA Guidelines Section 15164, regarding previously adopted negative or mitigated negative declarations, an Addendum may be prepared if only minor technical changes or additions are necessary or none of the conditions requiring a subsequent Environmental Impact Report or negative declaration have occurred. Consistent with this section, an Addendum to the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration (adopted February 26, 2015) has been prepared for the project. The Addendum did not identify any new significant environmental impacts; the project impacts are within the scope of the previously-adopted Mitigated Negative Declaration.

PUBLIC OUTREACH

The proposed project was distributed to the various agencies and departments which have requested notice of City applications, and all comments were considered and incorporated into the Conditions of Approval, as appropriate. Notice of the application was also distributed to the Roseville Coalition of Neighborhood Associations (RCONA). No comments were received. A neighborhood meeting was held on April 30, 2019 to discuss the project and receive feedback. Notice of this meeting was mailed to all property owners within 300 feet, to RCONA, and to a list of interested persons from previous projects on this site. The neighborhood meeting was attended by 12 people. Attendees had questions about overall Parcel 49 development and status, and the proposed operational plan for Living Spaces, but no concerns were expressed. Several attendees expressed support for the proposal to modify the site uses and add Living Spaces.

A public notice of the Planning Commission hearing was published on May 10, 2019 and was distributed to all property owners within 300 feet of the project site. E-mail notification was provided to all interested people who provided their contact information at the neighborhood meeting. To date, no comments have been received.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Consider the Addendum to the NCRSP PCL49 Bayside Church/Topgolf Mitigated Negative Declaration.
- B. Recommend City Council approve the text-only **Specific Plan Amendment – 1720 Freedom Way – NCRSP PCL 49 - MPP Stage 1 Mod and Stage 2 – PL18-0388.**
- C. Recommend City Council adopt the findings of fact as stated in the staff report and approve the text-only **Ordinance Amendment – 1720 Freedom Way – NCRSP PCL 49 - MPP Stage 1 Mod and Stage 2 – PL18-0388.**

- D. Adopt the findings of fact as stated in the staff report and approve the **Modification to a Major Project Permit Stage 1 – 1720 Freedom Way – NCRSP PCL 49 - MPP Stage 1 Mod and Stage 2 – PL18-0388** subject to eleven (11) conditions of approval.
- E. Adopt the findings of fact as stated in the staff report and approve the **Major Project Permit Stage 2 – 1720 Freedom Way – NCRSP PCL 49 - MPP Stage 1 Mod and Stage 2 – PL18-0388** subject to eighty-six (86) conditions of approval.

CONDITIONS OF APPROVAL FOR MODIFICATION OF A MAJOR PROJECT PERMIT

1. This Major Project Permit modification approval shall be effectuated within a period of two (2) years from **May 23, 2019** and if not effectuated shall expire on **May 23, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 23, 2022**. (Planning)
2. The project is approved as shown in Exhibits D - I and as conditioned or modified below. (Planning)
3. The project is subject to the previously approved conditions of approval for the MPP Stage 1 -NCRSP PCL49 Bayside Church/Topgolf (PL14-0252), NCRSP PCL49 Hotels (PL16-0168), and NCRSP PCL49 Freedom Point (PL17-0055) projects, except as conditioned or modified below. (Planning)
4. The project shall comply with all required environmental mitigation identified in the NCRSP PCL49 Bayside Church/Topgolf Mitigated Negative Declaration and Addendums. (Planning)
5. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. Indicate location of required bike racks and lockers. (Alternative Transportation, Building).
6. Medical offices shall include a designated Dial-a-Ride drop-off and pick-up area with an accessible path of travel to the main entrance of the medical buildings. A covered seating area for Dial-a-Ride passengers shall be located at the main entrance of each medical office and shall be visible from the drive-aisle of the drop-off and pick-up area. Building plans and/or improvement plans shall show the location of the required seating. (Alternative Transportation and Engineering).
7. Each applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for each development within Parcel 49 Freedom Point to be reviewed and approved by the Transportation Commission. This includes the completion of the TSM Plan for Top Golf. (Alternative Transportation)
8. Condition 15c from PL14-0252, applicable to this project, is modified to read as follows: At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
9. Condition 27, Phase 3 conditions from PL14-0252, requiring a commercial driveway and Traffic Management Plan for Bayside Church are deleted. The applicant shall not construct the southern, gated driveway on Washington Boulevard. (Engineering)
10. All public water lines shall be designed to minimize the need for fittings. (Environmental Utilities)
11. Each parcel owner is responsible for maintaining all on-site fire systems including all common adjoining fire sprinkler-piping penetrations and all on-site fire mains and private hydrants. A common easement agreement shall be written and approved by all owners, which shall include clear language regarding maintenance of systems and common easements. A service company shall be obtained to maintain all on-site fire protection systems. (Fire)

CONDITIONS OF APPROVAL FOR A MAJOR PROJECT PERMIT STAGE 2

1. This Major Project Permit Stage 2 approval shall be effectuated within a period of two (2) years from **May 23, 2019** and if not effectuated shall expire on **May 23, 2021**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 23, 2022**. (Planning)
2. The project is approved as shown in Exhibits J - M and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the NCRSP PCL49 Bayside Church/Topgolf Mitigated Negative Declaration and Addendums. (Planning)
4. The project shall be addressed as 1851 Freedom Way. Parcel 9 shall be addressed as 1678 Freedom Way. Parcel 10, and the proposed Building R on said parcel, shall be addressed as 1851 Freedom Way. Parcel 11 shall be addressed as 1911 Freedom Way. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
5. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
6. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
7. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved and grading and/or encroachment permits are issued by the Department of Development Service – Engineering Division. (Engineering)
8. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)
9. The pedestrian pathway connection to Summerhill Park (Keynote H on the approved Landscape Plan) shall be completed and opened to public access as part of the Living Spaces improvement plans. (Planning)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

10. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a) All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b) Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1)

parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)

- c) An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)

11. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)

12. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)

13. The project Landscape Plans shall comply with the following:

- a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)
- b) The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
- c) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
- d) The landscape plan shall comply with the Landscape Guidelines for the North Central Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
- e) All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
- f) Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)

- g) All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
- 14. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
- 15. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
- 16. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
- 17. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
- 18. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
- 19. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
- 20. For restaurants, other food services, or commercial swimming pools: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
- 21. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
- 22. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to the Development Services Engineering Division prior to approval of any plans. (Engineering)

23. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
24. A note shall be added to the grading plans that states:
- “Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Engineering)
25. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder's Office. (Engineering)
26. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
27. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
28. Prior to the issuance of any permits, the property owner shall prepare and submit a Storm Water Pollution Prevention Plan (SWPPP) to the City, as defined by the Regional Water Quality Control Board. The SWPPP shall be submitted in a single three ring binder. Upon approval, the SWPPP will be returned to the property owner during the pre-construction meeting. (Engineering)
29. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
30. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
31. Each applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for each development within Parcel 49 Freedom Point to be reviewed and approved by the Transportation Commission. (Alternative Transportation)
32. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water and sewer utilities within the boundaries of the project (including

adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water and sewer utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)

33. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
34. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
- a) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b) Water and sewer mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c) All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
35. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
36. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
37. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
38. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
39. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
40. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
41. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review. All amendments, standards, policies and fee schedule can be found on the

City's web site www.roseville.ca.us or contact the Fire and Life Safety Division for information at 916-774-5800. (Fire)

42. An **approved** automatic fire extinguishing system shall be provided for all buildings where the total fire area is **3,600** square feet or greater, as required by California Fire Code as adopted by this city for non-single family residential units. All amendments, standards, policies and fee schedule can be found on the City's web site www.roseville.ca.us or contact the Fire and Life Safety Division for information at 916-774-5800. (Fire)
43. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. There shall be only one fire control room per building. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. However, if this project requires the installation of a fire pump, this room will likely be much larger than the minimum stated by ordinance. (Fire)
44. If the existing water supply is unable to support the automatic fire sprinkler system, a listed fire pump would be your only option. If this is the case, you required fire pump room will have to be enlarged to accommodate all the required apparatuses needed to operate such a system. (Fire)
45. All fire apparatuses, such as fire department connections and post indicating valves, serving identified building shall be designed and installed adjacent to each structure for first responder's operational purposes. (Fire)
46. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)
47. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (Fire)
48. Fire breaks within combustible conceal spaces shall meet the maximum allowable void space permissible about our standard of 160 cubic feet provided there are no source of ignition.
49. According to the California Fire Code, all gates/fences/barricades shall obtain a permit for conformance to the City of Roseville's Fire Department Access Standard and the California Fire Code. Plans shall be submitted for approval prior to installation. If applicable, all manual gates shall be secured with a Knox pad lock or daisy chain with such lock. **The owner or there representative shall contact KNOX Company, <http://www.knoxbox.com/> , to order your specific padlock for the City of Roseville.** (Fire)
50. Use, increase of hazardous materials or storage, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact our Hazardous Materials Division within the Fire Department at (916) 774-5800 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)

51. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials in accordance with Section 510 of the California Fire Code.

Adequate radio coverage shall include all of the following:

- a) A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.
- b) A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
- c) The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
- d) A 100 % reliability factor. (Fire, Police)

52. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:

- a) one (1) set of improvement plans
- b) load calculations
- c) electrical panel one-line drawings

53. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)

54. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)

55. The Roseville Police Department encourages application of Crime Prevention Through Environmental Design (CPTED). Site plan and building design shall incorporate standard CPTED design principles to improve the overall safety of the built environment and discourage potential criminal activity. Such design elements shall be balanced with other site/building plan design factors such as aesthetics and conflict with standard engineering and building codes. Design features shall include, but not be limited to, creating natural surveillance, controlling access, and territorial reinforcements. Such goals shall be accomplished through property building/structure location and orientations, parking lot placement, general lighting, landscaping, fencing, security cameras and other applicable site design features. (Police)

56. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

57. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:

- a) There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
- b) For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
- c) The control valves and the water meter shall be physically unobstructed.
- d) The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)

58. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

- a) Water, sewer, and reclaimed water easements, as applicable.
- b) Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)

59. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville." All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Engineering, Environmental Utilities, Electric)

60. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:

- a) The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
- b) The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
- c) The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)

61. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)

62. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)

63. The applicant/developer shall prepare a Transportation Systems Management (TSM) Agreement for Living Spaces, to be reviewed and approved by the City Manager. (Public Works, Alternative Transportation)

64. Water and sewer shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

65. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
66. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
67. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
68. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
69. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
70. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
71. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
72. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
73. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
- a) Locate the metered service panel on the outside of the building.
 - b) Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
74. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
75. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

76. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
77. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
78. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
79. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
80. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
81. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
82. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of improvement plans for the project. (PG&E)
83. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
84. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
85. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
86. Concurrent with the submittal for the building plan check and prior to a request for final building inspection, the applicant may submit for a phasing plan Building Permit. City approval of the phasing

plan allows individual or multiple building occupancies. Contact the Building Division for complete phasing plan requirements. (Building)

Exhibits

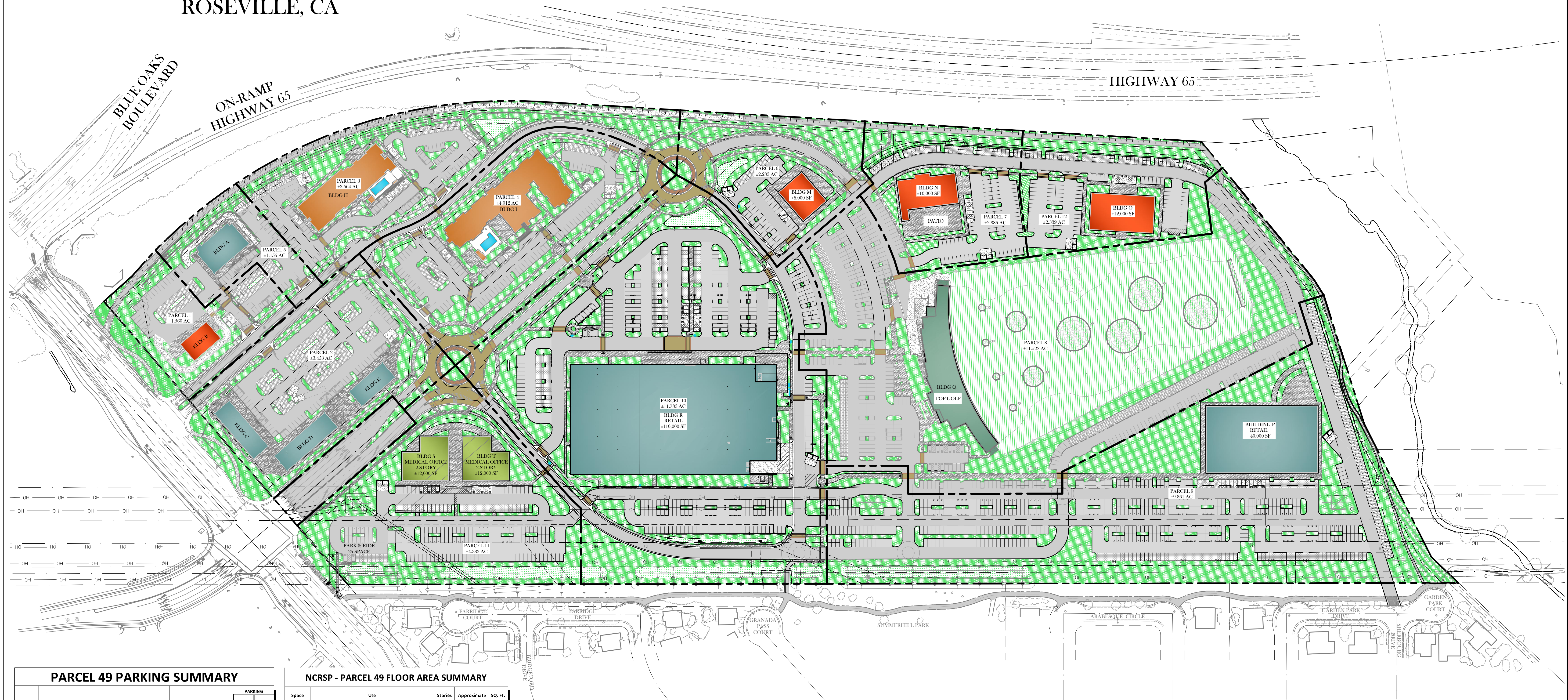
- A. Addendum to the NCRSP Bayside Church/Topgolf Mitigated Negative Declaration
- B. North Central Roseville Specific Change Pages
- C. Parcel 49A PD Ordinance Change Pages
- D. Parcel 49 Site Plan
- E. Parcel 49 Grading Plan
- F. Parcel 49 Utility Plan
- G. Parcel 49 Phasing Plan
- H. Parcel 49 Pedestrian Plan
- I. Parcel 49 Landscape Plan
- J. Living Spaces Site Plan
- K. Living Spaces Landscape Plan
- L. Living Spaces Elevations
- M. Living Spaces Floorplans

NOTE: Exhibits A through C are not included as part of Attachment 1 (PC Staff Report) because they are already included as Exhibits for the Council Communication.

Note to Applicant and/or Developer: Please contact the Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.

PRELIMINARY SITE PLAN
NCRSP - PARCEL 49
MAJOR PROJECT PERMIT - STAGE 1
ROSEVILLE, CA

PC Exhibit D



PARCEL 49 PARKING SUMMARY

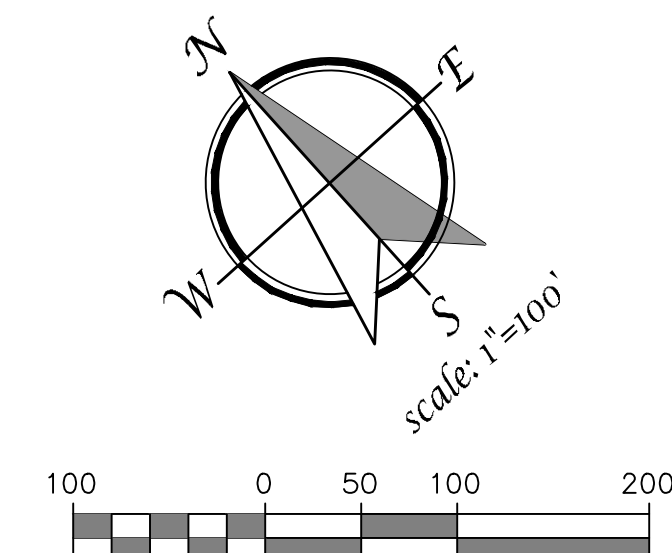
Space	Use	Stories	Approx. Sq. Ft.	Parking Ratio	Total Required	Total Provided
A	Restaurant/Fast Food	1	2,200	1/250	44	44
A	Restaurant	1	3,000	1/100	30	30
A	Retail	1	1,200	1/300	4	4
B	Restaurant/Fast Food	1	3,000	1/250	72	72
C	Restaurant	1	2,000	1/100	20	20
C	Retail	1	4,000	1/300	13	13
D	Restaurant	1	3,375	1/100	34	34
D	Retail	1	3,375	1/300	11	11
E	Restaurant	1	2,500	1/100	25	25
E	Retail	1	2,000	1/300	7	7
					260	261
H	Hotel (107 rooms)	4	63,692	1 per room	107	104
I	Hotel (104 rooms)	4	77,975	1 per room	104	110
M	Restaurant	1	6,000	1/100	60	58
N	Restaurant	1	10,000	1/100	100	117
O	Restaurant	1	12,000	1/100	120	124
P	Retail	1	40,000	1/300	133	150
Q	Outdoor Recreation (Top Golf)	3	64,232		439	421
R	Retail	1	108,500	1/300	362	
R	Restaurant	1	1,500	1/100	15	377
					377	377
S	Medical Office	2	12,000	1/150	80	
T	Medical Office	2	12,000	1/150	80	
					160	160
	Additional Parking Provided					415
SITE TOTALS:			435,149		1860	2292

NCRSP - PARCEL 49 FLOOR AREA SUMMARY

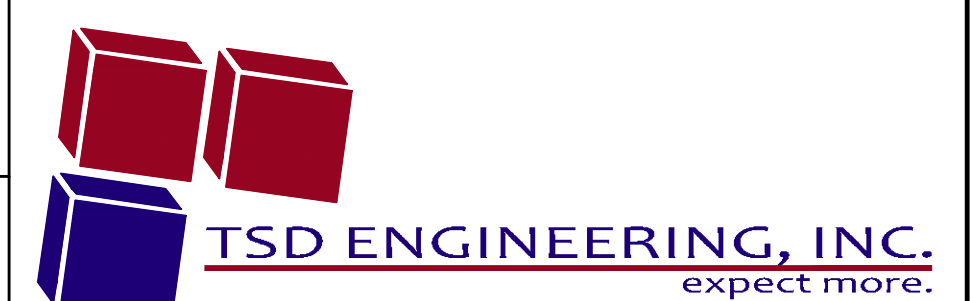
Space	Use	Stories	Approximate SQ. FT.
A	Restaurant/Fast Food	1	2,200
A	Restaurant	1	3,000
B	Restaurant/Fast Food	1	3,000
C	Restaurant	1	2,000
D	Restaurant	1	3,375
E	Restaurant	1	2,500
M	Restaurant	1	6,000
N	Restaurant	1	10,000
O	Restaurant	1	12,000
R	Restaurant	1	1,500
RESTAURANT TOTAL:			46,175
OFFICE TOTAL:			-
S	Medical Office	2	12,000
T	Medical Office	2	12,000
MEDICAL OFFICE TOTAL:			24,000
A	Retail	1	1,200
C	Retail	1	4,000
D	Retail	1	3,375
E	Retail	1	2,000
P	Retail	1	40,000
R	Retail	1	108,500
RETAIL TOTAL:			159,075
H	Hotel (107 rooms)	4	63,692
I	Hotel (104 rooms)	4	77,975
HOTEL TOTAL:			141,667
Q	Outdoor Recreation (Top Golf)	3	64,232
RECREATION TOTAL:			64,232
SITE TOTALS:			435,149

PARCEL 49 PROJECT SUMMARY

<u>PROPERTY OWNER</u> BSO, LLC 8205 SIERRA COLLEGE BLVD ROSEVILLE, CA 95661 ATTN: JOHN STEWART johns@baysideonline.com		<u>ASSESSORS PARCEL NO & LOT AREA</u> TOTAL (GROSS) - +58.883 AC			<u>USE</u> MIXED USE COMMERCIAL CENTER	
<u>DEVELOPER</u> BSO, LLC 8205 SIERRA COLLEGE BLVD ROSEVILLE, CA 95661 ATTN: JOHN STEWART johns@baysideonline.com		APN	EXISTING	PROPOSED	<u>ZONING</u> PD/SA-NC & MUSA-NC	
<u>ENGINEER</u> TSD ENGINEERING, INC. 785 ORCHARD DRIVE #110 FOLSOM, CA 95630 ATTN: CASEY FEICKERT cfeickert@tsdeng.com		PARCEL 1	363-022-021	+1,560 AC	<u>LAND USE</u> GENERAL PLAN DESIGNATION LI (LIGHT INDUSTRIAL) NCRSP SPECIFIC PLAN LI (LIGHT INDUSTRIAL)	
		PARCEL 2	363-022-020	+3,453 AC		
		PARCEL 3	363-022-023	+3,654 AC		
		PARCEL 4	363-022-024	+4,012 AC		
		PARCEL 5	363-022-022	+1,155 AC		
		PARCEL 6	363-022-018	+2,233 AC		
		PARCEL 7	363-022-017	+4,725 AC		+2,385 AC
		PARCEL 8	363-022-016	+11,522 AC		
		PARCEL 9	363-022-019	+25,927 AC		+9,861 AC
		PARCEL 10				+11,733 AC
		PARCEL 11				+4,333 AC
		PARCEL 12				+2,339 AC
		PUBLIC ROAD				
		RIGHT-OF-WAY - +0.641				
		<u>NUMBER OF PARCELS</u>				
		9 EXISTING PARCELS				
		12 PROPOSED PARCELS				



PRELIMINARY SITE PLAN
MARCH 18, 2019

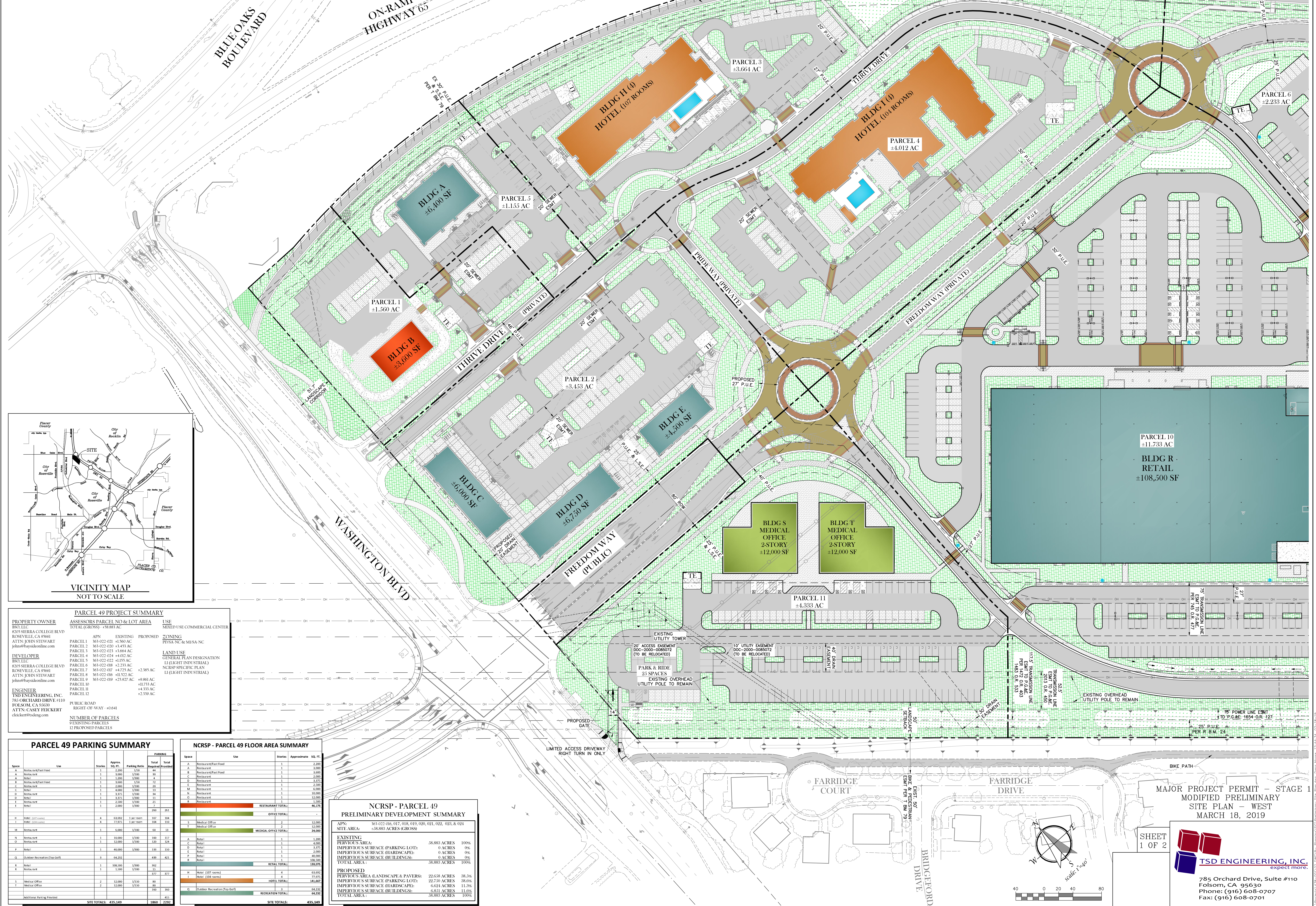


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Folsom, CA 95630
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Fax: (916) 608-0701

NCRSP - PARCEL 49

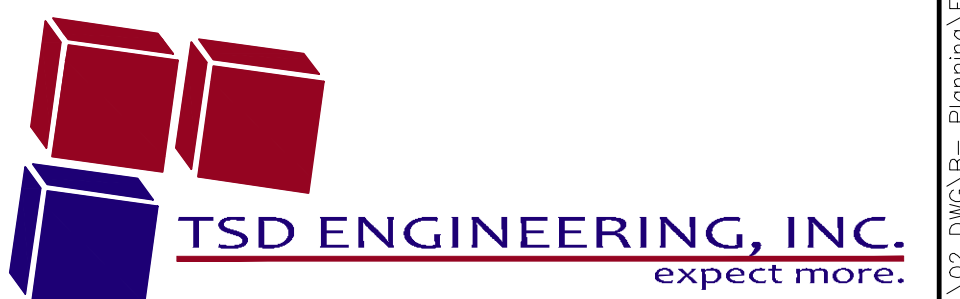
ROSEVILLE, CA

SHEET 1 OF 2



MAJOR PROJECT PERMIT - STAGE 1
MODIFIED PRELIMINARY
SITE PLAN - WEST
MARCH 18, 2019

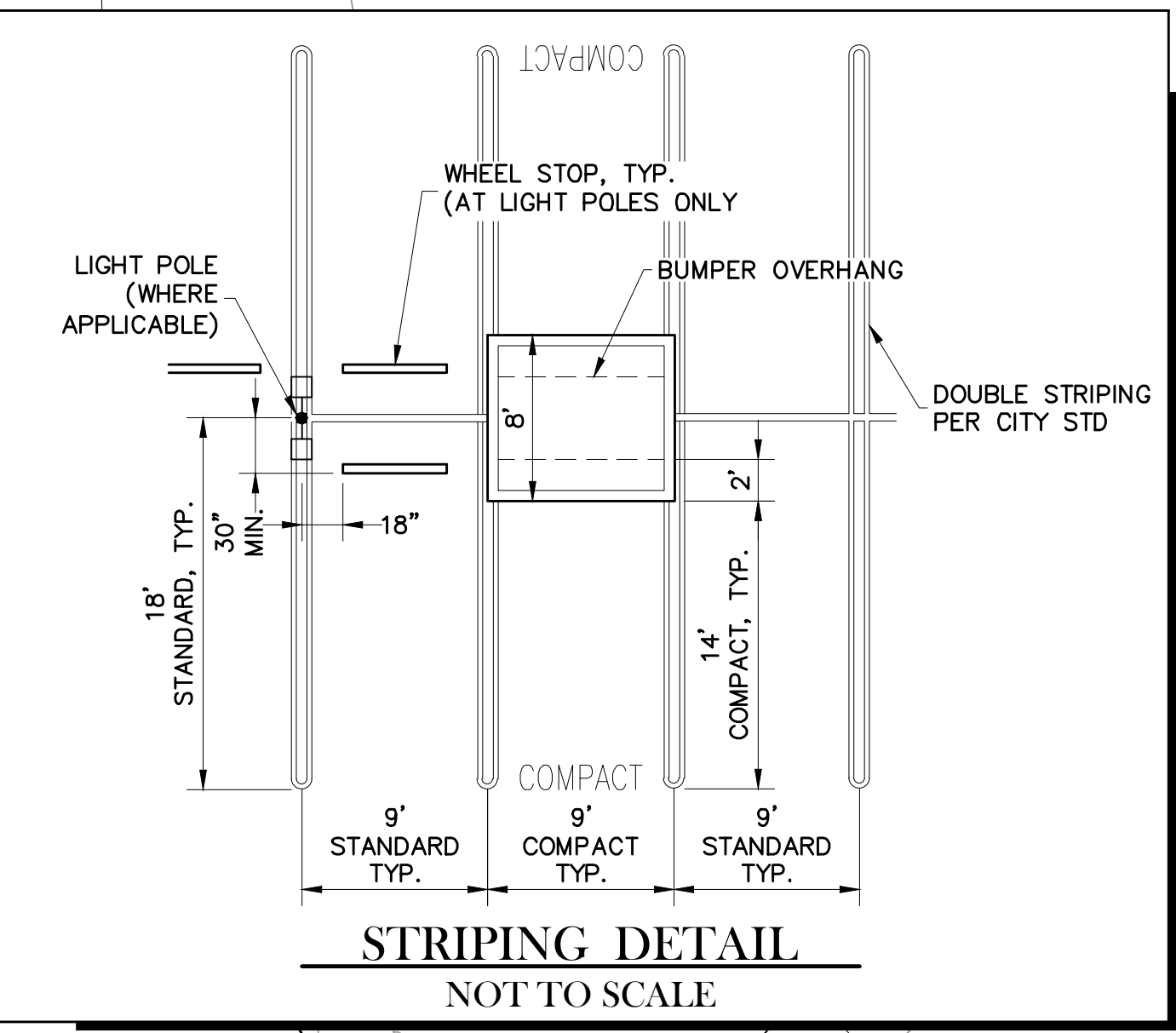
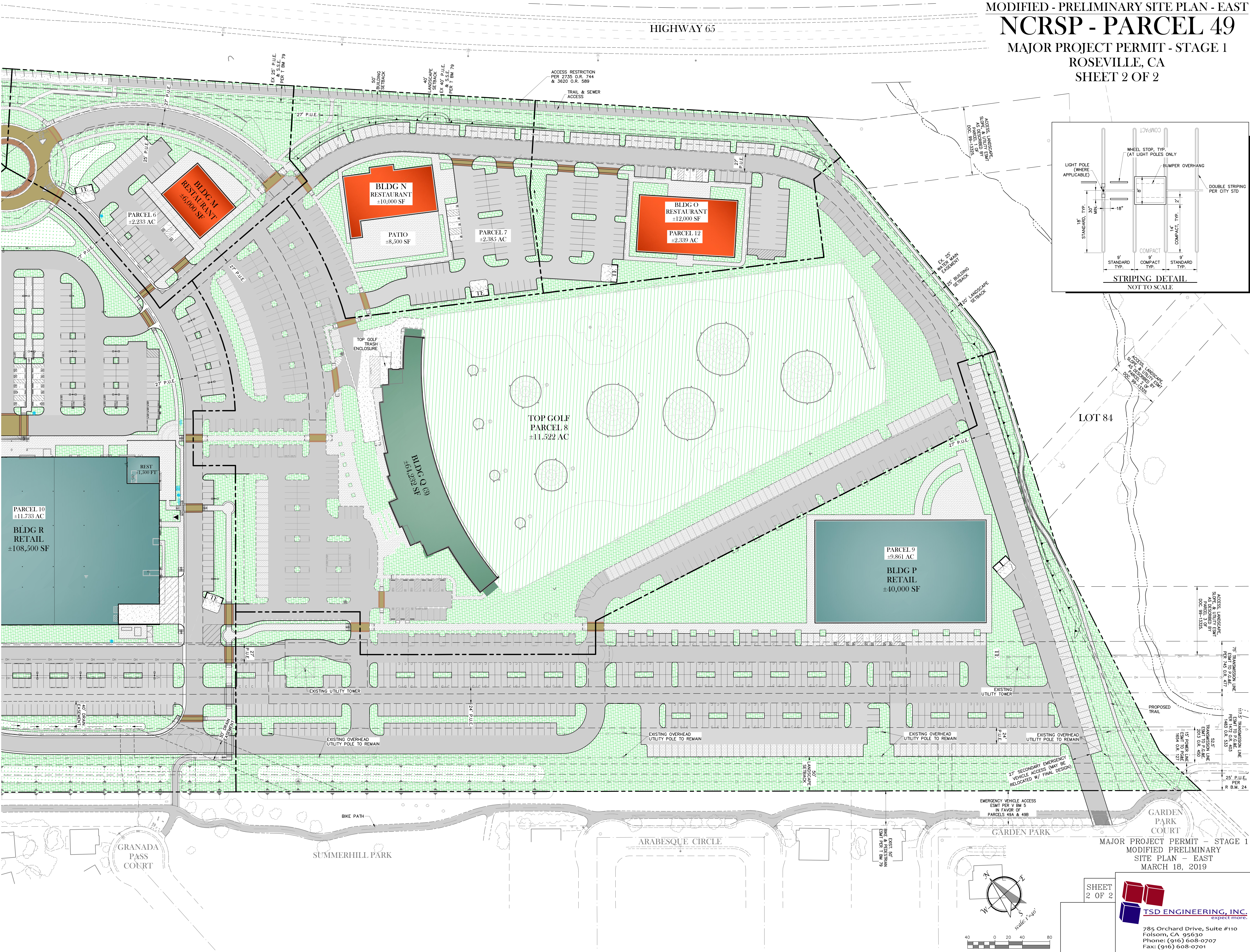
SHEET
1 OF 2



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Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

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MODIFIED - PRELIMINARY SITE PLAN - EAST
NCRSP - PARCEL 49
MAJOR PROJECT PERMIT - STAGE 1
ROSEVILLE, CA
SHEET 2 OF 2



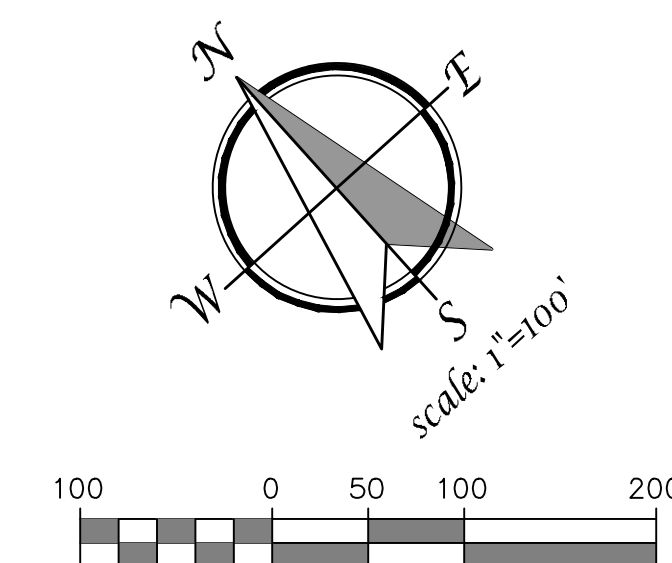
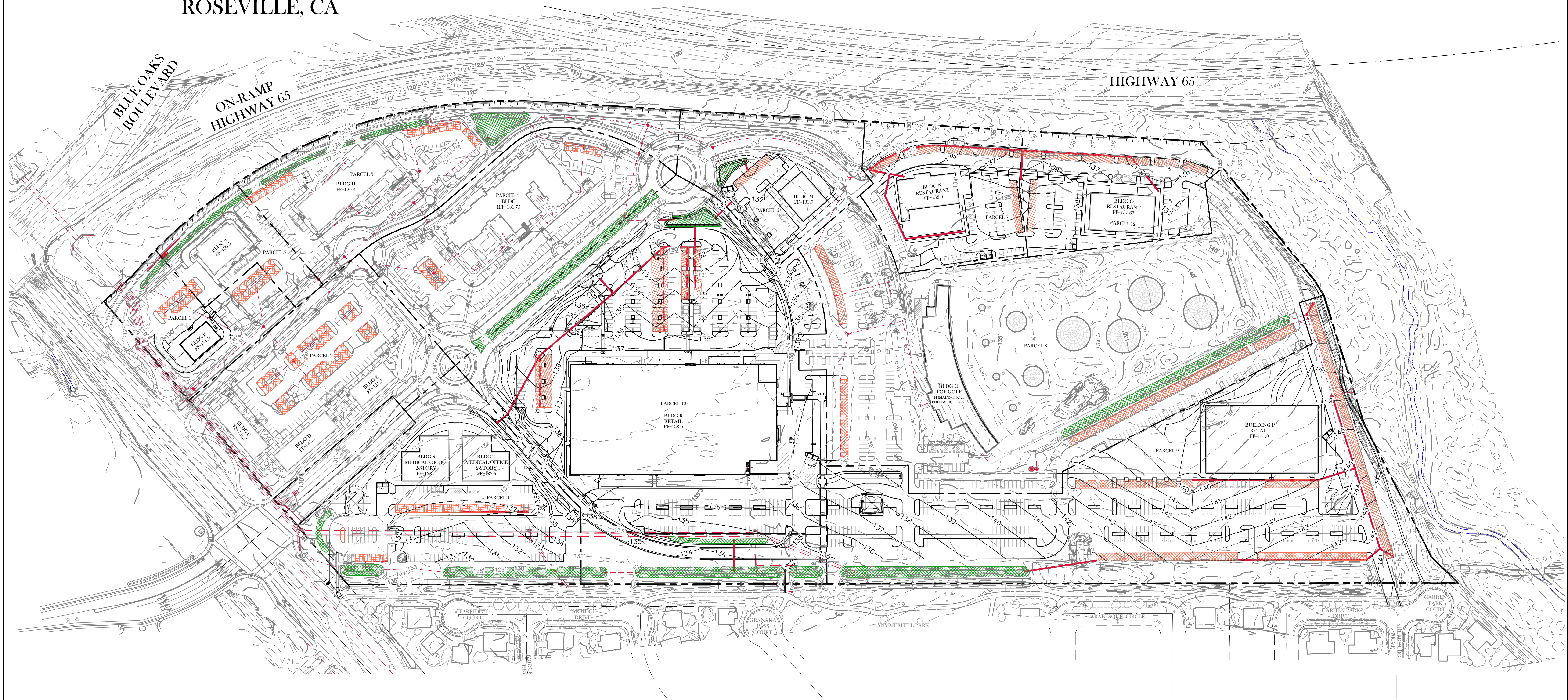
LOT 84

MAJOR PROJECT PERMIT - STAGE 1
MODIFIED PRELIMINARY
SITE PLAN - EAST
MARCH 18, 2019

TSD ENGINEERING, INC.
expect more.
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Fax: (916) 608-0701

PRELIMINARY GRADING PLAN
NCRSP - PARCEL 49
MAJOR PROJECT PERMIT - STAGE 1
ROSEVILLE, CA

PC Exhibit E

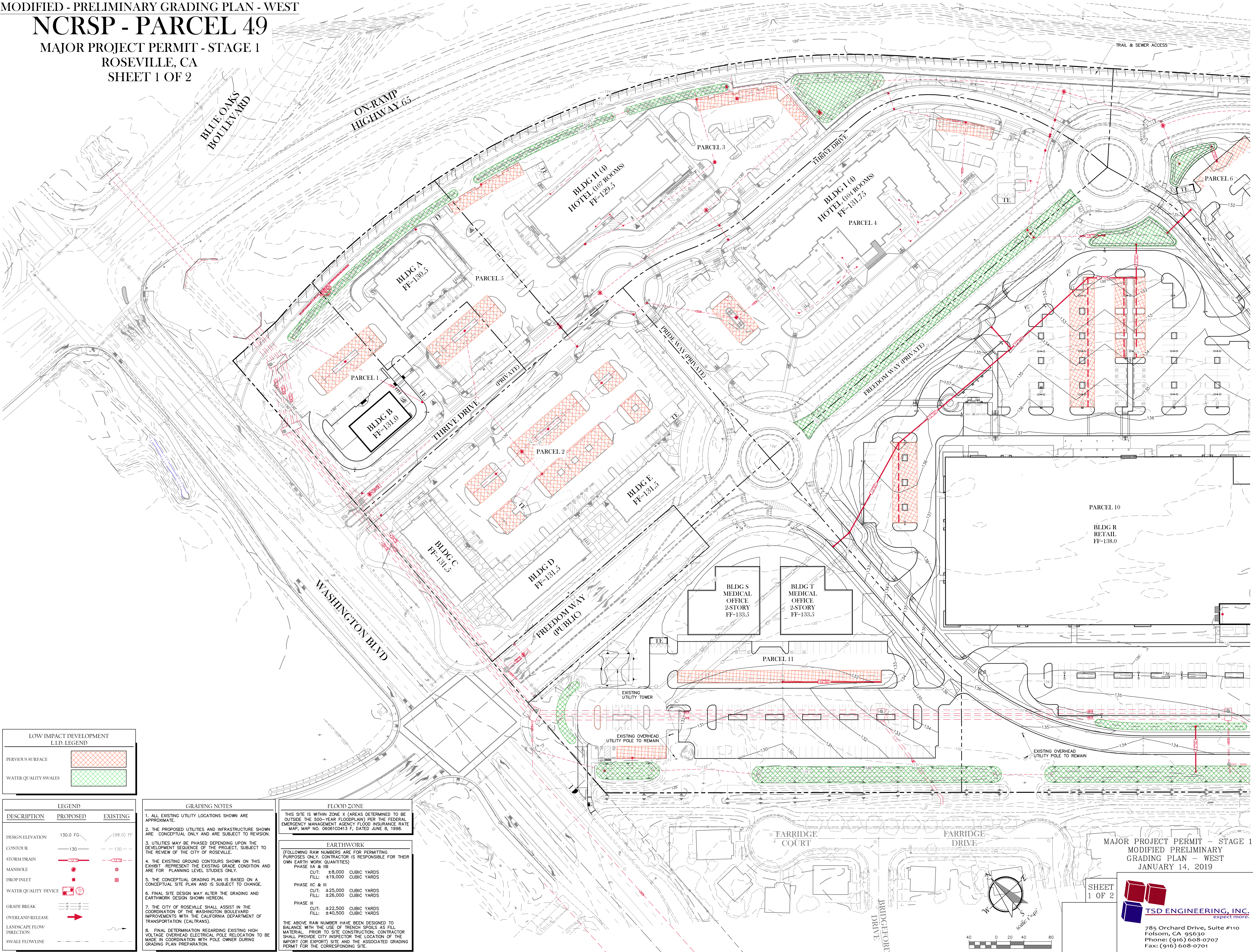


PRELIMINARY GRADING PLAN
JANUARY 14, 2019

TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
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NCRSP - PARCEL 49

MAJOR PROJECT PERMIT - STAGE 1
ROSEVILLE, CA
SHEET 1 OF 2



LOW IMPACT DEVELOPMENT L.I.D. LEGEND	
PERVIOUS SURFACE	
WATER QUALITY SWALES	

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
DESIGN ELEVATION	130.0 FG	(98.0) FF
CONTOUR		
STORM DRAIN		
MANHOLE		
DROP INLET		
WATER QUALITY DEVICE		
GRADE BREAK		
OVERLAND RELEASE		
LANDSCAPE FLOW DIRECTION		
SWALE FLOWLINE		

GRADING NOTES	
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.	
2. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.	
3. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.	
4. THE EXISTING GROUND CONTOURS SHOWN ON THIS EXHIBIT REPRESENT THE EXISTING GRADE CONDITION AND ARE FOR PLANNING LEVEL STUDIES ONLY.	
5. THE CONCEPTUAL GRADING PLAN IS BASED ON A CONCEPTUAL SITE PLAN AND IS SUBJECT TO CHANGE.	
6. FINAL SITE DESIGN MAY ALTER THE GRADING AND EARTHWORK DESIGN SHOWN HEREON.	
7. THE CITY OF ROSEVILLE SHALL ASSIST IN THE COORDINATION OF THE WASHINGTON BOULEVARD IMPROVEMENTS WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS).	
8. FINAL DETERMINATION REGARDING EXISTING HIGH VOLTAGE OVERHEAD ELECTRICAL POLE RELOCATION TO BE MADE IN COORDINATION WITH POLE OWNER DURING GRADING PLAN PREPARATION.	

FLOOD ZONE	
THIS SITE IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 0606100413 F, DATED JUNE 8, 1998.	
EARTHWORK	
(FOLLOWING RAW NUMBERS ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTH WORK QUANTITIES)	
PHASE IIA & IIB	
CUT: ±8,000 CUBIC YARDS	
FILL: ±19,000 CUBIC YARDS	
PHASE IIC & III	
CUT: ±25,000 CUBIC YARDS	
FILL: ±26,000 CUBIC YARDS	
PHASE III	
CUT: ±22,500 CUBIC YARDS	
FILL: ±40,500 CUBIC YARDS	
THE ABOVE RAW NUMBER HAVE BEEN DESIGNED TO BALANCE WITH THE USE OF TRENCH SPOILS AS FILL MATERIAL. PRIOR TO SITE CONSTRUCTION, CONTRACTOR SHALL PROVIDE CITY INSPECTOR THE LOCATION OF THE IMPORT (OR EXPORT) SITE AND THE ASSOCIATED GRADING PERMIT FOR THE CORRESPONDING SITE.	

MAJOR PROJECT PERMIT - STAGE 1
MODIFIED PRELIMINARY
GRADING PLAN - WEST
JANUARY 14, 2019

SHEET
1 OF 2

TSD ENGINEERING, INC.
expect more

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Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

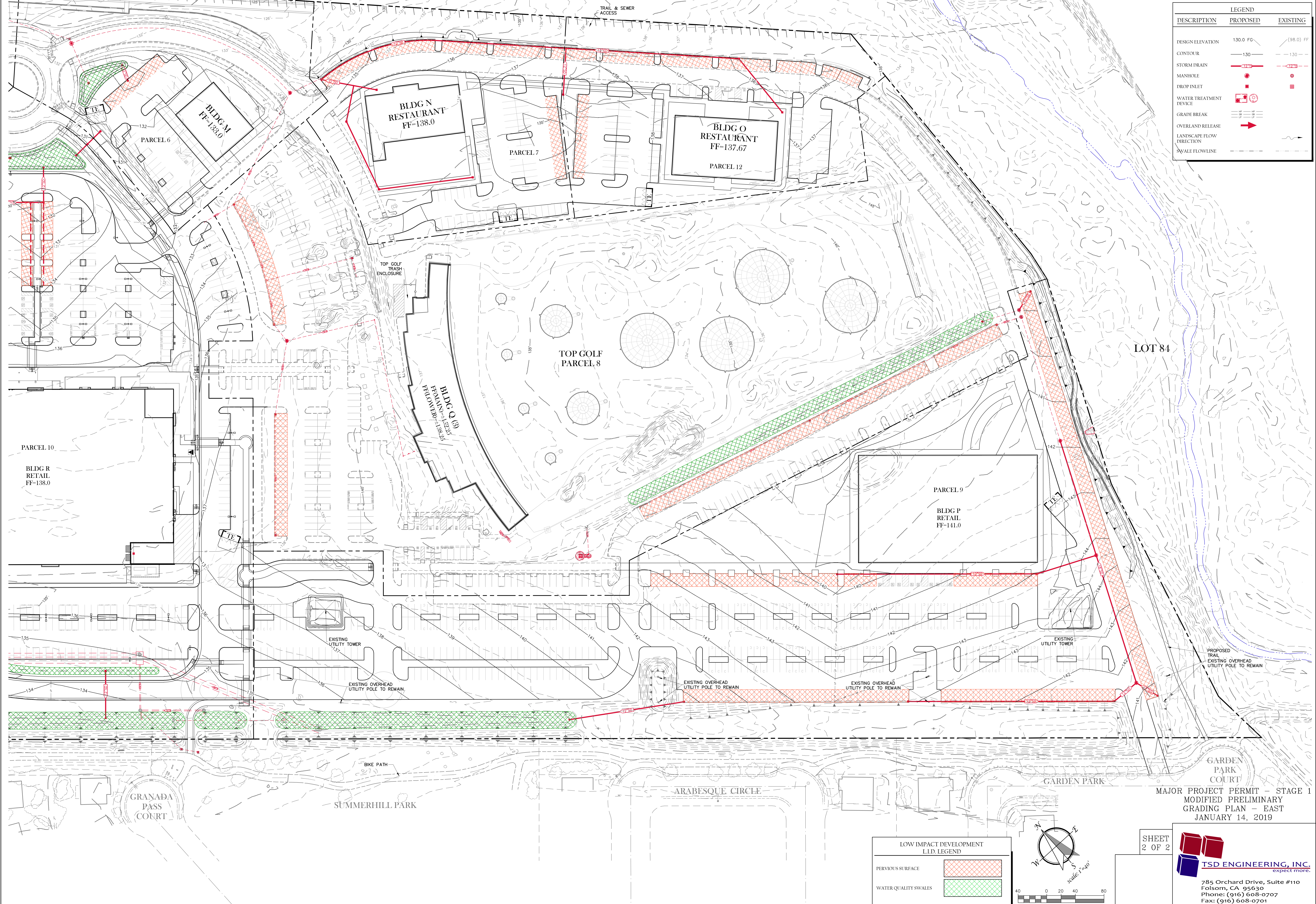
NCRSP - PARCEL 49

MAJOR PROJECT PERMIT - STAGE 1

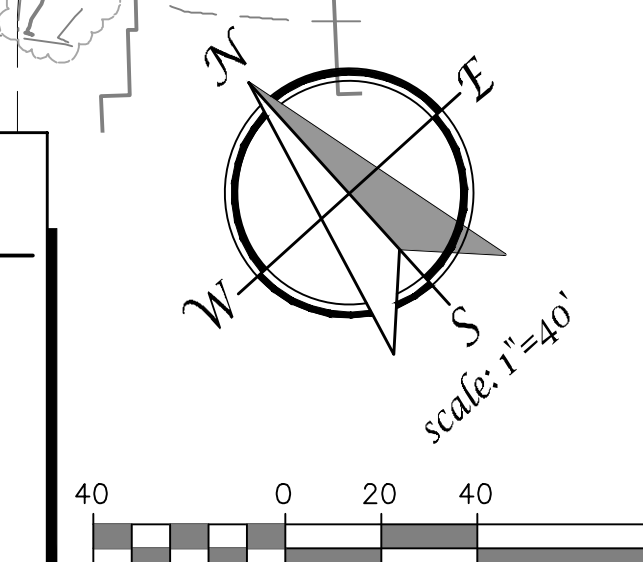
ROSEVILLE, CA

SHEET 2 OF 2

DESCRIPTION	LEGEND	
	PROPOSED	EXISTING
DESIGN ELEVATION	130.0 FG	(98.0) FF
CONTOUR	130	130
STORM DRAIN	12.0	12.0
MANHOLE		
DROP INLET		
WATER TREATMENT DEVICE		
GRADE BREAK		
OVERLAND RELEASE		
LANDSCAPE FLOW DIRECTION		
SWALE FLOWLINE		



LOW IMPACT DEVELOPMENT L.I.D. LEGEND	
PERVIOUS SURFACE	
WATER QUALITY SWALES	



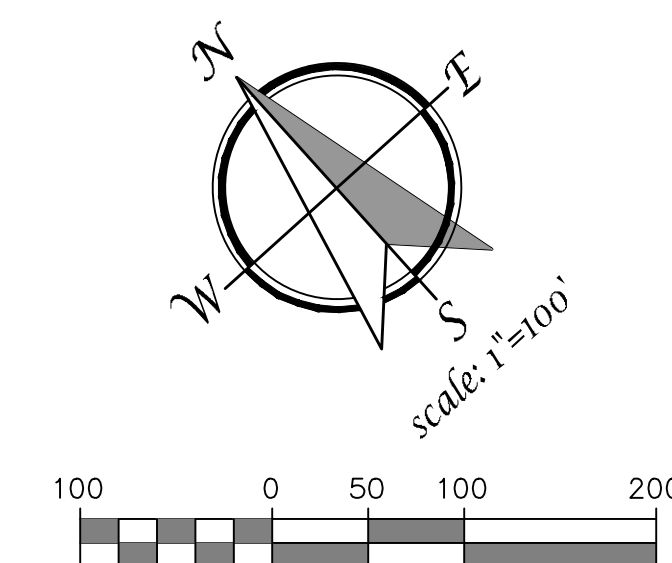
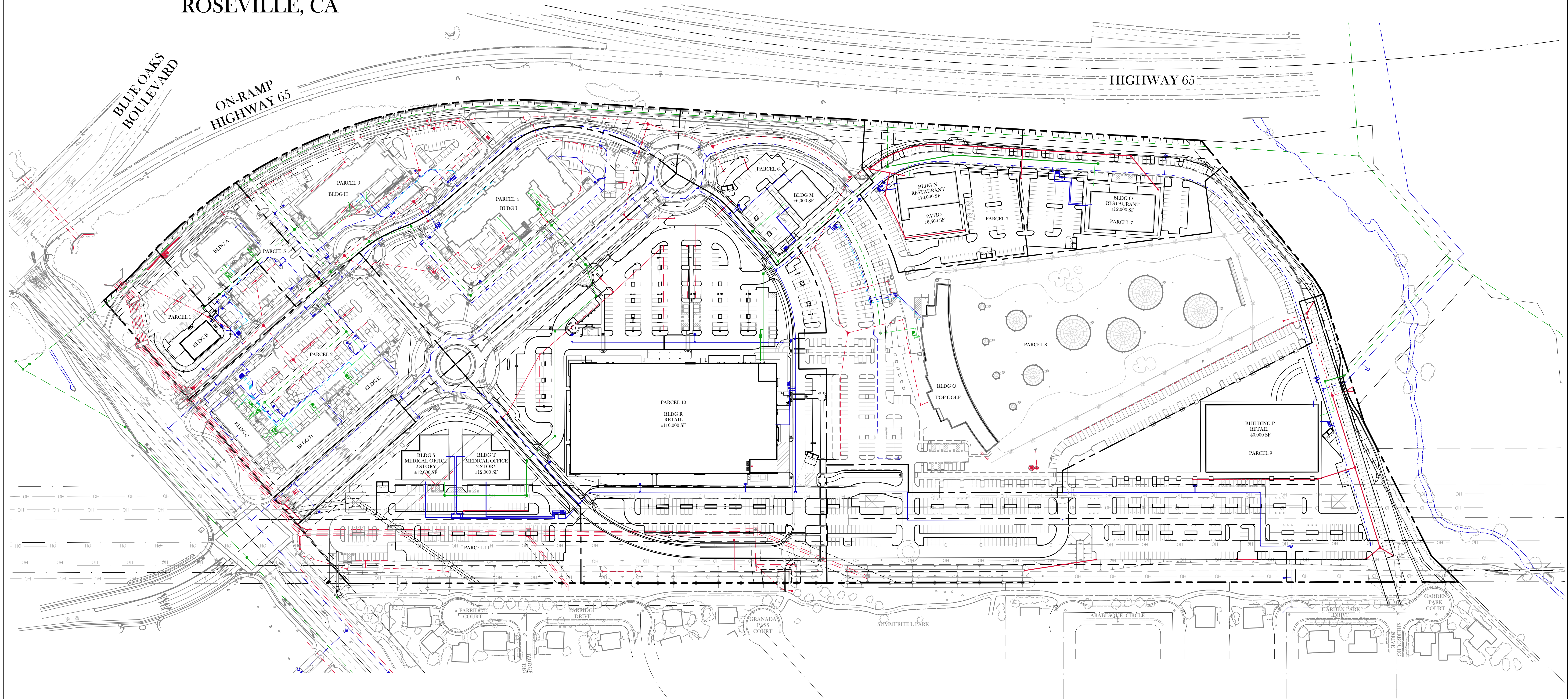
SHEET 2 OF 2

MAJOR PROJECT PERMIT - STAGE 1
MODIFIED PRELIMINARY
GRADING PLAN - EAST
JANUARY 14, 2019

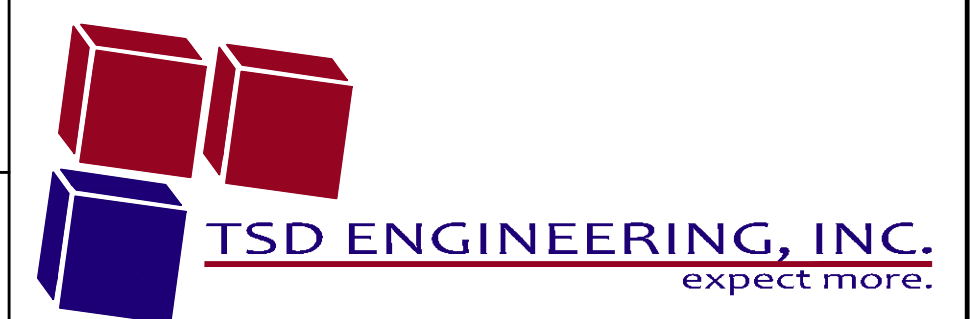
TSD ENGINEERING, INC.
expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

PRELIMINARY UTILITY PLAN
NCRSP - PARCEL 49
MAJOR PROJECT PERMIT - STAGE 1
ROSEVILLE, CA

PC Exhibit F



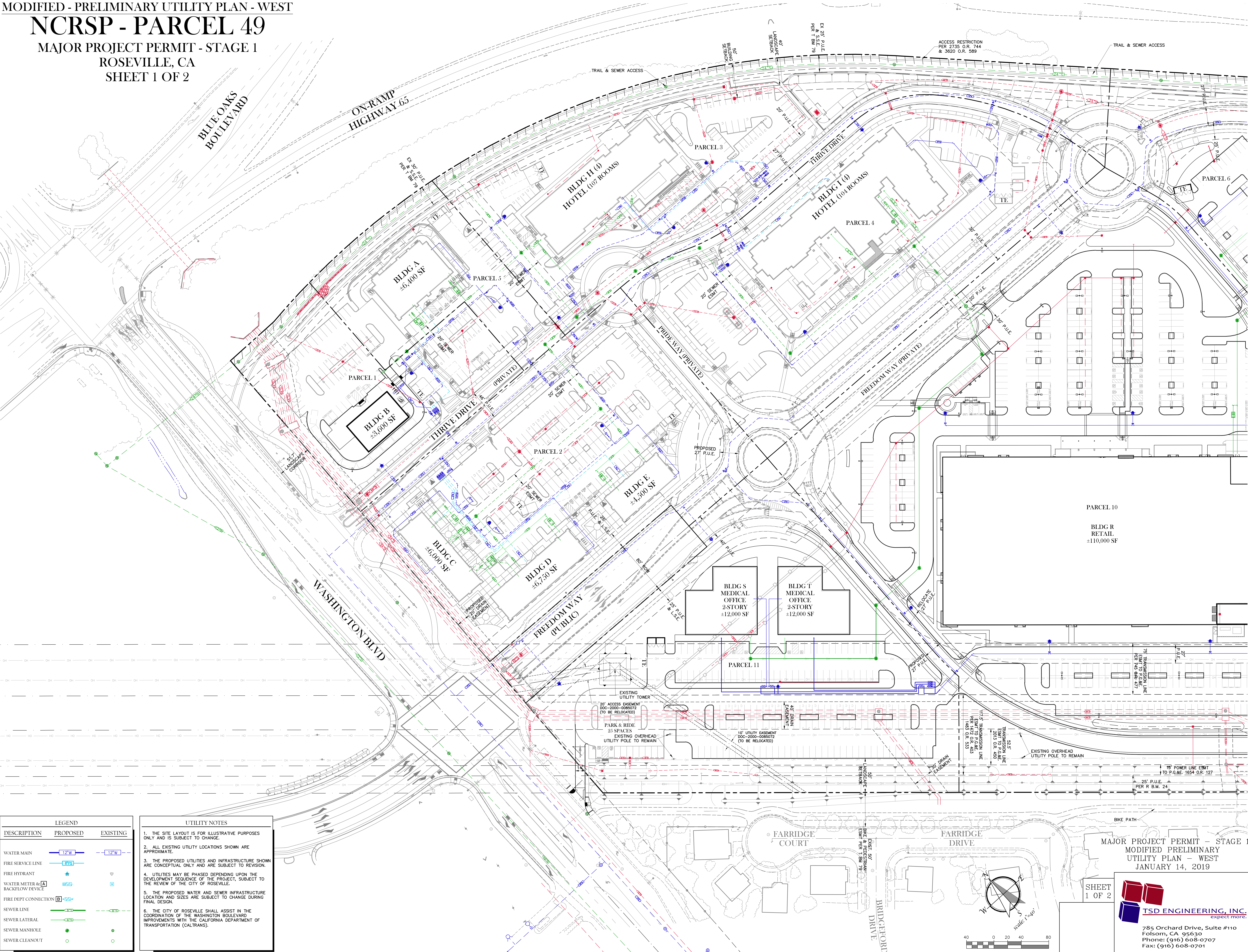
PRELIMINARY UTILITY PLAN
JANUARY 14, 2019



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Folsom, CA 95630
Phone: (916) 608-0707
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NCRSP - PARCEL 49

MAJOR PROJECT PERMIT - STAGE 1
ROSEVILLE, CA
SHEET 1 OF 2



LEGEND		
DESCRIPTION	PROPOSED	EXISTING
WATER MAIN		
FIRE SERVICE LINE		
FIRE HYDRANT		
WATER METER & BACKFLOW DEVICE		
FIRE DEPT CONNECTION		
SEWER LINE		
SEWER LATERAL		
SEWER MANHOLE		
SEWER CLEANOUT		

UTILITY NOTES

1. THE SITE LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
3. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
4. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
5. THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
6. THE CITY OF ROSEVILLE SHALL ASSIST IN THE COORDINATION OF THE WASHINGTON BOULEVARD IMPROVEMENTS WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS).

MAJOR PROJECT PERMIT - STAGE 1
MODIFIED PRELIMINARY
UTILITY PLAN - WEST
JANUARY 14, 2019

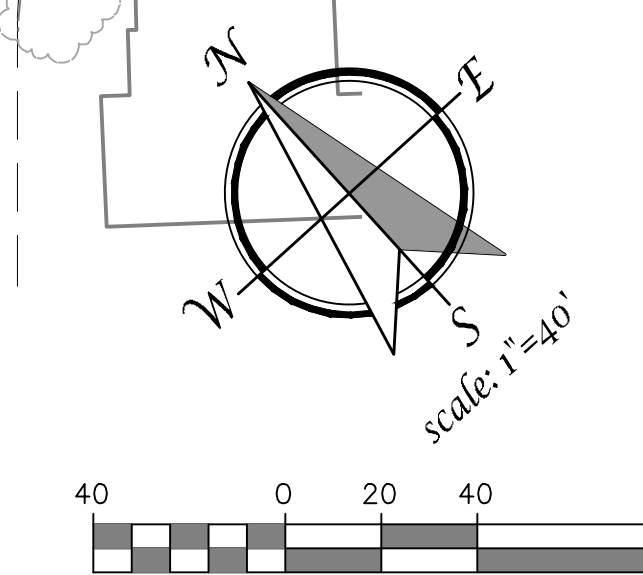
SHEET
1 OF 2

TSD ENGINEERING, INC.
expect more

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Folsom, CA 95630
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MAJOR PROJECT PERMIT - STAGE 1
MODIFIED PRELIMINARY
UTILITY PLAN - EAST
FEBRUARY 11, 2019

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Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701



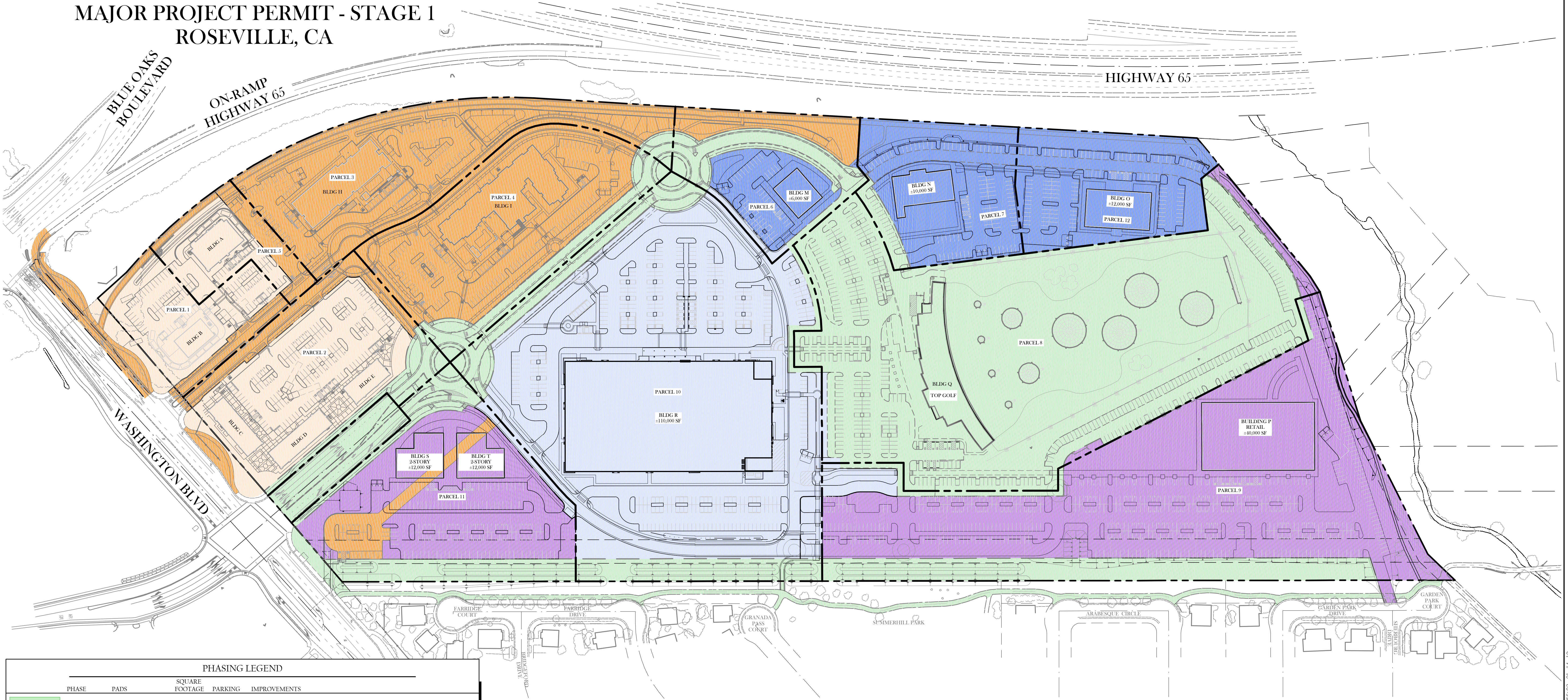
MODIFIED - PRELIMINARY PHASING PLAN

NCRSP - PARCEL 49

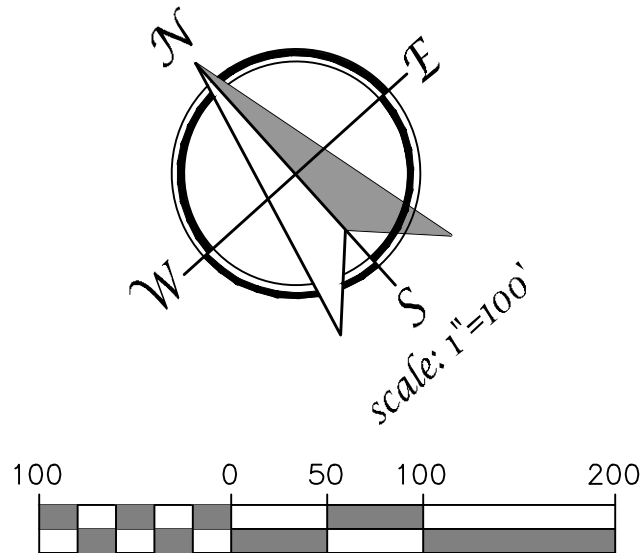
MAJOR PROJECT PERMIT - STAGE 1

ROSEVILLE, CA

PC Exhibit G



PHASING LEGEND					
PHASE	PADS	SQUARE FOOTAGE	PARKING	IMPROVEMENTS	
PHASE 1	TOP GOLF (Q)	64,232 SF	421 SPACES	TOPGOLF PARCEL AND IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES WASHINGTON BLVD SIGNAL AND INTERSECTION IMPROVEMENTS FREEDOM WAY, ROUNDABOUTS PAVED SECTION TO CONNECT FREEDOM WAY TO TOPGOLF PARCEL LANDSCAPE BUFFER/TRANSITION ADJACENT TO RESIDENTIAL USES UNDERGROUND UTILITIES WITHIN CONSTRUCTED SURFACE IMPS TEMPORARY ACCESS FROM TOPGOLF PARCEL SOUTH TO EVA UNDERGROUND UTILITIES TO SUPPORT TOPGOLF WATER LINE (THROUGH PHASE 3 AREA) SEWER LINE CONNECTION TO NORTH (THROUGH PHASE 3 AREA)	
PHASE 2A	HOTEL (H,I)	141,667 SF	214 SPACES	BUILDINGS H & I IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES THRIVE DRIVE & PRIDE WAY IMPROVEMENTS WASHINGTON BLVD RIGHT-TURN IMPROVEMENTS WASHINGTON BLVD LANDSCAPE FRONTAGE IMPROVEMENTS PARK AND RIDE LOT	
PHASE 2B	RESTAURANT (A-E) RETAIL (A,C,D,E)	16,675 SF 10,575 SF 27,250 SF	261 SPACES	BUILDINGS A-E IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES	
PHASE 3A	RETAIL (R)	110,000 SF	377 SPACES	BUILDINGS R IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES	
PHASE 3B	RESTAURANT (M-O)	28,000 SF	295 SPACES	BUILDINGS M-O IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES	
PHASE 3C	MEDICAL OFFICE (S,T) RETAIL (P)	24,000 SF 40,000 SF	167 SPACES 575 SPACES	BUILDINGS P, S & T IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES	
		435,149 SF	2,310 SPACES		



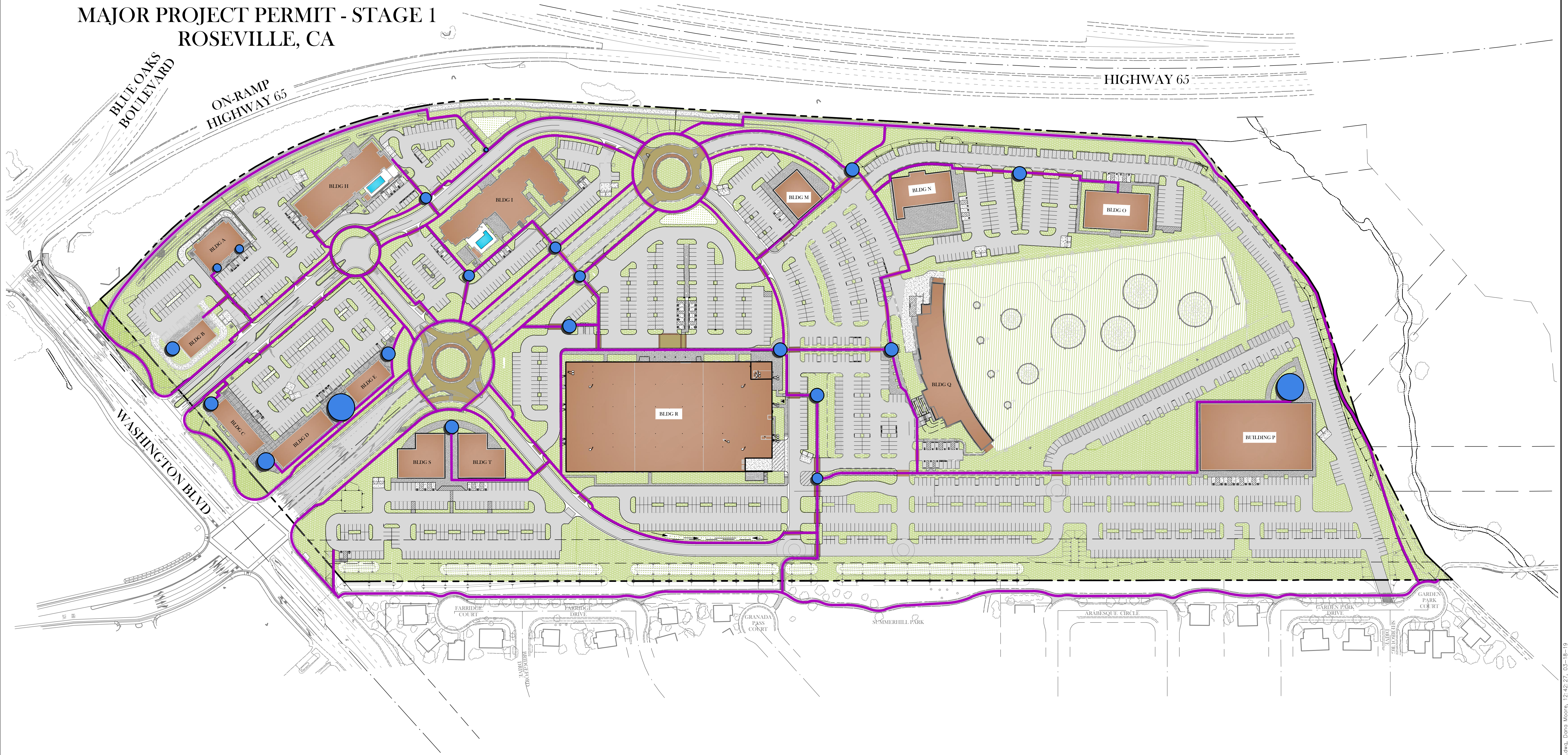
MAJOR PROJECT PERMIT – STAGE 1
MODIFIED PRELIMINARY PHASING PLAN
JANUARY 14, 2019

TSD ENGINEERING, INC.
expect more.

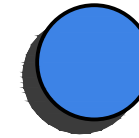
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

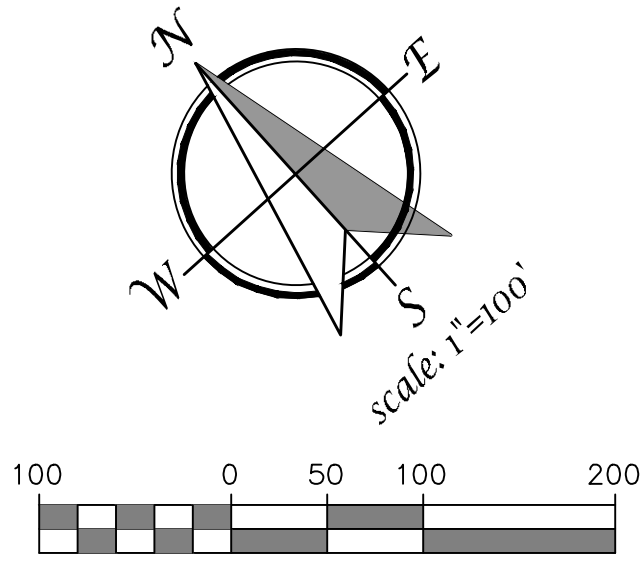
MODIFIED - PRELIMINARY PEDESTRIAN PLAN
NCRSP - PARCEL 49
MAJOR PROJECT PERMIT - STAGE 1
ROSEVILLE, CA

PC Exhibit H

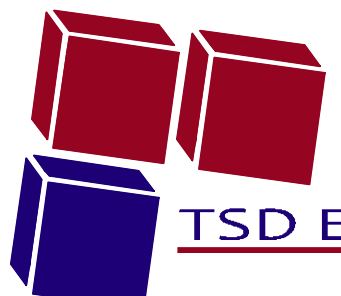


NCRSP - PARCEL 49
PEDESTRIAN LEGEND

-  PEDESTRIAN GATHERING SPACES
-  PEDESTRIAN PATHWAYS
-  LANDSCAPE AREAS



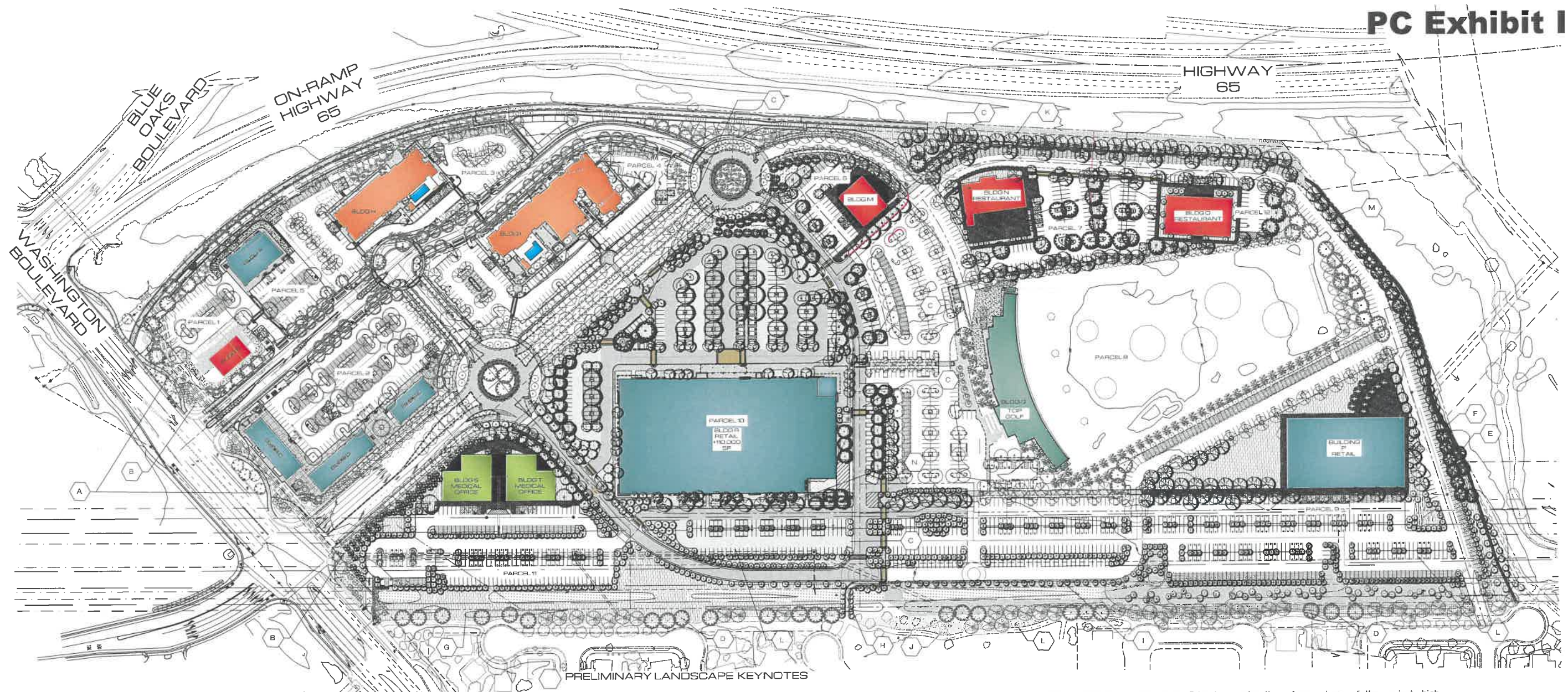
MAJOR PROJECT PERMIT – STAGE 1
MODIFIED PRELIMINARY
PEDESTRIAN PLAN
MARCH 18, 2019



TSD ENGINEERING, INC.
expect more.

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Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

P:\Projects\438-001\02 DWG\B- Planning\YIG\Preiminary Pedestrian Planning, Dana Moore, 12/22/27, 03-18-19



PRELIMINARY LANDSCAPE KEYNOTES

SHADE STUDY CALCULATIONS

PROJECT: BAYSIDE HR PARCEL 49 1/7/2019

HR PARCEL 49 ENTIRE SITE			
STANDARD STALLS	1,853	500,310	
COMPACT STALLS	373	93,996	
HANDICAP STALLS	92	22,320	
TOTAL PAVED PARKING AREA:		616,626	
TOTAL SHADE REQUIRED:	50%	308,313	
TOTAL SHADE PROVIDED:		308,813	
TOTAL SHADE PERCENTAGE	50%		

SYMBOL	PATTERN	QTY.	UNIT	TOTAL S.F.
11' TO 35' TREES				
Platanus c., Zelkova s., Quercus w.,	35-F	305	X	861
Quercus w.,	35-P	221	X	681
	35-N	69	X	240
25' TO 30' TREES				
Quercus r., Pinus s.	30-F	0	X	707
	30-P	24	X	154
	30-N	0	X	172
20' TO 25' TREES				
Pinus c.	25-F	1	X	491
	25-P	48	X	248
	25-N	0	X	123
15' TO 20' TREES				
Quercus r.	20-F	0	X	314
	20-P	33	X	157
	20-N	0	X	79
10' TO 15' TREES				
Cotinus c., Laurus n., Chilopsis l.,	15-F	171	X	177
Rhapiolepis l., Cercis c.,	15-P	264	X	88
Lagerstroemia l.	15-N	9	X	44
TOTAL				308,813

SHADE STUDY CALCULATIONS

PROJECT: BAYSIDE HR PARCEL 49 1/7/2019

PARCEL 6 BLDG. M, PARCEL 7 BLDG. N, PARCEL 8 BLDG. P, PARCEL 10 BLDG. R,			
PARCEL 11 BLDG. S, PARCEL 12 BLDG. O			
STANDARD STALLS	1,140	307,800	
COMPACT STALLS	242	60,984	
HANDICAP STALLS	32	11,520	
TOTAL PAVED PARKING AREA:		380,304	
TOTAL SHADE REQUIRED:	50%	190,152	
TOTAL SHADE PROVIDED:		177,478	
TOTAL SHADE PERCENTAGE		47%	

SYMBOL	PATTERN	QTY.	UNIT	TOTAL S.F.
10' TO 15' TREES				
Platanus c., Zelkova s., Quercus w.,	35-F	52	X	951
Quercus w.,	35-P	103	X	481
	35-N	50	X	240
25' TO 30' TREES				
Quercus r., Pinus s.	30-F	0	X	707
	30-P	28	X	354
	30-N	0	X	177
20' TO 25' TREES				
Pinus c.	25-F	1	X	491
	25-P	15	X	246
	25-N	0	X	123
15' TO 20' TREES				
Quercus r.	20-F	0	X	314
	20-P	0	X	157
	20-N	0	X	79
10' TO 15' TREES				
Cotinus c., Laurus n., Chilopsis l.,	15-F	170	X	177
Rhapiolepis l., Cercis c.,	15-P	243	X	88
Lagerstroemia l.	15-N	9	X	44
TOTAL				177,478

A. STREETSCAPE DESIGN INTENT – Streetscape will be consistent with other projects within the area. Washington Blvd. incorporates double row of trees per the Specific Plan requirements. The Acer rubrum was substituted for the Coast Live Oak as it is smaller and more compatible with the storm drain structures to the east. Freedom Way will incorporate the use of Double Row of Zelkova serrata Village Green trees along with massed planted under story of shrubs for interest, color, and accentuating pedestrian paths. Freedom Way terminates in a roundabout with and vertical accent trees and color massed planting. Shrub masses will utilize drought tolerant species where appropriate.

B. ENTRY TREATMENT – Entry will be highlighted by grove of Cercis canadensis 'Merlot' in a double row and a turf area with low background planting. Monument signage will flank entry and at Freedom Way and Thrive Dr. intersections. Under story will be low and conforming to an undulating ground contour, while maintaining sight lines. Use of colorful plant materials will further enhance and define the entries, along with drought tolerant species where appropriate.

C. BUILDING ZONE – Focus is on connectivity for pedestrians. A variety of columnar and small scale trees with low contrasting shrub forms will be used to add interest, color, and texture. Several outdoor plaza spaces with tree wells will be incorporated between Buildings.

D. SCREENING INTENT – Primary planting along the south property lines are restricted in height due to overhead power line easement. However, an existing berm has been used to further mitigate views into project. Primary planting consist of large evergreen trees located outside of overhead power easement and overhead utility compatible trees, Laurus nobilis and Rhapiolepis Majestic Beauty for year round buffering of power lines and towers, and medium height shrubs to screen adjacent properties. Planting of the City owned 50' corridor has been provided where trail was reconstructed to incorporate drainage swales. Additionally, a barrier type ground planting has been used adjacent to Summerhill Park. All plant material shall be drought tolerant. A 42" open metal fence will be placed adjacent to parking lot where it abuts Summerhill Park.

E. Protected preserve boundary area. Prior to construction of any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the preserve. All construction activity must be per city requirements.

F. Proposed post and cable fencing

G. Existing 36" high berm along south property line.

H. Pedestrian access to project site from adjacent Summerhill Park.

I. 42" high open metal fence adjacent to parking lot.

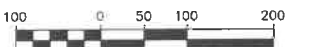
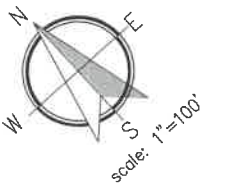
J. EXISTING TRAIL – Existing trail has been modified to allow for proposed berming, overland drainage release, drainage pipe coverage, and for replacing trail back onto City property.

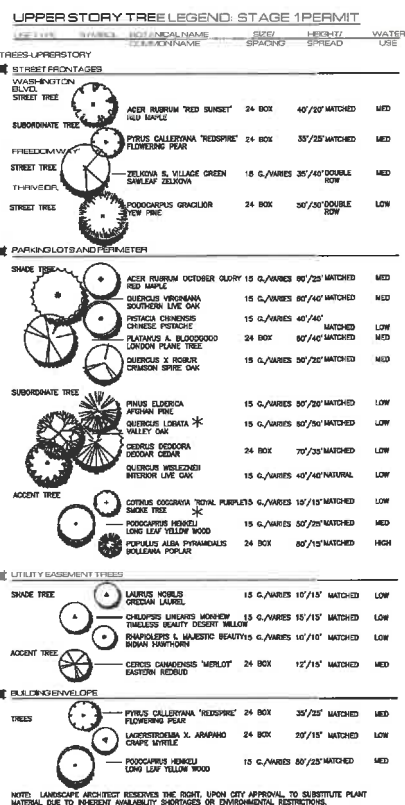
K. HIGHWAY 65 DESIGN INTENT – The Highway 65 Corridor will be consistent with other projects in the area. Platanus acerfolia Bloodgood staggered approximately 30' O.C., intermixed with Cedrus deodara. A 5'0" wide D.G. trail is proposed within the 40' landscape setback along Hwy. 65. Trees shall not be planted min of 15' from ex. 24" sewer line. Mixed species and low forms of shrubs for interest, color, and buffering of the project from the highway. Shrub masses will utilize drought tolerant species where appropriate. Eastern boundary shall be limited to plant material as identified in the plant legend due to existing proximity of adjacent Parcel 84 Open Space. It is desired to integrate 5'0" d.g. trail within the 40' landscape setback.

L. PARKING LOT INTENT – Designated trees will provide a canopy of shade. Under story plantings within the parking lot will consist of low shrubbery and/or ground covers. Pedestrian access is provided from Parking lot to adjacent existing bike trail along the south property line.

M. Proposed Decomposed Granite walking path adjacent to north project boundary.

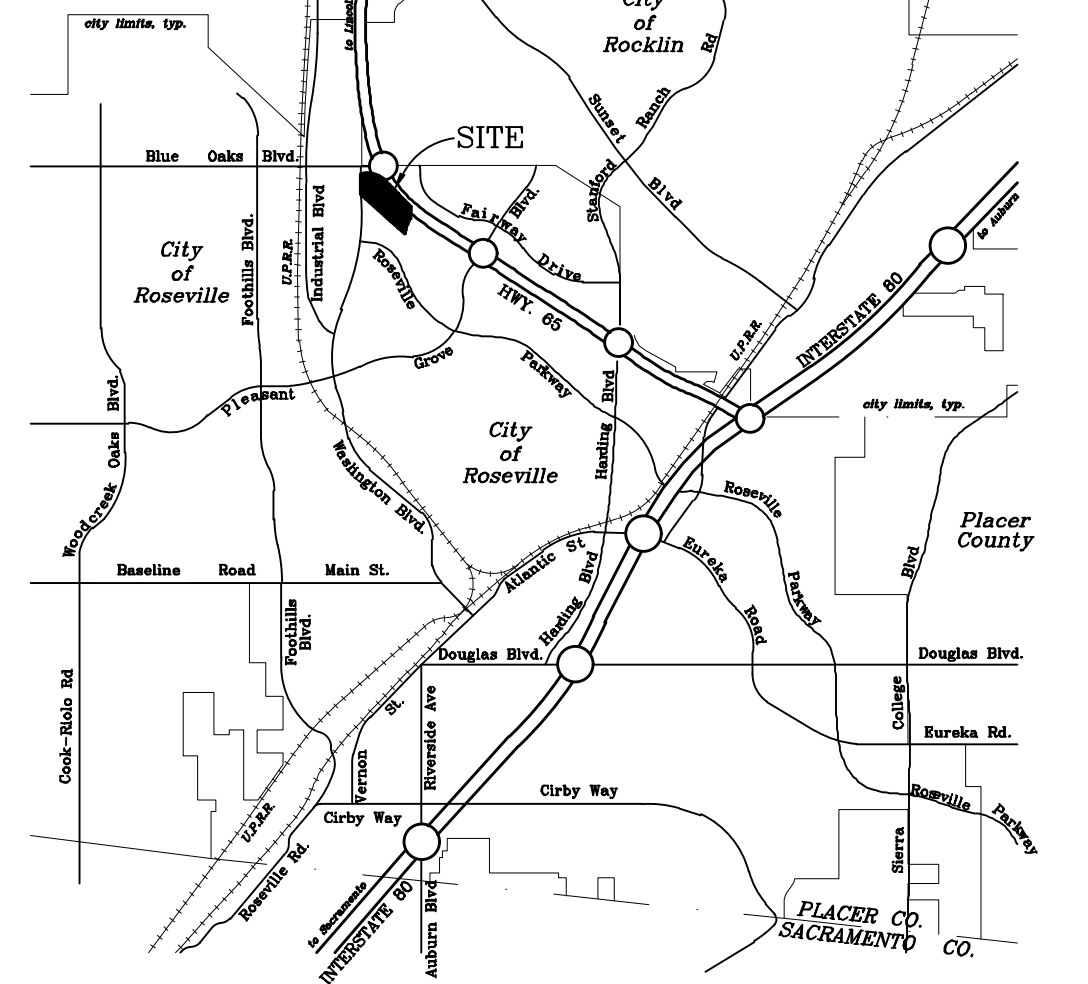
N. Proposed evergreen screen trees adjacent to south side of living spaces facility.





PRELIMINARY SITE PLAN
NCRSP - PARCEL 49
MAJOR PROJECT PERMIT
MPP STAGE 2 - LIVING SPACES
ROSEVILLE, CA

PC Exhibit J



VICINITY MAP
NOT TO SCALE

PROJECT SUMMARY

OWNER
BSO, LLC
8205 SIERRA COLLEGE BLVD
ROSEVILLE, CA 95661
ATTN: JOHN STEWART
johns@baysideonline.com

DEVELOPER
LIVING SPACES
14501 ARTESIA BLVD
LA MIRADA, CA 90638
ATTN: JEFF SEABROOK
jeff.seabrook@livingspaces.com

ENGINEER
TSD ENGINEERING, INC.
785 ORCHARD DR #110
FOLSOM, CA 95630
ATTN: CASEY FEICKERT
cfeickert@tsdeng.com

ASSESSORS PARCEL NO & LOT AREA
APN: PORTION OF 363-022-019
AREA: ±11.733 AC

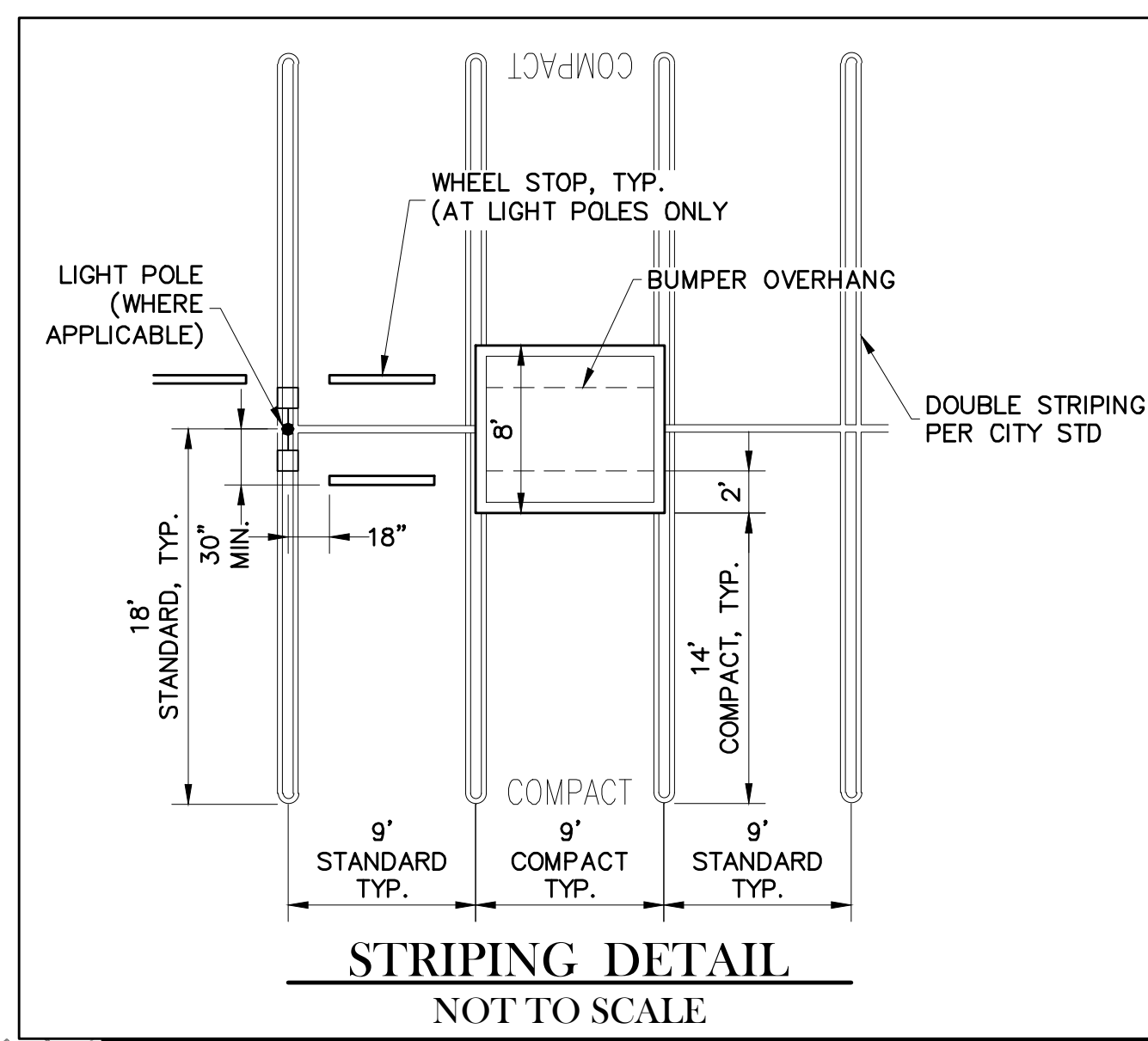
PROPOSED USE
COMMERCIAL/RETAIL

ZONING
PD/SA-NC

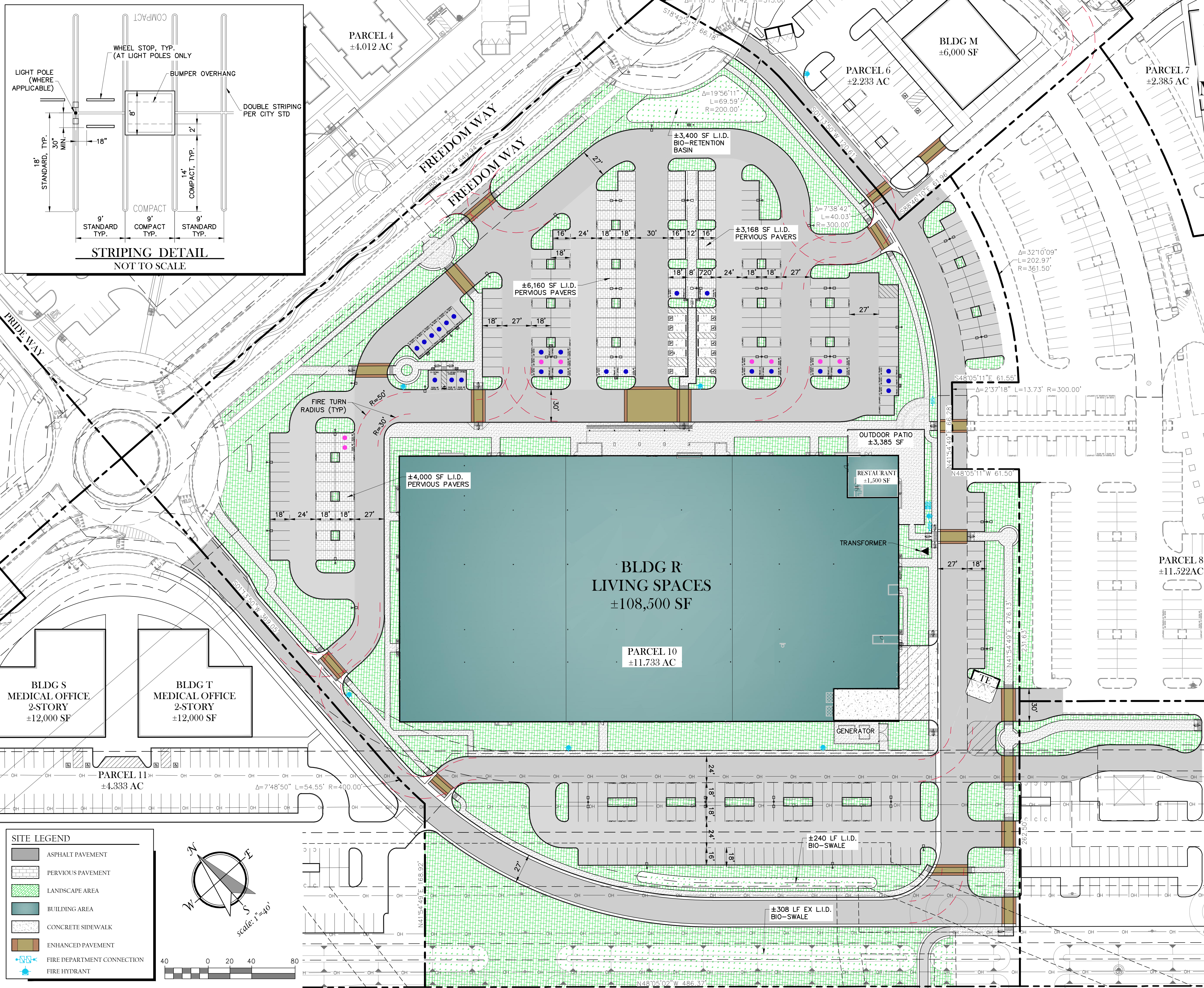
PARKING SUMMARY

	REQUIRED	PROPOSED
PARCEL 10		
STANDARD STALLS	377	301
RETAIL (1/300 SF) = 362		
RESTAURANT (1/100 SF) = 15		
COMPACT		66
ACCESSIBLE	8	10 (2 VAN)
TOTAL	377	377

CALGREEN REQUIREMENTS
CLEAN AIR CARPOOL/ELECTRIC VEHICLE
(8% OF 377) (5,106.5.2) 31
ELECTRIC VEHICLE CHARGING CAPABLE
(6% OF 377) (5,106.5.3.3) 23



STRIPING DETAIL
NOT TO SCALE



BLDG S
MEDICAL OFFICE
2-STORY
±12,000 SF

BLDG T
MEDICAL OFFICE
2-STORY
±12,000 SF

PARCEL 4
±4.012 AC

PARCEL 6
±2.233 AC

PARCEL 7
±2.385 AC

BLDG M
±6,000 SF

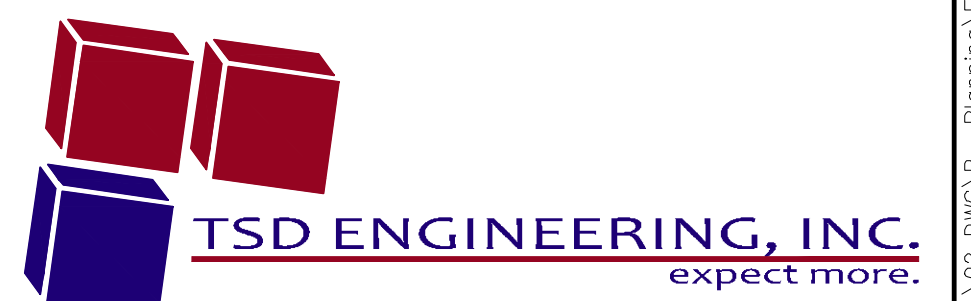
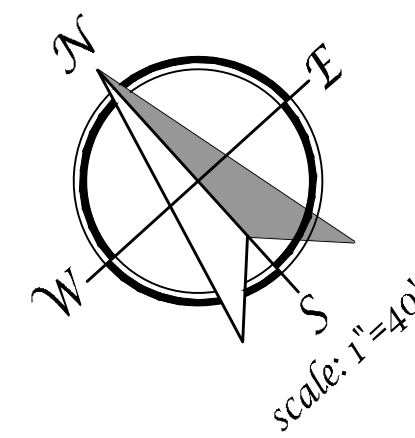
BLDG R
LIVING SPACES
±108,500 SF

PARCEL 10
±11.733 AC

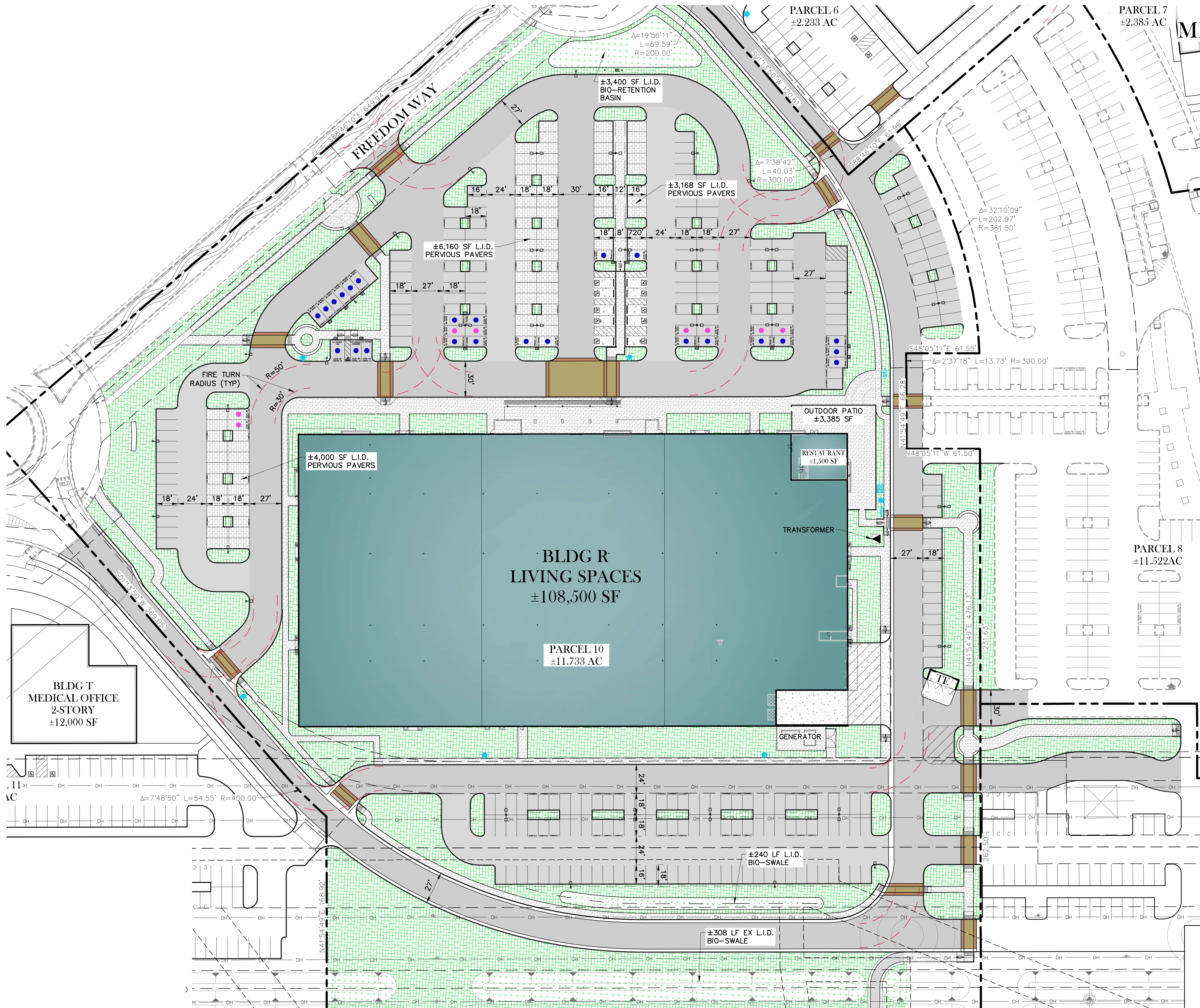
PARCEL 8
±11.522 AC

PARCEL 9
±9.861 AC

- SITE LEGEND
- ASPHALT PAVEMENT
 - PERVIOUS PAVEMENT
 - LANDSCAPE AREA
 - BUILDING AREA
 - CONCRETE SIDEWALK
 - ENHANCED PAVEMENT
 - FIRE DEPARTMENT CONNECTION
 - FIRE HYDRANT



785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701



PARCEL 10 SUMMARY

LAND AREA:	±11,089 SF (±11.733 AC)
BUILDING AREA:	±108,500 SF
LAND/BLDG RATIO:	4.7/1
COVERAGE:	21.2%

PARKING REQUIREMENTS:	
STANDARD STALLS:	±369 STALLS
ACCESSIBLE STALLS:	± 8 STALLS
TOTAL REQUIRED PARKING:	±377 STALLS

PARKING PROVIDED:	
STANDARD STALLS:	±301 STALLS
COMPACT STALLS:	± 66 STALLS
ACCESSIBLE STALLS:	± 10 STALLS
TOTAL PROVIDED PARKING:	±377 STALLS

PARKING RATIO PROVIDED:	3.5/1000
-------------------------	----------

CALGREEN REQUIREMENTS:	
CLEAN AIR/CARPOOL/ELECTRIC VEHICLE:	
REQUIRED: (8% OF 377) (5.106.5.2)	31
PROVIDED:	32
ELECTRIC VEHICLE CHARGING CAPABLE:	
REQUIRED: (6% OF 377) (5.106.5.3.3)	23
PROVIDED:	24

PROJECT INFORMATION

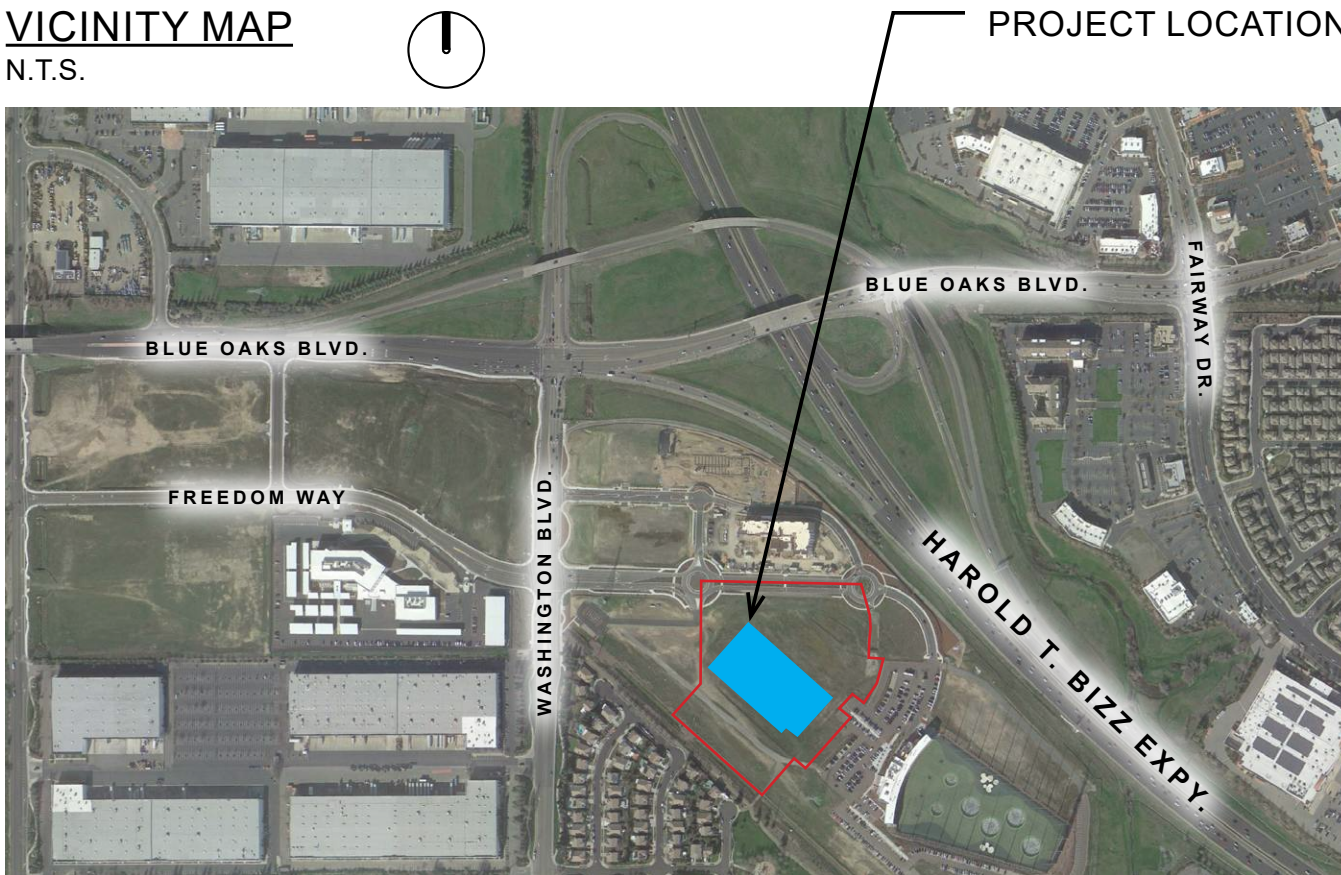
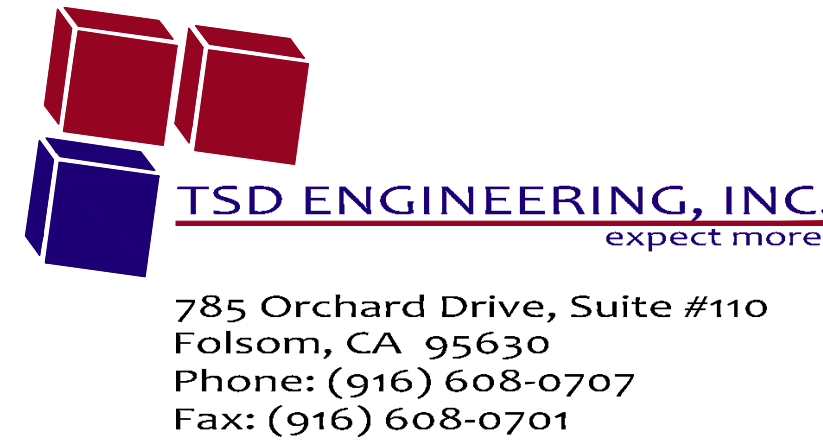
SCOPE OF WORK:
CONSTRUCT A NEW SINGLE STORY ±110,000 SF BUILDING WITH 377 PARKING STALLS ON THE ±498,762 SF PARCEL 10 DUE SOUTH OF FREEDOM WAY AND EAST OF PRIDE WAY.

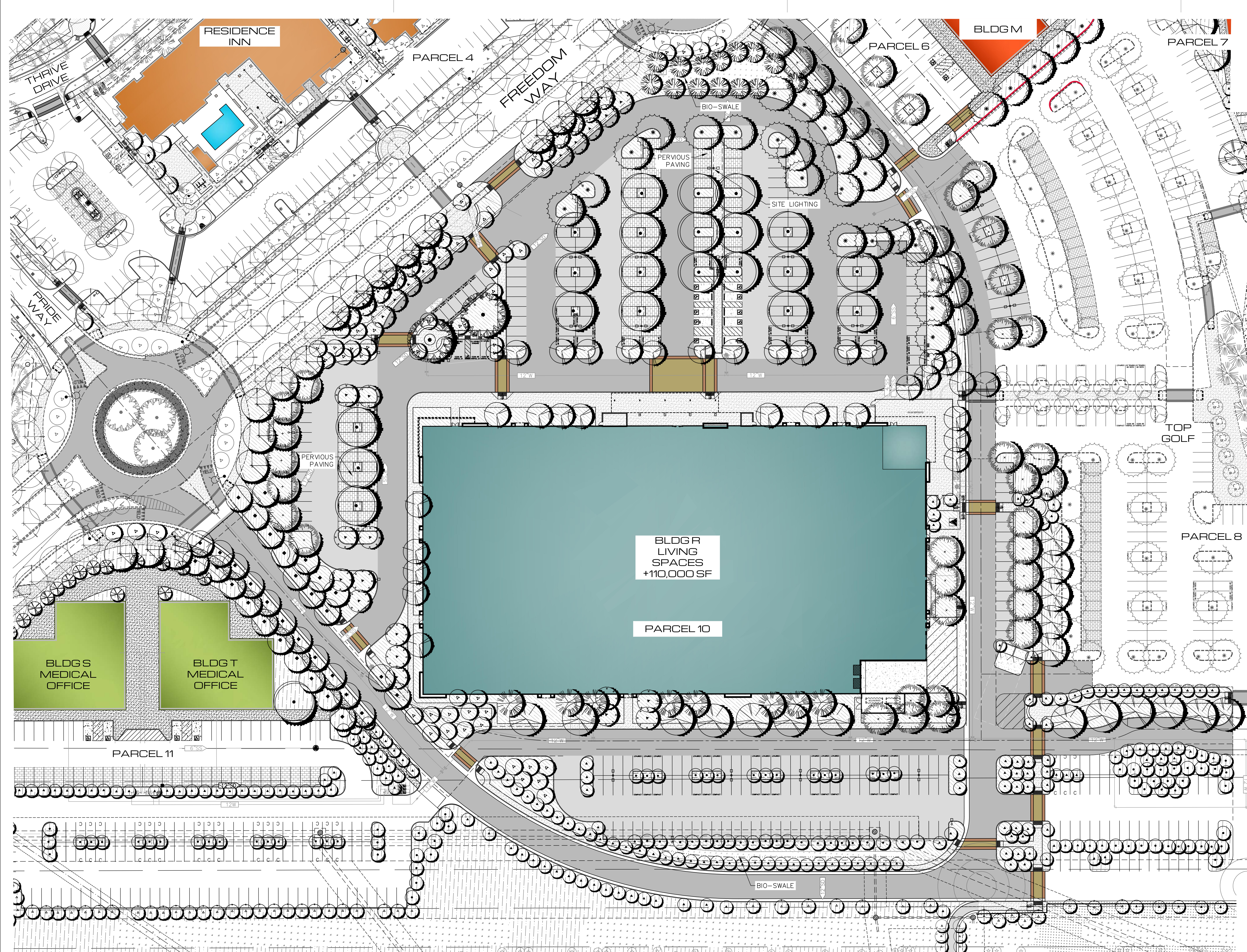
DEVELOPER:
LIVING SPACES
14501 ARTESIA BLVD.,
LA MIRADA, CA 90638
ATTN: JEFF SEABROOK
jeff.seabrook@livingspaces.com

LAND OWNER:
BSO, LLC
8205 SIERRA COLLEGE BLVD.,
ROSEVILLE, CA 95661
ATTN: JOHN STEWART
johns@baysideonline.com

ASSESSOR'S PARCEL NUMBERS: APN: PORTION OF 363-022-019
ZONING: PD/SA-NC
LAND USE: COMMERCIAL / RETAIL

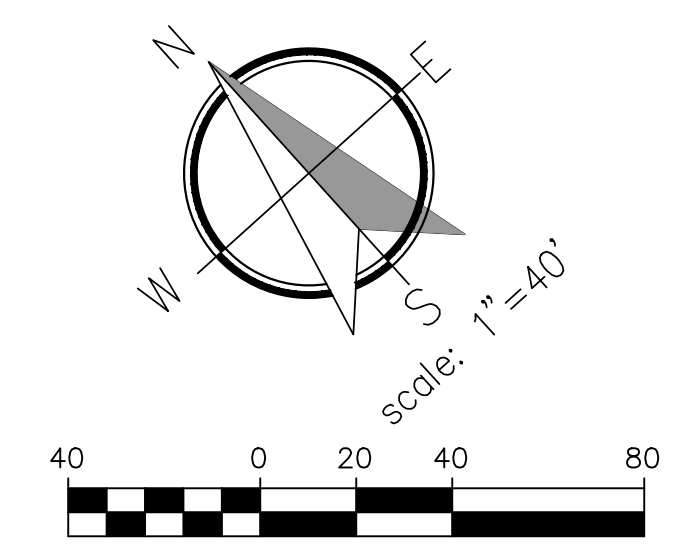
SITE PLAN LAYOUT PROVIDED BY:

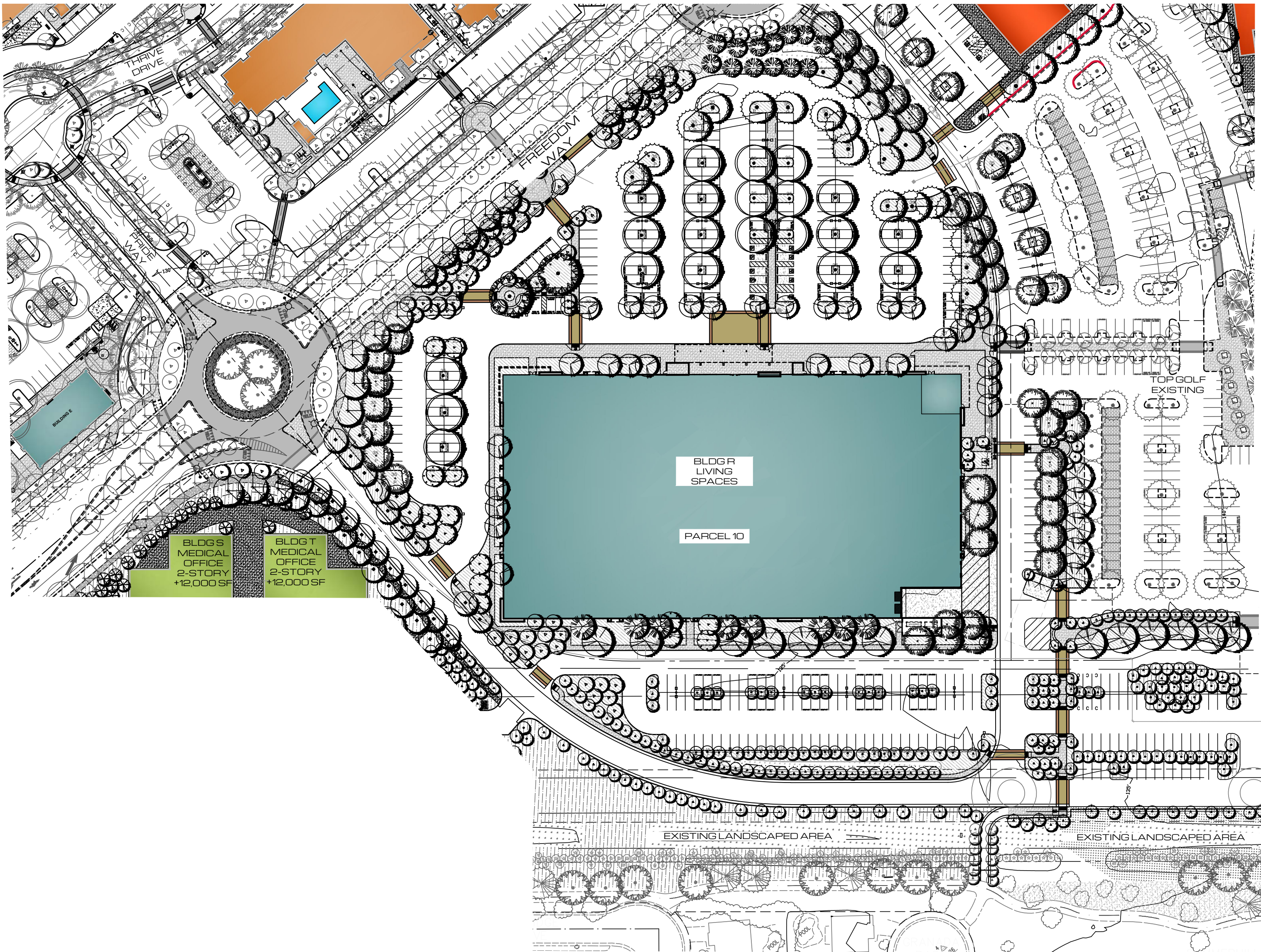




PC Exhibit K

UPPER STORY TREE LEGEND: STAGE 1 PERMIT					
USE TYPE	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE/ SPACING	HEIGHT/ SPREAD	WATER USE
TREES-UPPERSTORY					
STREET FRONTAGES					
WASHINGTON BLVD. STREET TREE		ACER RUBRUM 'RED SUNSET' RED MAPLE	24 BOX	40'/20' MATCHED	MED
SUBORDINATE TREE		PYRUS CALLERYANA 'RED SPIRE' FLOWERING PEAR	24 BOX	35'/25' MATCHED	MED
FREEDOM WAY STREET TREE		ZELKOVA S. VILLAGE GREEN SAWLEAF ZELKOVA	15 G./VARIES	35'/40' DOUBLE ROW	MED
THRIVE DR. STREET TREE		PODOCARPUS GRACILIOR YEW PINE	24 BOX	50'/30' DOUBLE ROW	LOW
PARKING LOTS AND PERIMETER					
SHADE TREE					
		ACER RUBRUM OCTOBER GLORY RED MAPLE	15 G./VARIES	60'/25' MATCHED	MED
		QUERCUS VIRGINIANA SOUTHERN LIVE OAK	15 G./VARIES	60'/40' MATCHED	MED
		PISTACIA CHINENSIS CHINESE PISTACHE	15 G./VARIES	40'/40'	LOW
		PLATANUS A. BLOODGOOD LONDON PLANE TREE	24 BOX	60'/40' MATCHED	MED
		QUERCUS X. ROBUR CRIMSON SPIRE OAK	15 G./VARIES	50'/20' MATCHED	MED
SUBORDINATE TREE					
		PINUS ELDERICA AFGHAN PINE	15 G./VARIES	50'/20' MATCHED	LOW
		QUERCUS LOBATA VALLEY OAK	15 G./VARIES	60'/50' MATCHED	LOW
		CEDRUS DEODORA DEODAR CEDAR	24 BOX	70'/35' MATCHED	LOW
		QUERCUS WISLIZNEII INTERIOR LIVE OAK	15 G./VARIES	40'/40' NATURAL	LOW
ACCENT TREE					
		COTINUS COGORYAIA 'ROYAL PURPLE' SMOKE TREE	15 G./VARIES	15'/15' MATCHED	LOW
		PODOCARPUS HENKELI LONG LEAF YELLOW WOOD	15 G./VARIES	50'/25' MATCHED	MED
		POPULUS ALBA PYRAMIDALIS BOULEAUNE POPLAR	24 BOX	80'/15' MATCHED	HIGH
UTILITY EASEMENT TREES					
SHADE TREE					
		LAURUS NOBILIS GRECIAN LAUREL	15 G./VARIES	10'/15' MATCHED	LOW
		CHILLOPSIS LINEARIS MONHEW TIMELESS BEAUTY DESERT WILLOW	15 G./VARIES	15'/15' MATCHED	LOW
ACCENT TREE					
		RHAPHIOLEPS I. MAJESTIC BEAUTY INDIAN HAWTHORN	15 G./VARIES	10'/10' MATCHED	LOW
		CEROS CANADENSIS 'MERLOT' EASTERN REDBUD	24 BOX	12'/15' MATCHED	MED
BUILDING ENVELOPE					
TREES					
		PYRUS CALLERYANA 'RED SPIRE' FLOWERING PEAR	24 BOX	35'/25' MATCHED	MED
		LAGERSTROEMIA X. ARAPAHO GRAPE MYRTLE	24 BOX	20'/15' MATCHED	LOW
		PODOCARPUS HENKELI LONG LEAF YELLOW WOOD	15 G./VARIES	50'/25' MATCHED	MED
NOTE: LANDSCAPE ARCHITECT RESERVES THE RIGHT, UPON CITY APPROVAL, TO SUBSTITUTE PLANT MATERIAL DUE TO INHERENT AVAILABILITY SHORTAGES OR ENVIRONMENTAL RESTRICTIONS.					





PARCEL 10 PARKING LOT SHADE STUDY

SCALE: 1"=80'0"

SHADE STUDY CALCULATIONS					
PROJECT:		BAYSIDE HR PARCEL 49		1/7/2019	
PARCEL 10 LIVING SPACES					
STANDARD STALLS			306		82,620
COMPACT STALLS			60		15,120
HANDICAP STALLS			11		3,960
TOTAL PAVED PARKING AREA:					101,700
TOTAL SHADE REQUIRED:			50%		50,850
TOTAL SHADE PROVIDED:					56,573
TOTAL SHADE PERCENTAGE					56%
SYMBOL		PATTERN	QTY.	UNIT IN S.F.	TOTAL S.F.
30 TO 35' TREES					
Pistacia c., Zelkova s., Quercus v.,	35-I	26	X	961	24,986
Quercus w.,	35-P	39	X	481	18,759
	35-N	1	X	240	240
25' TO 30' TREES					
Quercus r., Pinus e.	30-I	0	X	707	0
	30-P	13	X	354	4,602
	30-N	0	X	177	0
20' TO 25' TREES					
Pyrus c.	25-I	0	X	491	0
	25-P	7	X	246	1,722
	25-N	0	X	123	0
15' TO 20' TREES					
Quercus r.,	20-I	0	X	314	0
	20-P	0	X	157	0
	20-N	0	X	79	0
10' TO 15' TREES					
Cotinus c., Laurus n., Chiloipsis l.,	15-I	18	X	175	3,150
Rhaphiolepis l., Cercis c.,	15-P	30	X	95	2,850
Lagerstroemia l	15-N	6	X	44	264
TOTAL					56,573



LUMEC LUMILOK DECORATIVE LAMP*



BIKE



GARDCO PUREFORM PARKING LOT FIXTURE



GARDCO FULL CUTOFF BOLLARD

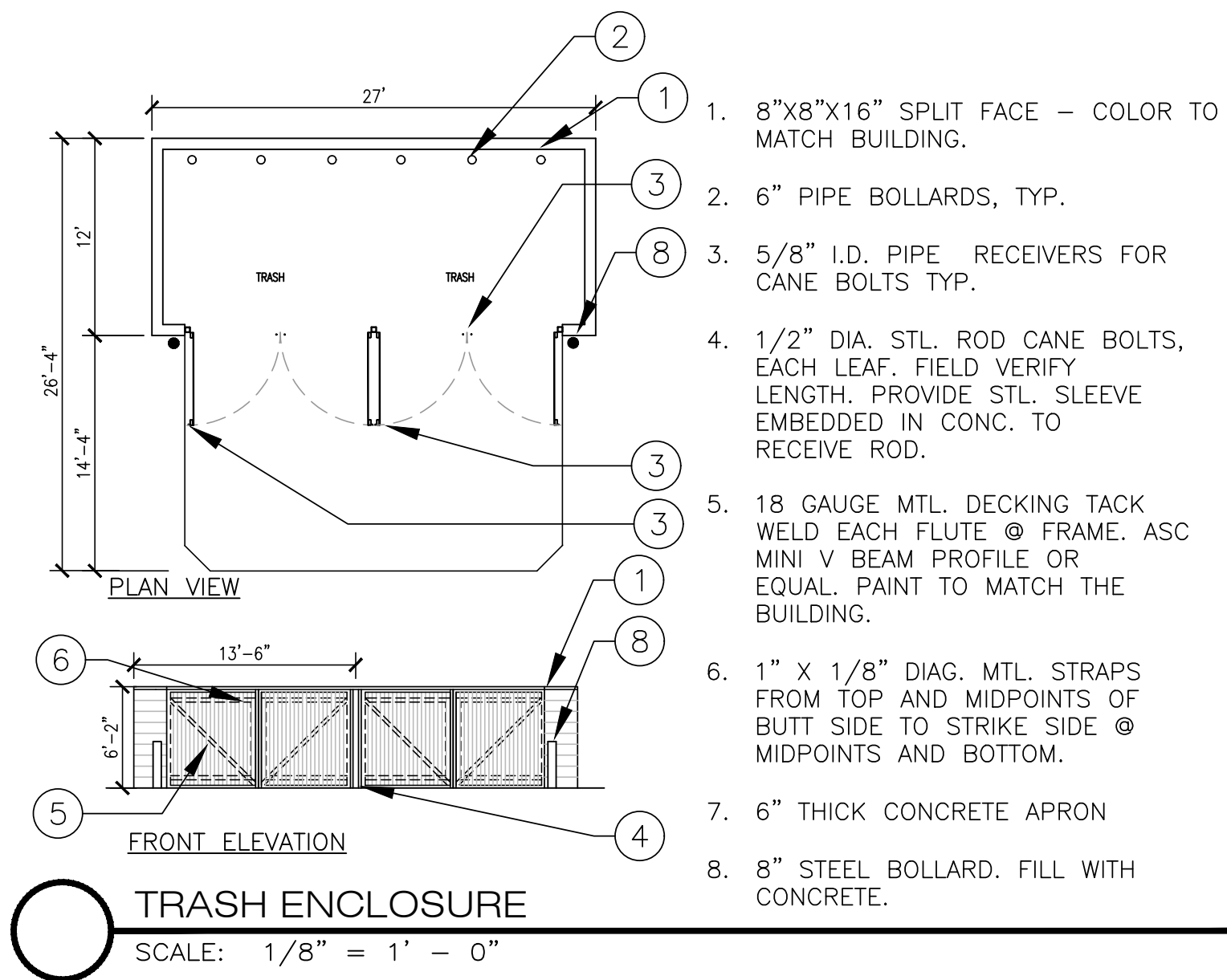


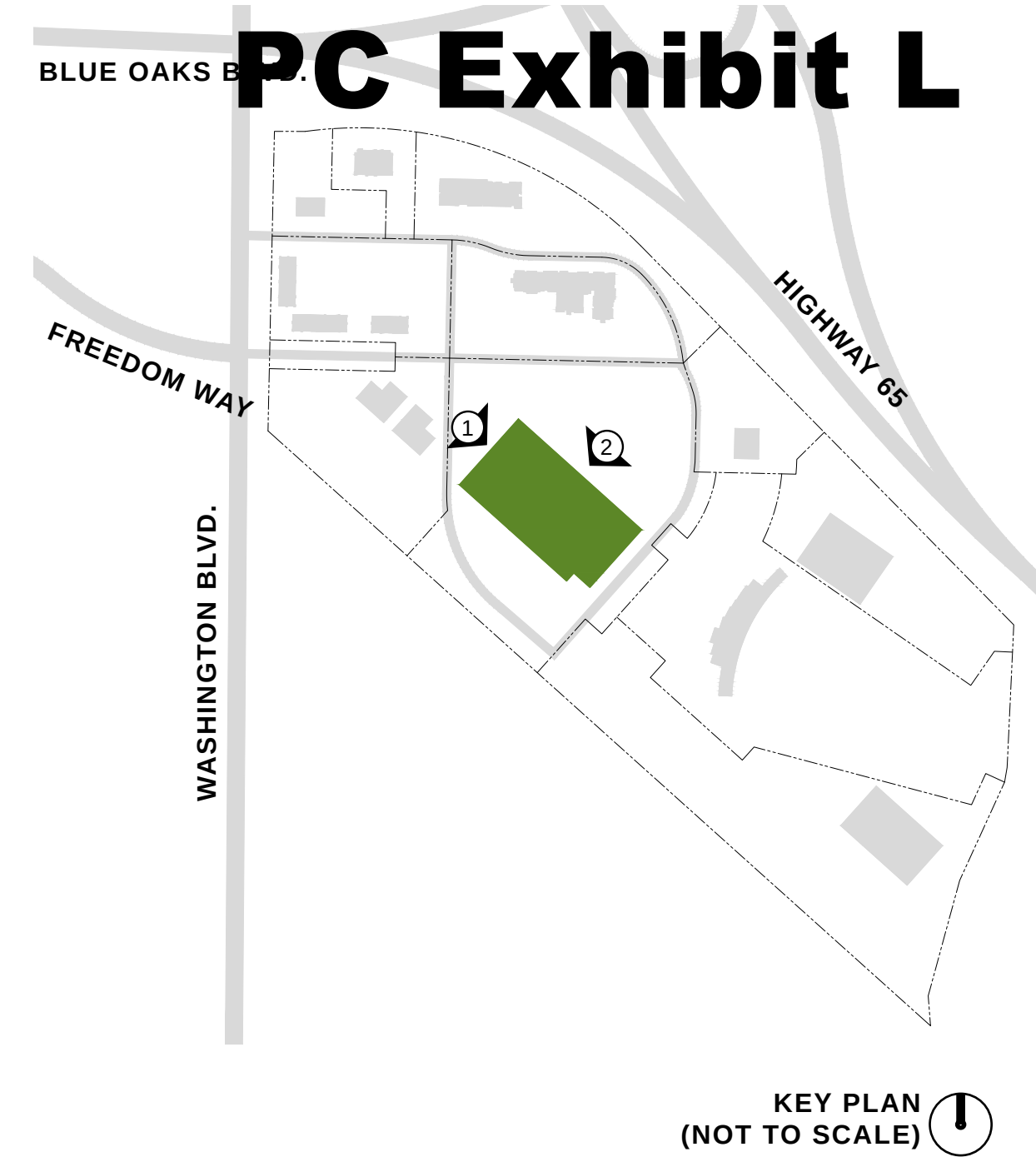
TRASH

PLANT LIST AND LEGEND: STAGE 2 PERMIT					
USE TYPE	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE/ SPACING	HEIGHT/ SPREAD	WATER USE
TREES-UPPERSTORY					
STREET FRONTAGES					
NOTE: LANDSCAPE ARCHITECT RESERVES THE RIGHT, UPON CITY APPROVAL, TO SUBSTITUTE PLANT MATERIAL DUE TO INHERENT AVAILABILITY SHORTAGES OR ENVIRONMENTAL RESTRICTIONS.					
WASHINGTON BLVD STREET TREE		ACER RUBRUM 'RED SUNSET' RED MAPLE	24 BOX	40'/20' MATCHED	MED
SUBORDINATE TREE		PYRUS CALLERYANA 'REDSPIRE' FLOWERING PEAR	24 BOX	35'/25' MATCHED	MED
FREEDOM WAY					
STREET TREE		ZELKOVA S. VILLAGE GREEN SAWLEAF ZELKOVA	15 G./VARIES	35'/40' DOUBLE ROW	MED
THRIVE OR		PODOCARPUS GRACILIOR YEW PINE	24 BOX	50'/30' DOUBLE ROW	LOW
PARKING LOTS AND PERIMETER					
SHADE TREE					
		ACER RUBRUM OCTOBER GLORY RED MAPLE	15 G./VARIES	60'/25' MATCHED	MED
		QUERCUS VIRGINIANA SOUTHERN LIVE OAK	15 G./VARIES	60'/40' MATCHED	MED
		PISTACIA CHINENSIS CHINESE PISTACHE	15 G./VARIES	40'/40' MATCHED	LOW
		PLATANUS A. BLOODGOOD LONDON PLANE TREE	24 BOX	60'/40' MATCHED	MED
		QUERCUS X ROBUR CRIMSON SPIRE OAK	15 G./VARIES	50'/20' MATCHED	MED
SUBORDINATE TREE					
		PINUS ELDERICA AFGHAN PINE	15 G./VARIES	50'/20' MATCHED	LOW
		QUERCUS LOBATA VALLEY OAK	15 G./VARIES	60'/50' MATCHED	LOW
		CEDRUS DEODORA DEODAR CEDAR	24 BOX	70'/35' MATCHED	LOW
		QUERCUS WISLIZNEI INTERIOR LIVE OAK	15 G./VARIES	40'/40' NATURAL	LOW
ACCENT TREE					
		COTINUS COGGYGRA 'ROYAL PURPLE' SMOKE TREE	15 G./VARIES	15'/15' MATCHED	LOW
		PODOCARPUS HENKELI LONG LEAF YELLOW WOOD	15 G./VARIES	50'/25' MATCHED	MED
		POPULUS ALBA PYRAMIDALIS BOLEANA POPLAR	24 BOX	80'/15' MATCHED	HIGH
UTILITY EASEMENT TREES					
SHADE TREE					
		LAURUS NOBILIS GRECIAN LAUREL	15 G./VARIES	10'/15' MATCHED	LOW
		CHILOPSIS LINEARIS TIMELESS BEAUTY DESERT WILLOW	15 G./VARIES	15'/15' MATCHED	LOW
		RHAPHIOLEPIS I. MAJESTIC BEAUTY INDIAN HAWTHORN	15 G./VARIES	10'/10' MATCHED	LOW
ACCENT TREE					
		CERCIS CANADENSIS EASTERN REDBUD	24 BOX	12'/15' MATCHED	MED
BUILDING ENVELOPE					
TREES					
		PYRUS CALLERYANA 'REDSPIRE' FLOWERING PEAR	24 BOX	35'/25' MATCHED	MED
		LAGERSTROEMIA X. ARAPAHO GRAPE MYRTLE	24 BOX	20'/15' MATCHED	LOW
SHRUB AND GROUNDCOVERS					

SHRUBS, GROUND COVER, VINES, PERENNIALS, GRASSES-UNDERSTORY					
BACKGROUND OR FOUNDATION SHRUB MATERIAL					
EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.					
	Botanical Name	Size (Min.)	Spacing (Min.)	Water Use	
	ARCHTOSTAPHYLOS H. MCINN	1 1/2 GAL.	5'o.c.	LOW	
	ARBITUS U. COMPACTA	1 1/2 GAL.	3'o.c.	LOW	
	GREVILLEA CANBERRA	1 1/2 GAL.	6'o.c.	LOW	
	NERIUM OLEANDER 'MRS. ROEDING'	1 1/2 GAL.	6'o.c.	LOW	
	FRANGLIA CALIFORNICA	1 1/2 GAL.	6'o.c.	LOW	
	RHAPHILEPIS JACK EVANS	5 GAL.	6'o.c.	MOD	
	XYLOSMA C. 'COMPACTA'	5 GAL.	3'o.c.	LOW	
FACER SHRUB MATERIAL					
EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0". USED FOR "TERRACING" OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.					
	Botanical Name	Size (Min.)	Spacing (Min.)	Water Use	
	CEANOTHUS SPP.	1 1/2 GAL.	3'o.c.	LOW	
	RHAMNUS 'SAN BRUNO'	5 GAL.	4'o.c.	LOW	
	CISTUS SP.	1 1/2 GAL.	5'o.c.	LOW	
	CALLISTEMON LITTLE JOHN	1 GAL.	3'o.c.	LOW	
	LEPTOSPERMUM SPP.	1 1/2 GAL.	4'o.c.	MOD	
	RHAPHIOLEPIS SPP.	1 1/2 GAL.	4'o.c.	MOD	
	ROSMARINUS O. TUSCAN BLUE	1 GAL.	3'o.c.	LOW	
ACCENT SHRUB MATERIAL					
EVERGREEN OR PERENNIAL SHRUBS TO 3'-0". SOMETIMES LARGER. USED FOR AESTHETIC VALUE IN LANDSCAPE THROUGH BLOOM, LEAF COLOR, OR OVERALL CHARACTER.					
	Botanical Name	Size (Min.)	Spacing (Min.)	Water Use	
	HESPERALOE SPP.	1 GAL.	18'o.c.	MED	
	DIETES SP.	1 GAL.	3'o.c.	LOW	
	HEMEROCALLIS HYBRIDS	1 GAL.	2'o.c.	MED	
	LANADIA SP.	1 GAL.	2'o.c.	LOW	
	MAHONIA A. 'COMPACTA'	1 1/2 GAL.	2'o.c.	LOW	
	CALLISTEMON LITTLE JOHN	1 GAL.	3'o.c.	LOW	
	NANDINA 'HARBOR DWARF'	1 GAL.	3'o.c.	LOW	
	PENNISTEM SP.	1 GAL.	2'o.c.	LOW	
GROUND COVER MATERIAL					
EVERGREEN OR PERENNIAL SHRUBS TO 30" HIGH. USED TO BLANKET LARGER AREAS AND AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.					
	Botanical Name	Size (Min.)	Spacing (Min.)	Water Use	
	ARCHTOSTAPHYLOS SP.	1 GAL.	36'o.c.	LOW	
	BACCHARIS PILULARIS	1 GAL.	24'o.c.	LOW	
	COPROSMA X. KIRKII	1 GAL.	36'o.c.	LOW	
	NANDINA H. DWARF	1 GAL.	24'o.c.	LOW	
	ROSMARINUS O. 'PROSTRATUS'	1 GAL.	36'o.c.	LOW	
	ROSA 'FLOWER CARPET' SP.	1 GAL.	24'o.c.	MED	
	TRACHELOSPERMUM JASMINOIDES	1 GAL.	36'o.c.	MED	
	LONGICERNA INTERRUPTA	1 GAL.	24'o.c.	MED	
	ROSA SPP.	---	---	HIGH	
	TURF SODDED - 'BOLENO' TURF	---	---	MED	
	TURF SODDED - 'NO MOW FESCUE	---	---	MED	
WATER QUALITY AREAS					
EVERGREEN OR PERENNIAL SHRUBS TO 30" HIGH. USED TO BLANKET LARGER AREAS AND AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.					
	Botanical Name	Size (Min.)	Spacing (Min.)	Water Use	
	CORNUS SERICEA	1 GAL.	4'o.c.	MOD	
	FESTUCA RUBRA	1 GAL.	18'o.c.	LOW	
	FESTUCA IDAHOENSIS	1 GAL.	18'o.c.	LOW	
	JUNCUS BALTICUS	1 GAL.	18'o.c.	LOW	
	PRUNUS CISTENA	1 GAL.	5'o.c.	LOW	
	ELIYUS SPP.	1 GAL.	18'o.c.	MOD	
	SALIX PURPUREA	1 GAL.	3'o.c.	LOW	
	SPIREA SPP.	1 GAL.	36'o.c.	LOW	
	ARCHTOSTAPHYLOS LVI URIS	1 GAL.	3'o.c.	LOW	
	MAHONIA COMPACTA	1 GAL.	3'o.c.	LOW	
EASTERN and SOUTHERN BOUNDARY EDGE PLANTING-(EXISTING)					
EVERGREEN BRIGHT TOLERANT. USED TO BLANKET LARGER AREAS AND AS A TRANSITION BUFFER BETWEEN DEVELOPMENT AND OPEN SPACE PARCEL 84. BUFFER TO OPEN SPACE PARCEL USING COMPATIBLE MATERIAL.					
	Botanical Name	Size (Min.)	Spacing (Min.)	Water Use	
	NON-IRRIGATED 'GREEN/GOLD BLEND/SEED	---	---	NA	V LOW
	PYRACANTHA COCCINEA 'LOWBOY'	1 GAL.	3'o.c.	LOW	
	BIG FILTRATION SOD	1 GAL.	18'o.c.	MOD	
	TEUCRIUM X PROSTRATUM	1 GAL.	24'o.c.	LOW	
	ROSA SPP.	1 GAL.	3'o.c.	LOW	
	CORNUS SPP.	1 GAL.	3'o.c.	MOD	
	CEANOTHUS SPP.	1 GAL.	3'o.c.	LOW	

*DENOTES TREE SPECIES TO BE USED IN EASTERN BOUNDARY





NOTE:
SIGNAGE CONFIGURATION AND LAYOUT ARE
CONCEPTUAL AND SHALL BE A SEPARATE
SUBMITTAL

MATERIALS / ELEMENTS

A	CONCRETE PANEL
B	REVEAL, TYP.
C	STONE VENEER
D	DOOR: PAINT TO MATCH ADJACENT
E	STOREFRONT

COLORS / FINISHES

F	LIGHT FIXTURE
G	TENANT SIGNAGE / GRAPHICS
H	METAL CANOPY
I	ARCHITECTURAL TRIM
J	PATIO FENCE

1	PAINT: SHERWIN WILLIAMS-SW7015 "REPOSE GRAY"
2	PAINT: SHERWIN WILLIAMS-SW7019 "GAUNTLET GRAY"
3	PAINT: SHERWIN WILLIAMS-SW7020 "BLACK FOX"
4	STONE: GREY LEUDERS, SPLIT FINISH
5	ANNODIZED ALUMINUM: ARCADIA-AB8 "BLACK"

6	PAINT: SHERWIN WILLIAMS-SW7017 "DORIAN GRAY"
7	PAINT: SHERWIN WILLIAMS-SW7656 "RHINESTONE"

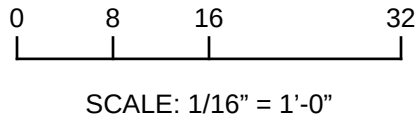


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14501 Artesia Blvd.
La Mirada, CA 90638

NCRSP PARCEL 49 - MPP STAGE 2
LIVING SPACES
ROSEVILLE, CA # 2018-0766

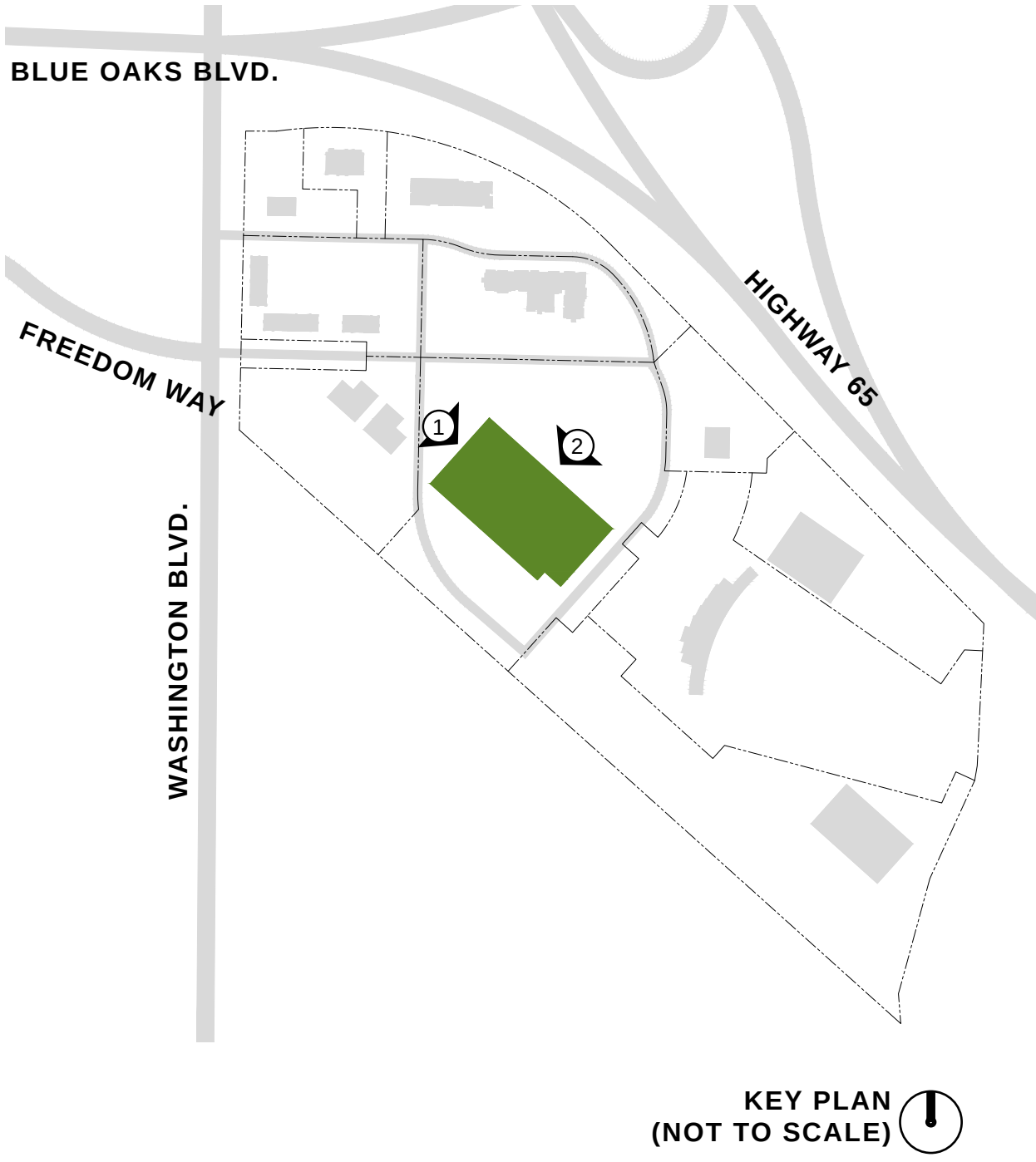
ENTITLEMENT PACKAGE
JANUARY 14TH, 2019



CONCEPTUAL ELEVATIONS



1 RIGHT ELEVATION (NORTHWEST)



KEY PLAN
(NOT TO SCALE)



2 FRONT ELEVATION (NORTHEAST)

NOTE:
SIGNAGE CONFIGURATION AND LAYOUT ARE
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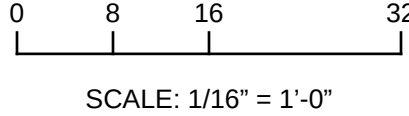


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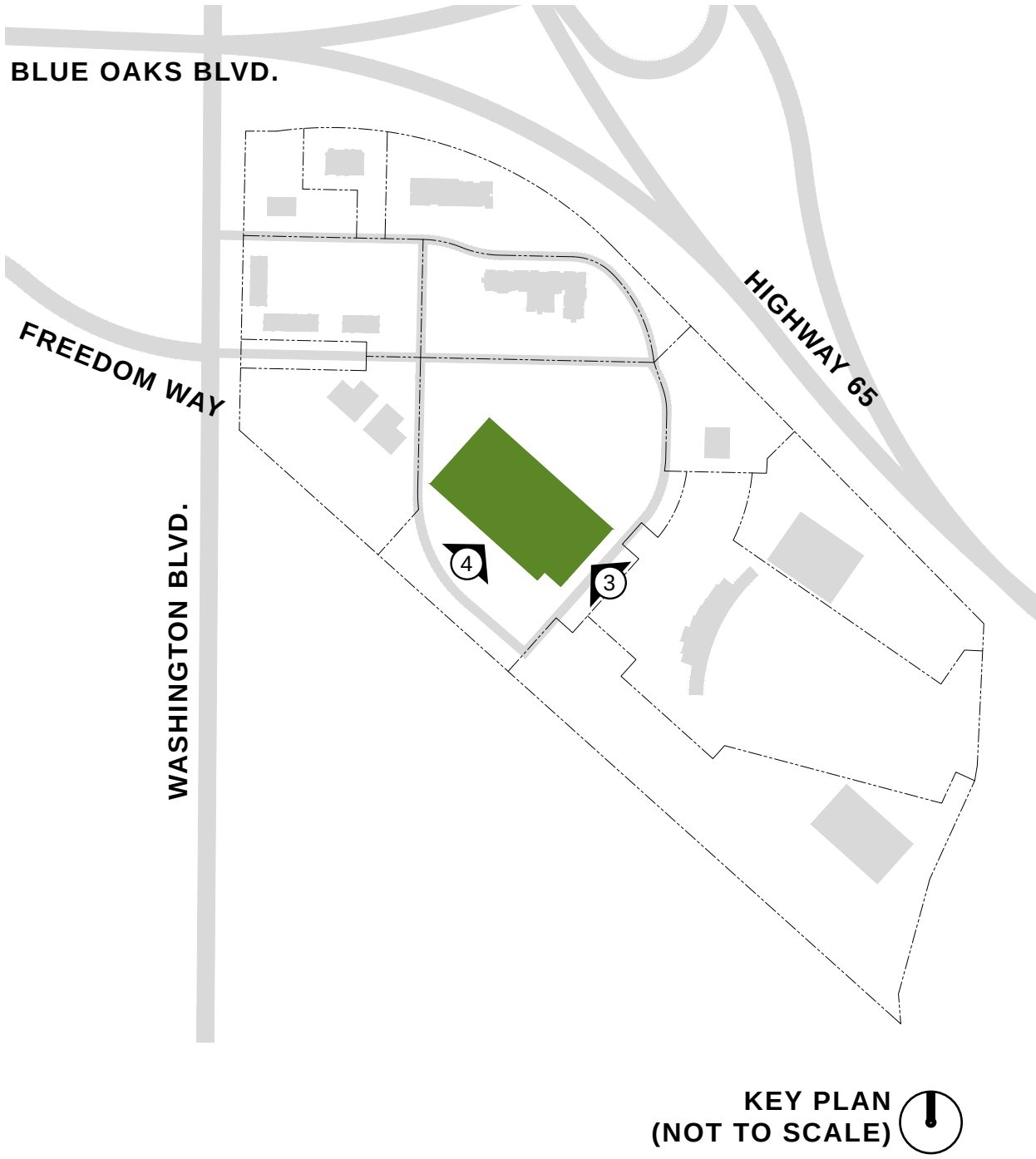
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NCRSP PARCEL 49 - MPP STAGE 2
LIVING SPACES
ROSEVILLE, CA # 2018-0766

ENTITLEMENT PACKAGE
FEBRUARY 11TH, 2019



CONCEPTUAL ELEVATIONS



NOTE:
SIGNAGE CONFIGURATION AND LAYOUT ARE
CONCEPTUAL AND SHALL BE A SEPARATE
SUBMITTAL

MATERIALS / ELEMENTS

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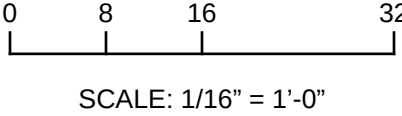


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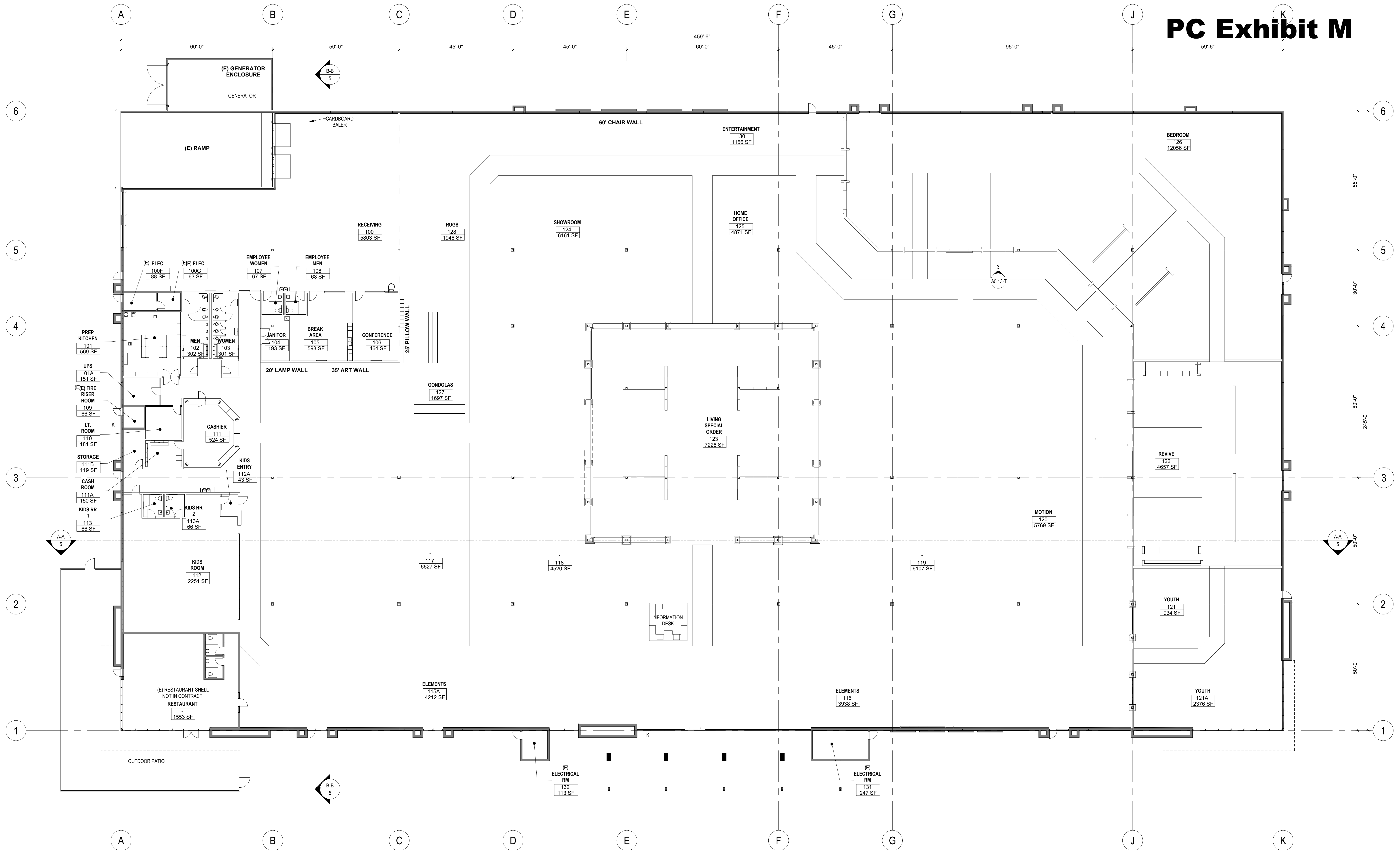
NCRSP PARCEL 49 - MPP STAGE 2
LIVING SPACES
ROSEVILLE, CA # 2018-0766

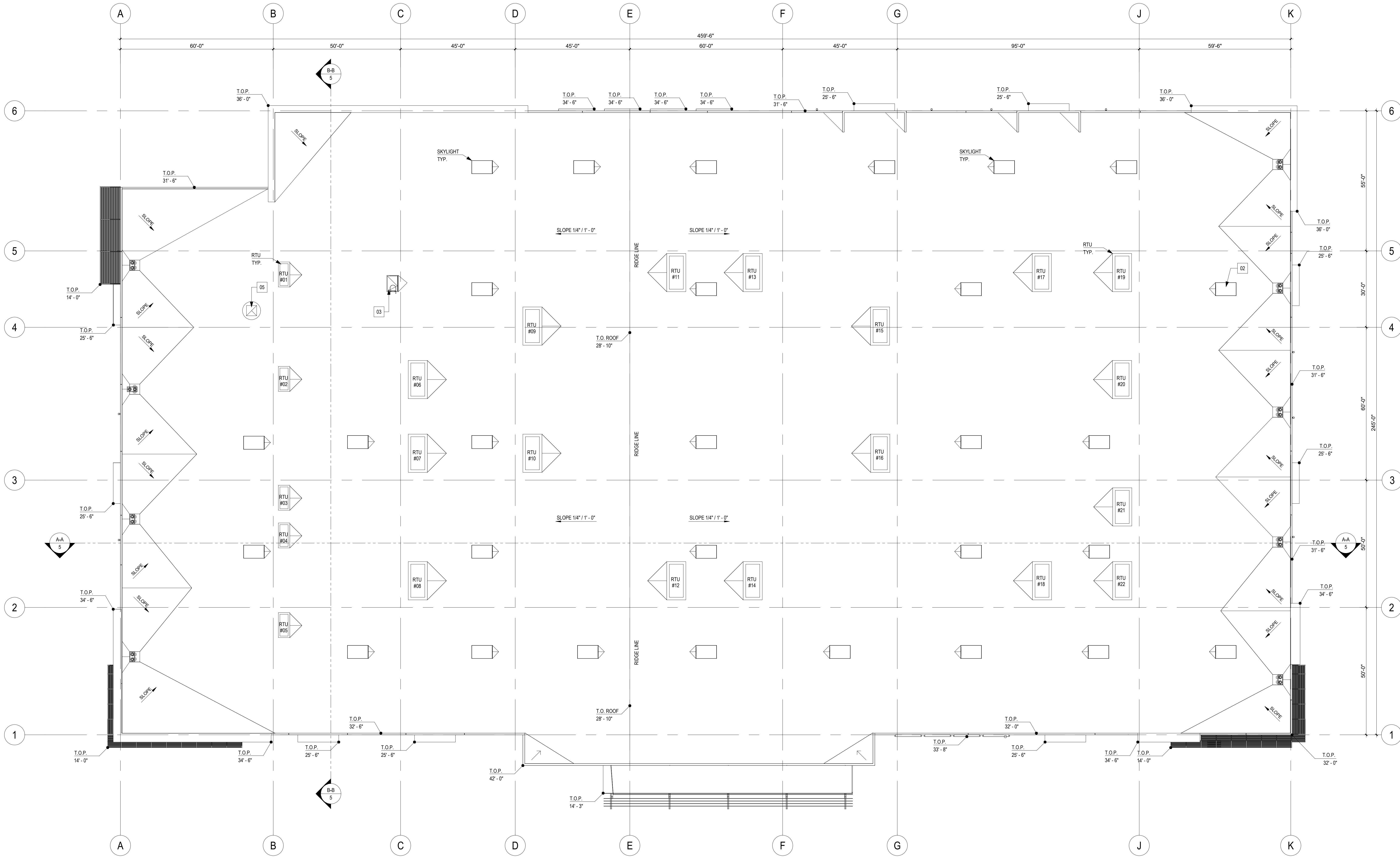
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FEBRUARY 11TH, 2019



CONCEPTUAL ELEVATIONS

PC Exhibit M





ADDENDUM TO NCRSP PCL 49 BAYSIDE CHURCH/TOPGOLF MITIGATED NEGATIVE DECLARATION (ADOPTED FEBRUARY 26, 2015)

Project Title/File Number:	NCRSP PCL 49 – MPP Stage 1 Mod and Stage 2; PL18-0388
Project Location:	1720 Freedom Way; APN 363-022-017-000
Project Description:	The project includes the following entitlements: North Central Roseville Specific Plan Amendment and Parcel 49A Planned Development Ordinance Amendment, Major Project Permit Stage 1 Modification, and Major Project Permit Stage 2 for a furniture store on Parcel 10. The Specific Plan and Ordinance amendments are text-only revisions to remove the limitation on the square footage of retail and restaurant uses permitted on the site and allow general medical services as a principally permitted use. The project also includes a Major Project Permit Stage 1 Modification to divide Parcel 7 into two parcels and Parcel 9 into three parcels; eliminate 16,000 SF of office and add 6,000 SF of restaurant on Parcel 6; eliminate 68,000 SF of office and add 22,000 SF of restaurant on Parcel 7; add 40,000 SF of retail on Parcel 9; eliminate 25,000 SF of office and 130,000 SF of Community Assembly (church), add 108,500 SF of retail and 1,500 SF of restaurant on Parcel 10; and add 24,000 SF of medical office on Parcel 11. The project also includes a Major Project Permit Stage 2 for approval of a 108,500 SF furniture store with a 1,500 SF restaurant.
Project Applicant:	Kris Steward, Phillips Land Law, Inc
Property Owner:	John Stewart, BSO, LLC
Lead Agency Contact:	Lauren Hocker, Senior Planner

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 Guidelines [CEQA] 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 adopted negative declaration 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 for consideration by the hearing body. This Addendum focuses only on those aspects of the project or its impacts which require additional discussion.

Table of Contents

Project Description	3
Purpose and Scope of Addendum	6
Initial Study Checklist	
I. Aesthetics	8
II. Agricultural & Forestry Resources	9
III. Air Quality	10
IV. Biological Resources	11
V. Cultural Resources	13
VI. Geology and Soils	14
VII. Greenhouse Gases	15
VIII. Hazards and Hazardous Materials	16
IX. Hydrology and Water Quality	18
X. Land Use and Planning	20
XI. Mineral Resources	21
XII. Noise	22
XIII. Population and Housing	24
XIV. Public Services	25
XV. Recreation	26
XVI. Transportation / Traffic	27
XVII. Utilities and Service Systems	29
XVIII. Other Considerations	30
XIX. Mandatory Findings of Significance	31
Environmental Determination	33
Attachments	33

PROJECT DESCRIPTION

Project Location

The project is located at the southeastern corner of the intersection of Washington Boulevard, Blue Oaks Boulevard and the Highway 65 southbound onramp. The site is within the North Central Roseville Specific Plan (NCRSP) area of the City of Roseville. The address of the project site is 1720 Freedom Way and includes six parcels within the NCRSP Parcel 49 site (see Figure 1).

Background

The NCRSP Parcel 49 site has been anticipated for development since the 1990 adoption of the NCRSP. In 2000, a project for a Rezone, General Plan, Specific Plan, and Development Agreement Amendment was approved for NCRSP Parcel 49, which established a new Planned Development (PD) zone for a portion of the site that allowed for retail, restaurant, lodging, educational, and office uses in addition to light industrial uses. In 2007, the City Council designated NCRSP Parcel 49 as a Corporate Center Site, which allowed for an increased building height limit and additional square footage, but also restricted the amount of retail or restaurant uses on the site to 20% of the square footage. The additional square footage increased the development potential of the site to 1.2 million square feet. This development potential has been programed in the City's service demand models.

On February 26, 2015, the Planning Commission approved several entitlements for development of the NCRSP Parcel 49 site with the project identified as NCRSP Parcel 49 Bayside Church/Topgolf (File Number PL14-0252). The project included the following:

- 130,000 square feet of community assembly use (Bayside Church), including a 2,800 seat assembly area and 45 classrooms/activity rooms;
- 64,232 square feet of indoor/outdoor recreation use (Topgolf);
- 116,500 square feet of office use (5 buildings);
- 37,800 square feet of retail use (7 buildings);
- 11,200 square feet of restaurant use (3 buildings); and a
- 83,700-square-foot hotel (125 rooms).

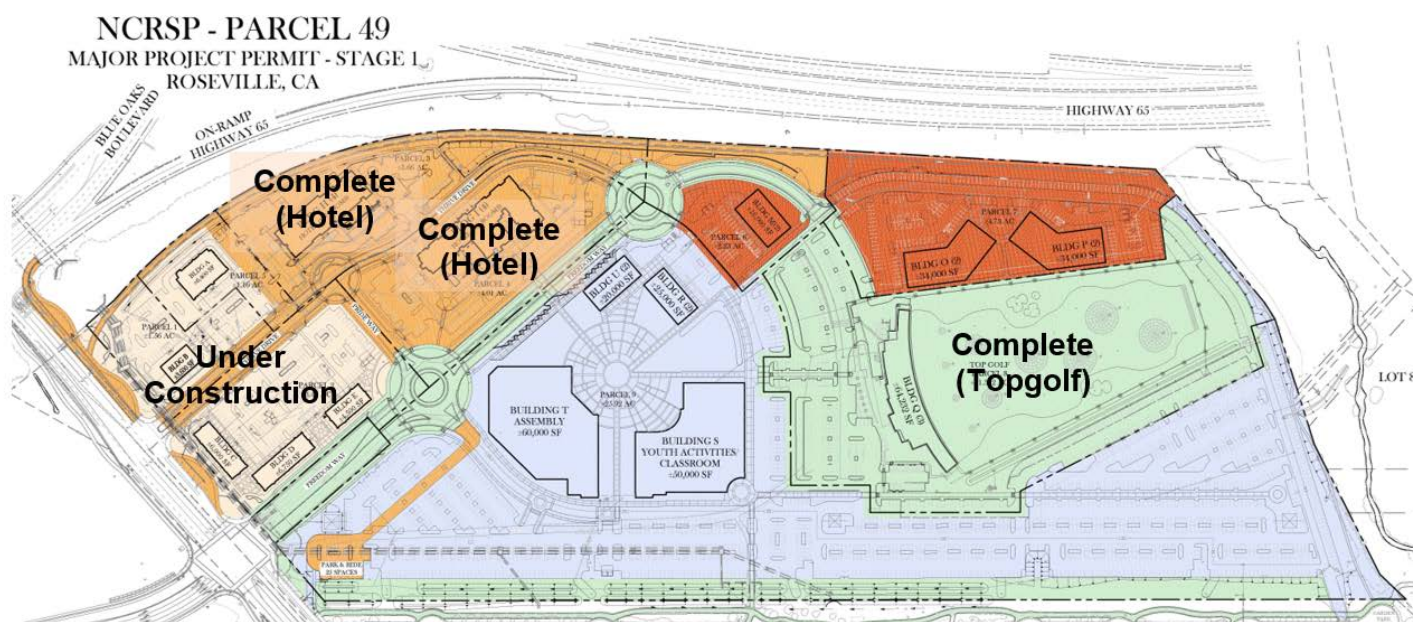
The entitlements included a Major Project Permit (MPP) Stage 1 permit for the site layout, MPP Stage 2 permit for Topgolf, a Conditional Use Permit for Topgolf, and a Tentative Subdivision Map. The MPP entitlement allowed for phased development of the site. A Mitigated Negative Declaration was also adopted which addressed the potential environmental impacts from development of the site with the project.

On October 27, 2016, the Planning Commission approved a MPP Stage 1 Modification permit to modify the uses on the Phase 2A parcels within the NCRSP Parcel 49 site (File Number PL16-0168). The modification replaced the approved buildings with a 104-room hotel and a 107-room hotel. The modification resulted in a reduction of 17,600 square feet of retail uses and 7,500 square feet of office uses and an overall increase of 86 hotel rooms for the NCRSP Parcel 49 site. Also approved was the building architecture and on-site improvements for the two hotel parcels, identified as Phase 2A, as well as a Lot Line Adjustment.

On December 14, 2017, the Planning Commission approved second MPP Stage 1 Modification to change the approved site layout for Parcels 1, 2, and 5. The project increased restaurant square footage by 5,475 square feet and decreased retail square footage by 9,625 square feet. The project included a Major Project Permit Stage 2 for the four single-story restaurant and retail buildings on Parcels 1, 2, and 5 (File Number PL17-0055).

The current approved site plan for Parcel 49 is shown in Figure 1. The areas shown in light green are the Phase 1 improvements, which include Topgolf, the primary road through the site, and the landscaping area between the site and the nearby residential neighborhoods; these improvements have all been completed. The orange areas are part of Phase 2A, which includes both hotels, additional connecting roads and parking, Washington Boulevard frontage improvements, and a park and ride lot; these improvements have all been completed. The tan areas along the Washington Boulevard frontage are part of Phase 2B, which includes retail and restaurant pad buildings; these improvements are under construction and are nearing completion. The remainder of the approved site plan (dark orange and light blue) is undeveloped, and is the subject of the current proposed modification.

Figure 1: Current Approved Site Plan/Phasing



Environmental Setting

The approximately 59-acre project site is located within a developed area of the City of Roseville. The site is partially developed, as mentioned in the Background section. The entire site has been graded and portions are under active construction. No biological or other resources remain on the site.

As shown in the table below, the site is adjacent to State Route 65. Properties to the south have a land use designation of Low Density Residential and are developed with single-family homes. The property to the east has a land use designation of Open Space and includes a tributary of Pleasant Grove Creek. The properties to the west are part of the partially developed Blue Oaks Commerce Center, which is anticipated for a mix of office and industrial uses, and currently contains a large office building.

Location	Zoning	General Plan Land Use	Actual Use of Property
Site	PD/SA-NC & M1/SA-NC	Light Industrial	Commercial
North	Roadway	Roadway	State Route 65
South	RS	Low Density Residential	Single-family Residential
East	OS	Open Space/Flood Plain	Open Space
West	M2	Industrial	Office

Proposed Project

The proposed project layout and phasing are shown in Figure 2, and the proposed project uses compared to previously approved uses are shown in Table 1. As shown, the proposed project will take the remaining two phases on the site and divide these into three phases, as follows: one phase (in light blue) for the proposed Living Spaces furniture store and parking areas, one phase (in dark blue) for the pad buildings near Topgolf, and one phase for the remainder of site development. As shown in the figure, the project replaces three offices with restaurant pads, removes two buildings, replaces Bayside Church with the Living Spaces furniture store, and adds two new medical offices and one new retail building. While the project increases the number of buildings on the site from 15 to 16 buildings, the project would decrease the total square footage approved on the site by 44,123 square feet. The project does not change the development footprint of the site.

Figure 2: Current Approved Site Plan/Phasing

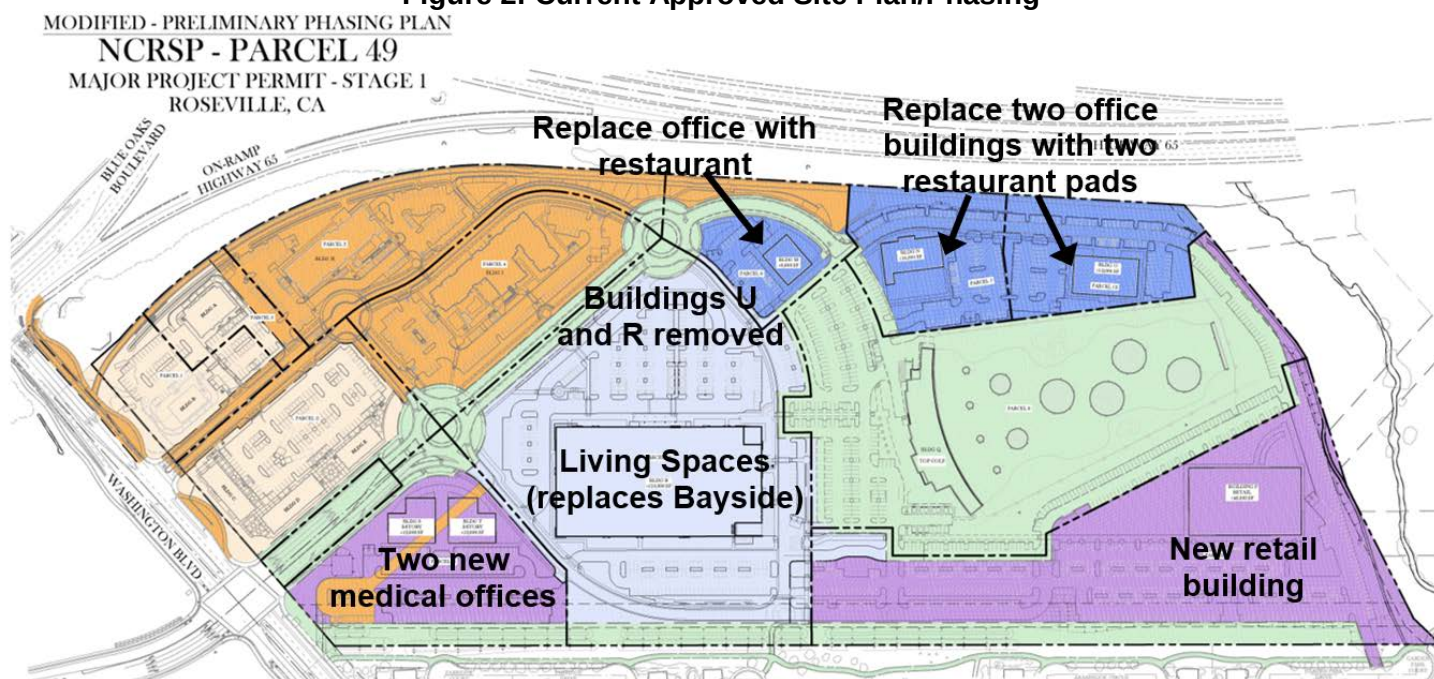


Table 1: Comparison of Approved and Proposed Uses

Use Summary	Originally Approved ¹	Currently Approved ²	Proposed
Hotel	83,700 SF (125 rooms)	148,790 SF (211 rooms)	148,790 SF (211 rooms)
Restaurant	11,200 SF	16,675 SF	46,175 SF
Retail	37,800 SF	10,575 SF	159,075 SF
Office	116,500 SF	109,000 SF	24,000 SF
Community Assembly	130,000 SF	130,000 SF	0 SF
Recreation	64,232 SF	64,232 SF	64,232 SF
TOTAL	446,732	479,272	435,149

1. File Number PL14-0252

2. File Number PL17-0055

The project would change the mix of uses on the site. The approved site uses include over 100,000 square feet of office uses and 130,000 square feet of community assembly for Bayside Church. The applicant proposes to remove all 130,000 square feet of community assembly uses and reduce the office use by 85,000 square feet, while increasing retail uses by 150,000 square feet. The NCRSP and the Parcel 49A Planned Development Ordinance designate the property as a Corporate Center, which includes a minimum amount of office square footage and restricts the percentage of the site which can be developed with retail uses. The purpose of these restrictions is to promote and support major corporate research and development users. However, a corporate user for the site has not been identified, and at this time the applicant is proposing to remove the corporate center restrictions. The project includes a text-only amendment to the NCRSP and a text-only amendment to the Parcel 49A Planned Development Ordinance, which will remove the Corporate Center designation, remove the restrictions on the amount of retail on the site, and add general medical offices as a permitted use.

PURPOSE AND SCOPE OF ADDENDUM

As discussed in the Background section, a Mitigated Negative Declaration (MND) for the NCRSP PCL 49 Bayside Church/Topgolf project was adopted on February 26, 2015. The MND covered development of the entire NCRSP Parcel 49 project site. The MND, supporting Initial Study, and related attachments are included as Attachment 1 of this Addendum. The adopted MND analyzed impacts related to aesthetics, agricultural and forestry resources, air quality and greenhouse gases, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, transportation/traffic, and utilities and service systems. The proposed project is substantially consistent with the previous development project contemplated in the MND, and would reduce the previously-evaluated project square footage by approximately 44,000 square feet.

The analyses below rely on the MND analysis with minor supplements or technical updates where appropriate. Most of the project impacts remain identical to the impacts of the MND because the proposed project changes the anticipated commercial use types but does not change the development footprint, overall circulation and utilities plan, or mass grading assumptions for the site. No changes are proposed to the land use or zoning designation of the site. Impacts to physical resources (such as agricultural land, biological resources, etc.) are based on the grading and development of an area, not on the proposed use types of the buildings (i.e. restaurant vs. retail) on the property. For other types of impacts which are affected by use type and square footage, the project uses reduce or maintain the same level of potential impacts, as discussed in this Addendum.

ENVIRONMENTAL CHECKLIST FOR ADDENDUM ENVIRONMENTAL REVIEW

The purpose of this checklist is to evaluate the categories in terms of any “changed condition” (i.e. changed circumstances, project changes, or new information of substantial importance) that may result in a changed environmental result. A “no” answer does not necessarily mean there are no potential impacts relative to the environmental category, but that there is no change in the condition or status of the impact since it was analyzed and addressed in prior environmental documents.

EXPLANATION OF CHECKLIST EVALUATION CATEGORIES

Where Impact was Analyzed

This column provides a cross-reference to the pages of the prior environmental documents where information and analysis may be found relative to the environmental issue listed under each topic.

Do Proposed Changes Involve New 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.

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.

Any 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. Either “yes” or “no” will be answered to indicate whether there is new information showing that: (A) the project will have one or more significant effects not discussed in the prior environmental documents; (B) that significant effects previously examined will be substantially more severe than shown in the prior environmental documents; (C) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or (D) that mitigation measures or alternatives which are considerably different from those analyzed in the prior environmental documents would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. If “no,” then no additional environmental documentation (supplemental or subsequent EIR) is required.

Mitigation Measures Implemented or Addressing Impacts

Pursuant to Section 15162(a)(3) of the CEQA Guidelines, this column indicates whether the prior environmental documents provide mitigation measures to address effects in the related impact category. In some cases, the mitigation measures have already been implemented. A “yes” response will be provided in any instance where mitigation was included, regardless of whether the mitigation has been completed at this time. If “none” is indicated, this environmental analysis concludes a significant impact does not occur with this project, no mitigation was previously included, and no mitigation is needed.

DISCUSSION AND MITIGATION SECTIONS**Discussion**

A discussion of the elements of the checklist is provided under each environmental category in order to clarify the answers. The discussion provides information about the particular environmental issue, how the project relates to the issue and the status of any mitigation that may be required or has already been implemented.

Mitigation Measures

Applicable mitigation measures from the prior environmental review that apply to the project are listed under each environmental category.

Conclusions

A discussion of the conclusion relating to the analysis contained in each section.

CHECKLIST

I. Aesthetics

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a. Have a substantial adverse effect on a scenic vista?	Page 10	No	No	No	None
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Same	No	No	No	None
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	Same	No	No	No	None
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Same	No	No	No	None
Discussion: The primary aesthetic disruption is due to the conversion of an undeveloped site to urban development. This impact was covered in the MND. Furthermore, the removal of the Corporate Center designation on the site lowers the permitted building heights on the property. The Findings of Fact for the CEQA Implementing Procedures (discussed in the MND) indicate that compliance with the Community Design Guidelines (Resolution 95-347), and applicable Specific Plan Policies and/or Specific Plan Design Guidelines will prevent significant impacts related to construction of buildings in urban settings. 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 FEIR have occurred” relative to aesthetic resources. Mitigation Measures: None required for this Project.					

II. Agricultural & Forestry Resources

	Where Impact Was Analyzed in Prior Environmental Documents	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Page 11	No	No	No	None
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	Same	No	No	No	None
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	Same	No	No	No	None
d) Result in the loss of forest land or conversion of forest land to non-forest use?	Page 12	No	No	No	None
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	Same	No	No	No	None
Discussion: The MND concluded there were no resources to be affected by conversion of the site to urban uses. This conclusion remains appropriate for this Project. 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 FEIR have occurred.” Mitigation Measures: None required for this Project.					

III. Air Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with or obstruct implementation of the applicable air quality plan?	Page 12	No	No	No	None
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Same	No	No	No	None
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)?	Same	No	No	No	None
d) Expose sensitive receptors to substantial pollutant concentrations?	Page 13	No	No	No	None
e) Create objectionable odors affecting a substantial number of people?	Same	No	No	No	None

Discussion: The MND concluded that construction emissions were below significance thresholds adopted by the Placer County Air Pollution Control Board (PCAPCD), and that standard dust control and other construction measures would be sufficient to avoid construction impacts. The analysis further found that operational emissions were below adopted PCAPCD significance thresholds. The MND further found that there are no substantial odor-producers in the vicinity, and the probable uses on the site would not produce substantial odors. The MND also concluded that the operational emissions of the project would be below the identified thresholds. An updated air quality analysis was prepared for the proposed project, because although the project reduces square footage on the site, it also changes the proposed uses. The air quality study, prepared by Raney Planning and Management and dated April 2019, is included as Attachment 2. The study evaluated both construction and operational emissions of the proposed project as compared to current adopted thresholds and standards.

The project's construction and operational emissions were quantified using the California Emissions Estimator Model (CalEEMod), version 2016.3.2. Model defaults were adjusted to reflect the project-specific information developed as part of the updated traffic impact study prepared for the project (see the Traffic and Circulation section of this Addendum). The construction analysis found maximum daily emissions to be 12

lbs/day of ROG, 51.1 lbs/day of NO_x, and 18 lbs/day of PM₁₀. These values are well below the significance threshold of 82 lbs/day currently adopted by the PCAPCD. The operational analysis found maximum daily emissions of 9.14 lbs/day of ROG, 23.08 lbs/day of NO_x, and 9.18 lbs/day of PM₁₀. These values are well below the significance threshold of 55 lbs/day for ROG or NO_x and 82 lbs/day of PM₁₀ currently adopted by the PCAPCD. Therefore, the project's construction and operational air quality emissions remain less than significant, which is consistent with the conclusion and analysis within the MND. 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 FEIR have occurred."

Mitigation Measures: None required for this Project.

IV. Biological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Page 24	No	No	No	None
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Same	No	No	No	None

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?	Same	No	No	No	None
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Same	No	No	No	None
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Page 25	No	No	No	None
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?	Same	No	No	No	None

Discussion: The MND acknowledged that on-site biological resources have been evaluated on multiple occasions, that no biological resources are present on the site, and all required permits for site development related to biological resources were obtained and effectuated. At this time, the entire site has been mass graded and more than 50% of the site is developed. The proposed project does not change the previously evaluated and approved development footprint, and does not result in any new or modified impacts to biological resources. 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 FEIR have occurred.”

Mitigation Measures: None required for this Project.

V. Cultural, Archeological, or Paleontological Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Cause a substantial adverse change in the significance of an historic resource as defined in Section 15064.5?	Page 26	No	No	No	None
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	Page 27	No	No	No	None
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Same	No	No	No	None
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	Same	No	No	No	None
Discussion: The MND discussed the potential for subsurface remains or deposits to be found on the site were unlikely due to previous surveys of the plan area. However, the MND applied the City's standard construction measures, which require cessation of work should any item of cultural interest be found, to ensure the project will have a less than significant impact on cultural resources. This condition remains applicable to the proposed project and no additional mitigation measure is required. 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 FEIR have occurred." Mitigation Measures: None required for this Project.					

VI. Geology and Soils

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	Page 27	No	No	No	None
i) Ruptures of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)	Same	No	No	No	None
ii) Strong seismic ground shaking?	Page 28	No	No	No	None
iii) Seismic-related ground failure, including liquefaction?	Same	No	No	No	None
iv) Landslides?	Same	No	No	No	None
b) Result in substantial soil erosion or the loss of topsoil?	Same	No	No	No	None
c) Be located in a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Same	No	No	No	None
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Same	No	No	No	None

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?	Same	No	No	No	None
Discussion: The MND indicated that compliance with existing regulations and permit requirements would be sufficient to avoid impacts related to these issues. This conclusion remains appropriate for this Project. 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 FEIR have occurred.” Mitigation Measures: None required for this Project.					

VII. Greenhouse Gases

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Page 13	No	No	No	None
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Same	No	No	No	None
Discussion: An updated greenhouse gas analysis was prepared for the proposed project, because although the project reduces square footage on the site, it also changes the proposed uses. The study, prepared by Raney Planning and Management and dated April 2019, is included as Attachment 2. The study evaluated both construction and operational emissions of the proposed project as compared to current adopted thresholds and standards, using CalEEMod. The study indicates the project will emit 219.5 metric tons of carbon dioxide equivalent (MT CO_{2e}) annually during the construction of the project, and 3,862.8 MT CO_{2e} annually during operation. The PCAPCD has adopted a de minimus threshold of 1,000 MT CO_{2e} annually; project emissions below this threshold are determined to be less than significant. For emissions above this threshold, the PCAPCD has adopted an efficiency threshold of 26.5 MT CO_{2e}/1,000 square feet annually. Project construction emissions are below the de minimus threshold. When divided by the proposed square footage, operational project emissions result in 19.1 MT CO_{2e} annually, which is below					

the significance threshold. 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 FEIR have occurred.”

Mitigation Measures: None required for this Project.

VIII. Hazards and Hazardous Materials

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Page 29	No	No	No	None
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Same	No	No	No	None
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Same	No	No	No	None
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Same	No	No	No	None

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?	Same	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing in the project area?	Page 30	No	No	No	None
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Same	No	No	No	None
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Same	No	No	No	None
Discussion: The MND considered that the church, commercial, and office uses proposed for the site do not typically store and/or transport large quantities of hazardous materials. The MND concluded that the City's existing regulations and permits would prevent significant impacts as it relates to construction activities on the site and the future tenant's storage and handling of any unanticipated hazardous materials. The proposed project use types remain consistent with the commercial uses considered with the MND. The proposed project's increase in restaurant and retail uses on the site does not significantly change the project's potential impacts related to hazardous materials. 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 FEIR have occurred." Mitigation Measures: None required for this Project.					

IX. Hydrology and Water Quality

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Violate any water quality standards or waste discharge requirements?	Page 31	No	No	No	None
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Same	No	No	No	None
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?	Same	No	No	No	None
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site?	Same	No	No	No	None
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?	Same	No	No	No	None
f) Otherwise substantially degrade water quality?	Page 32	No	No	No	None

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Same	No	No	No	None
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	Same	No	No	No	None
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?	Same	No	No	No	None
j) Inundation by seiche, tsunami, or mudflow?	Same	No	No	No	None

Discussion: The MND indicated that there are no floodplains affecting the project site and there would be no impact with respect to flooding, and that existing regulations and permits would ensure that water quality and stormwater impacts would be less than significant. The proposed project does not change the development footprint, and the revisions to the site plan have been evaluated by the City to ensure the design continues to meet current adopted stormwater quality design standards. 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 FEIR have occurred.”

Mitigation Measures: None required for this Project.

X. Land Use and Planning

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Physically divide an established community?	Page 34	No	No	No	None
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Same	No	No	No	None
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	Same	No	No	No	None
Discussion: The MND indicated that there would be no impact with respect to these criteria, and that the project was consistent with the policies of the Zoning Ordinance, NCRSP, and General Plan which are adopted for the purpose of avoiding environmental effects. The proposed project includes amendments of the Specific Plan and the Planned Development Ordinance affecting the property, but these changes have no impacts related to environmental policies. 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 FEIR have occurred.” Mitigation Measures: None required for this Project.					

XI. Mineral Resources

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Page 36	No	No	No	None
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Same	No	No	No	None
Discussion: The MND indicated that there were no significant mineral resources in the area. This conclusion remains appropriate for this project. 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 FEIR have occurred.” Mitigation Measures: None required for this Project.					

XII. Noise

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents' Mitigation Measures Implemented or Addressing Impacts.
a) Exposer 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?	Page 36	No	No	No	Yes
b) Exposure of persons to or generation of excessive ground borne vibration of ground borne noise levels?	Same	No	No	No	None
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Same	No	No	No	Yes
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Page 37	No	No	No	Yes
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?	Same	No	No	No	None
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Same	No	No	No	None

Discussion: The MND addressed construction noise, and found the impact to be less than significant. In terms of operational noise, two noise studies were completed to evaluate the potential noise impacts on the adjacent residential properties. Based on the proposed uses and the proposed site plan, the Parcel 49 noise studies concluded that noise produced from the on-going operation of the project, with the exception of the Topgolf facility, will not generate noise that exceeds the Noise Ordinance regulations or result in a substantial permanent increase in existing ambient noise conditions. Mitigation measures were applied to ensure the noise levels from Topgolf would be reduced to less than significant noise levels. Topgolf is constructed and the mitigation measures have been implemented.

The proposed project adds additional retail and restaurant space to the site; in general, such uses do not generate substantial noise. However, the Living Spaces furniture store includes a loading dock and the expectation of limited truck traffic, and the project changes the overall trip generation, and therefore an updated noise analysis was prepared by Bollard Acoustical Consultants, Inc (Attachment 3, dated April 5, 2019) to assess potential impacts. The noise analysis included taking existing ambient noise measurements, and evaluating the potential noise impacts of increases in traffic and the introduction of new fixed noise sources, such as the loading dock. The analysis of traffic noise found that noise volumes of the project were consistent with the noise volumes projected in the MND and Addendums; the project does not result in any new significant transportation noise. The evaluation of operational noise found that if truck traffic enters the site from the rear of the building during nighttime hours (10 p.m. to 7 a.m.), noise volumes would exceed City standards by 2 dB. The Living Spaces operations do not generally include nighttime truck trips, only use smaller box trucks, and have one to three such truck deliveries per day. Therefore, the project is unlikely to result in an impact. Nonetheless, mitigation has been included to require that if truck trips occur during nighttime hours, the truck shall not travel behind the building. The measure will ensure the project does not result in any new impacts. The noise analysis found that all other sources of noise would be below the City's noise standards.

The project will not create new, unmitigated impacts not previously analyzed and therefore the previous findings remain appropriate to this project. 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 FEIR have occurred."

Mitigation Measure Add NOI-1: All truck deliveries which occur during the nighttime hours of 10 p.m. to 7 a.m. shall access/depart the loading dock area via a circulation route to the north of the building; during this time period, trucks shall not use travel paths at the rear of the building. This measure shall be recorded as part of the Covenants, Conditions, and Restrictions (CC&Rs) for the property.

XIII. Population and Housing

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Page 39	No	No	No	None
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Page 40	No	No	No	None
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Same	No	No	No	None
Discussion: The MND concluded that the site development was not housing-related, was consistent with the land use designations and thus would not induce unplanned growth, and would not displace housing. This conclusion remains appropriate for this Project. 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 FEIR have occurred.” Mitigation Measures: None required for this Project.					

XIV. Public Services

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any the public services:					
a) Fire protection?	Page 40	No	No	No	None
b) Police protection?	Same	No	No	No	None
c) Schools?	Same	No	No	No	None
d) Parks?	Page 41	No	No	No	None
e) Other public facilities?	Same	No	No	No	None
Discussion: The MND indicates that the City's General Plan examined Citywide service needs based on land use designations, so any project consistent with existing land use designations would not negatively impact services. The proposed project remains consistent with the land use designation of the site, and therefore this conclusion remains appropriate for this Project. 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 FEIR have occurred." Mitigation Measures: None required for this Project.					

XV. Recreation

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would occur or be accelerated?	Page 42	No	No	No	None
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Same	No	No	No	None
Discussion: As indicated in the MND, development of the property with commercial uses does not result in any additional recreational facility demand. 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 FEIR have occurred.” Mitigation Measures: None required for this Project.					

XVI. Transportation/Traffic

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	Page 42	No	No	No	Yes
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?	Page 43	No	No	No	Yes
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?	Same	No	No	No	None
d) Substantially increase hazards due to a design feature(s) (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Same	No	No	No	None
e) Result in inadequate emergency access?	Same	No	No	No	None

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?		No	No	No	
Discussion: A traffic impact analysis was prepared for the original approval of the project, and for its subsequent modification. Based on the results of the study, the MND and subsequent Addendums found that with mitigation the traffic impacts would be less than significant. The mitigation measures required a dedicated right-turn lane onto HWY 65 from Washington Boulevard with the development of Phase 2A of the site, and with the Bayside Church MPP Stage 2 application, a traffic management plan and operational plan showing a 60 minute separation between service start and end times. A supplemental analysis was prepared by Fehr and Peers (see Attachment 4) for the proposed project, to evaluate any changes in traffic impacts which would result from the changes in use. The original traffic impact study examined weekend traffic in addition to weekday traffic, because the proposed Bayside Church peak traffic would have occurred on Sunday. However, the proposed project removes the church use, and so the traffic impact analysis focuses on weekday traffic. The study evaluates multiple scenarios: Baseline No Project conditions, Baseline Plus Approved Uses, and Baseline Plus Proposed Uses. The analysis found that while the Project will increase the number of anticipated trips during peak weekday hours, project impacts will be consistent with the impacts identified within the MND. Furthermore, the proposed project will generate less than 50% of the trips which are assumed within the Citywide traffic model used for the City's General Plan. 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 FEIR have occurred." Mitigation Measures: None required for this Project. Mitigation was included for the original project, requiring a right-turn pocket on Washington Boulevard (MM-3), and both a Traffic Management Plan and Operational for Bayside Church (MM-4 and MM-5). The proposed project removes Bayside Church from the site plan and replaces it with a furniture store, so MM-4 and MM-5 are no longer required. The updated Mitigation Monitoring and Reporting Program for the project does not include these measures.					

XVII. Utilities and Service Systems

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Page 47	No	No	No	None
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Same	No	No	No	None
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Page 48	No	No	No	None
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Same	No	No	No	None
e) Result in a determination by the wastewater treatment provider which serves the project that it has adequate capacity to serve the project's projected demand in addition of the provider's existing commitments?	Same	No	No	No	None
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Same	No	No	No	None
g) Comply with federal, state, and local statutes and regulations related to solid waste?	Same	No	No	No	None

Discussion: The MND found that the previous project would have a less than significant impact on utilities and services. The proposed project has been analyzed by City and external service and utility providers, and has been found to be consistent with standards, and utilities and service demands are within the scope of the previously analyzed project. 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 FEIR have occurred.”

Mitigation Measures: None required for this Project.

XVIII. Other Considerations

Since the publication of the MND and its subsequent Addendums, the Office of Planning and Research (OPR) has updated CEQA Guidelines Appendix G (Environmental Checklist Form). These updates address legislative changes to CEQA, clarify language, and update language consistent with case law. None of the changes to the checklist require new analysis related to impacts which were not known or which could not have been known at the time the MND was prepared. The majority of the checklist changes clarify language, reorganize existing language, or eliminate analysis requirements. For analysis requirements which have been eliminated, this is in response to case law affirming that analysis must focus on impacts caused by the project, not impacts to the project. An example of each of these types of changes is included below:

- Cultural Resources (a): Cause a substantial adverse change in the significance of an historic resource ~~as defined in~~ pursuant to Section 15064.5?

The replacement of “as defined in” with “pursuant to” is a phrasing change which has no impact on required analysis.

- Cultural Resources (c) has been moved to Geology and Soils (f).

Moving the topical section of this analysis requirement (which is related to paleontological resources) from Cultural Resources to Geology and Soils has no impact on required analysis.

- Noise (b): ~~Exposure of persons to or~~ gGeneration of excessive ground borne vibration of ground borne noise levels?

The above changes redirect the analysis from considering overall exposure of persons to ground borne vibration, and focus the analysis on any ground borne vibration generated by a project. This same change is reflected in all other checklist questions related to noise. Therefore, the MND includes more analysis than is currently required, because it included analysis related to exposing neighboring areas to noise, but also analyzed the effect of noise on the proposed uses; the latter analysis is no longer required.

The updated CEQA Guidelines Appendix G also includes two new sections (Tribal Cultural Resources and Energy) and includes new and modified requirements as part of the Transportation/Traffic section. Although Tribal Cultural Resources section is new, the analysis of this impact area was

included in the MND as part of the Cultural Resources section. The new Energy section was formerly included in CEQA Guidelines Appendix F, but has been moved into the Appendix G, so while it is new to the checklist it is not new to the CEQA Guidelines. The changes to the Transportation/Traffic section—which is now called simply Transportation—refocuses the analysis on vehicle miles traveled (VMT). However, while OPR has promulgated these changes, the legislation requiring the use of VMT in CEQA analysis specifies that the requirement for lead agencies to use VMT goes into effect on July 1, 2020. Therefore, a VMT analysis is not currently required, and has not been included in this Addendum.

Based on the foregoing, none of the modifications to CEQA Guidelines Appendix G require new analysis related to impacts which were not known or which could not have been known at the time the MND was prepared. Therefore, an Addendum is the appropriate environmental document to describe the impacts of the proposed project.

XIX. Mandatory Findings of Significance

	Where Impact Was Analyzed in Prior Environmental Documents.	Do Proposed Changes Involve New Significant Impacts or Substantially More Severe Impacts?	Any New Circumstances Involving New Significant Impacts or Substantially More Severe Impacts?	Any New Information Requiring New Analysis or Verification?	Prior Environmental Documents Mitigation Measures Implemented or Addressing Impacts.
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, threatened or rare species, or eliminate important examples of the major periods of California history or prehistory?	Page 49	No	No	No	None
b) Does the project have impacts which are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	Same	No	No	No	None

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Same	No	No	No	None
Discussion: The MND indicted that because development of the site would be consistent with existing land use designations, that any cumulative impacts had already been addressed via the City's General Plan and the NCRSP. This conclusion remains appropriate for this Project. The Amoruso Ranch EIR, which included an updated Citywide analysis, evaluated the potential for cumulative impacts. The proposed project would make minor modifications to the type of uses on the site, but results in less square footage than previously assumed, and results in less development than was assumed within the Amoruso Ranch EIR. Therefore the project would not substantially increase the severity of the identified significant cumulative impacts. Pursuant to CEQA Guidelines Section 15164, subdivision (a), the City finds that "none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred" relative to the mandatory findings.					

ENVIRONMENTAL DETERMINATION:

In reviewing the site specific information provided for this project and acting as Lead Agency, the City of Roseville, Development Services Department, Planning Division has analyzed the potential environmental impacts created by this project and determined that the findings of CEQA Section 15162 concerning the decision not to prepare a subsequent EIR 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 the Addendum to the NCRSP PCL 49 Bayside Church/Topgolf Mitigated Negative Declaration, 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 Prepared by:

Lauren Hocker, Senior Planner
City of Roseville, Development Services–Planning Division

Attachments:

1. NCRSP PCL49 Bayside Church/Topgolf Initial Study and MND
2. Air Quality and Greenhouse Gas Analysis
3. Noise and Vibration Analysis
4. Traffic Impact Study

Due to length, attachments are available to view at the Permit Center, 311 Vernon Street, Roseville CA 95678 during normal business hours, or online at www.roseville.ca.us/planning, on the Projects of Interest page (Parcel 49 - Living Spaces). The direct link is:

<https://www.roseville.ca.us/cms/One.aspx?portalId=7964922&pageId=8774480>

**DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION**

311 Vernon Street, Roseville, CA 95678 (916) 774-5276

MITIGATION MONITORING AND REPORTING PROGRAM

Project Title/File Number:	NCRSP PCL 49, as amended/PL14-0252, PL16-0168, PL17-0055, PL18-0388
Project Location:	1720 Freedom Way; APN 363-022-017-000
Project Description:	The project is to develop the North Central Roseville Specific Plan Parcel 49 site with a mix of uses, including retail, restaurant, outdoor sports and recreation, and offices.
Environmental Document	Mitigated Negative Declaration
Project Applicant:	Kris Steward, Phillips Land Law, Inc
Property Owner:	John Stewart, BSO, LLC
Lead Agency Contact Person:	Lauren Hocker, Senior Planner

Section 21081.6 of the California Public Resources Code requires public agencies to "adopt a reporting and monitoring program for the changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment." This Mitigation Monitoring and Reporting Program has been adopted for the purpose of avoiding environmental impacts

MONITORING PROCESS: Existing monitoring mechanisms are in place that assist the City of Roseville in meeting the intent of CEQA. These existing monitoring mechanisms eliminate the need to develop new monitoring processes for each mitigation measure. These mechanisms include grading plan review and approval, improvement/building plan review and approval and on-site inspections by City Departments. Given that these monitoring processes are requirements of the project, they are not included in the mitigation monitoring program.

It shall be the responsibility of the project applicant/owner to provide written notification to the City using the Mitigation Verification Cover Sheet and Forms, in a timely manner, of the completion of each Mitigation Measure as identified on the following pages. The City will verify that the project is in compliance with the adopted Mitigation Monitoring and Reporting Program. Any non-compliance will be reported by the City to the applicant/owner, and it shall be the project applicant's/owner's responsibility to rectify the situation by bringing the project into compliance. The purpose of this program is to ensure diligent and good faith compliance with the Mitigation Measures which have been adopted as part of the project.

TABLE OF MITIGATION MEASURES					
Mitigation Measure	Implementation	Timing	Reviewing Party	Documents to be Submitted to City	Staff Use Only
MM-1: The Topgolf plans submitted for a building permit shall incorporate all noise mitigation measures related to the building design that are listed in the Topgolf Noise Study (BAC, 12/8/14). The mitigation measures are as follows: • Drive-bay speakers shall be oriented at a 45-degree angle inward rather than straight down. • Installation of extensive sound absorbing materials in and around the drive bays (50% treatment of wall, column, and ceiling areas with NRC 0.8 materials). • Install sound absorbing turf around the hitting mats from the front edge of the drive bay to the support columns. • The terrace wall height shall be a minimum of seven (7) feet tall and may consist of a four (4) foot solid wall with a three (3) foot Plexiglas barrier above the wall, as shown on the MPP plans. The design of the terrace wall shall provide approximately 3 dBa of noise reduction. • The terrace shall be located on the northwestern side of the building, as shown on the MPP plans. • Installation of sound absorbing materials within the terrace area to provide approximately 3 dBa of noise reduction.	Project plans will be reviewed for compliance.	<i>Pre-Construction & Construction</i>	Building and Engineering will review Improvement Plans and Building Plans for compliance, and verify with construction inspection	None	Complete
MM-2: The Topgolf operations shall be restricted as follows: • Live and DJ-generated music on the terrace shall not be permitted after 10PM. • The house sound system output shall be gradually reduced so that the noise level standards, as outlined in the table below, are not exceeded. • Low-frequency sound (for frequencies below 50-60 hertz) shall be filtered via a limiter or high-pass filter on the house amplifier, or similar procedure. • Live bands shall utilize electric drum kits so sound output can be regulated.	Inspection staff and code enforcement will monitor for compliance	<i>Operation</i>	Development Services	Noise study, as necessary	Complete
MM-3: With construction of Phase 2 of the project, a northbound right-turn pocket of 250 feet shall be constructed on northbound Washington Boulevard at the Washington Boulevard/Blue Oaks Boulevard intersection. The improvement shall be shown on the Phase 2 improvement plans submitted to the City's Development Services, Engineering Division. Construction of the turn pocket shall be completed with construction of any portion of Road B.	Project plans will be reviewed for compliance.	<i>Pre-Construction</i>	Engineering will review Improvement Plans for compliance.	None	Complete
Add MM-1: All truck deliveries which occur during the nighttime hours of 10 p.m. to 7 a.m. shall access/depart the loading dock area via a circulation route to the north of the building; during this time period, trucks shall not use travel paths at the rear of the building. This measure shall be recorded as part of the Covenants, Conditions, and Restrictions (CC&Rs) for the property.	The measure will be included as part of the CC&Rs for the site. Code Enforcement will monitor for compliance.	<i>Pre-Construction and Operation</i>	Planning will review CC&Rs for compliance.	CC&Rs	

INITIAL STUDY & ENVIRONMENTAL CHECKLIST

Project Title/File Number:	NCRSP PCL 49 Bayside Church/Topgolf; File # PL14-0252
Project Location:	9000 Washington BL.; Roseville; Placer County; APNs: 363-020-018-000 & 363-020-019-000
Project Description:	The applicant requests approval of a Major Project Permit (MPP) Stage 1 to establish a site development plan (master plan) for the approximately 59-acre site; a MPP Stage 2 for architecture and landscaping for the Topgolf development on Parcel 8 and associated site, landscaping and utility improvements; a Conditional Use Permit to allow the outdoor recreation component of Topgolf; and a Tentative Subdivision Map to merge and resubdivide two parcels into nine parcels. The entitlements will allow the phased development the project site with 130,000 square feet of community assembly (Bayside Church), 64,232 square feet of indoor/outdoor recreation (Topgolf), 116,500 square feet of office, 37,800 square feet of retail, 11,200 square feet of restaurant, and 27,900 square feet of hotel use types. The project also includes on-site landscaping, lighting, and parking, a 25 parking space park-n-ride lot and the realignment of a City bike trail
Project Applicant:	Kris Steward, Phillips Land Law, Inc.; (916) 425-7906; 5301 Montserrat Lane, Loomis, CA 95650
Property Owner:	John Stewart, Bayside Covenant Church; (916) 791-1244; 8205 Sierra College Bl, Roseville, CA 95661
Lead Agency Contact Person:	Gina McColl, Associate Planner - City of Roseville; (916) 774-5276

This initial study has been prepared to identify and assess the anticipated environmental impacts of the above described project application. The document relies on previous environmental documents and site-specific studies prepared to address in detail the effects or impacts associated with the project. Where documents were submitted by consultants working for the applicant, City staff reviewed such documents in order to determine whether, based on their own professional judgment and expertise, staff found such documents to be credible and persuasive. Staff has only relied on documents that reflect their independent judgment, and has not accepted at face value representations made by consultants for the applicant.

This document has been prepared to satisfy the California Environmental Quality Act (CEQA), (Public Resources Code, Section 21000 et seq.) and the State CEQA Guidelines (14 CCR 15000 et seq.). CEQA

requires that all state and local government agencies consider the environmental consequences of projects over which they have discretionary authority before acting on those projects.

The initial study is a public document used by the decision-making lead agency to determine whether a project may have a significant effect on the environment. If the lead agency finds substantial evidence that any aspect of the project, either individually or cumulatively, may have a significant effect on the environment, regardless of whether the overall effect of the project is adverse or beneficial, the lead agency is required to prepare an EIR. If the agency finds no substantial evidence that the project or any of its aspects may cause a significant effect on the environment, a negative declaration shall be prepared. If, in the course of analysis, the agency recognizes that the project may have a significant impact on the environment, but that by incorporating specific mitigation measures to which the applicant agrees, the impact will be reduced to a less than significant effect, a mitigated negative declaration shall be prepared.

In reviewing the site specific information provided for this project, the City of Roseville Development Services - Planning Division has analyzed the potential environmental impacts created by this project and determined that with mitigation the impacts are less than significant. As demonstrated in the initial study checklist, there are no "project specific significant effects which are peculiar to the project or site" that cannot be reduced to less than significant effects through mitigation (CEQA Section 15183) and therefore an additional EIR **is not** required. Therefore, **on the basis of the following initial evaluation**, we find that the proposed project **could not** have a significant effect on the environment, and a **Mitigated Negative Declaration** will be prepared.

Prepared by: Gina McColl
Gina McColl, Associate Planner

Date: 1.23.15

Table of Contents

Project Description.....	4
Zoning and Land Use.....	8
Uniformly Applied Policies and Standards.....	8
Explanation of Initial Study Checklist	9
Initial Study Checklist.....	10
I. Aesthetics	10
II. Agricultural & Forestry Resources	11
III. Air Quality and Greenhouse Gases	12
IV. Biological Resources	24
V. Cultural Resources	26
VI. Geology and Soils	27
VII Hazards and Hazardous Materials	29
VIII. Hydrology and Water Quality	31
IX. Land Use and Planning	34
X. Mineral Resources	36
XI. Noise	36
XII. Population and Housing	39
XIII. Public Services	40
XIV. Recreation	42
XV. Transportation / Traffic	42
XVI. Utilities and Service Systems	47
XVII. Mandatory Findings of Significance	49
Environmental Determination	50
Attachments	
Appendices	

PROJECT DESCRIPTION

Project Location

The North Central Roseville Specific Plan (NCRSP) is located in the City of Roseville, Placer County, California (see Figure 1, Regional Location). The NCRSP encompasses approximately 2,330 acres and is situated between Washington Boulevard and generally Interstate 80. The NCRSP was adopted July 5, 1990 by the City Council. Originally, the specific plan included a large land area to the north of State Route (SR) 65; however, through the specific plan entitlement process, this land area was designated as Urban Reserve, and subsequently a separate Specific Plan (Highland Reserve North) and EIR was prepared for that area and approved by the City in May 1997.

Parcel 49 is comprised of two parcels – “A” and “B” – and collectively is referred to as “Parcel 49.” Parcel 49 is located within the NCRSP area directly east of Washington Boulevard and directly south of SR 65 (see Figure 2, Project Site). Parcel A is 46.54 acres and is currently zoned Planned Development/Special Area – North Central Roseville Specific Plan (PD/SA-NC). Parcel B is 12.35 acres and is zoned Light Industrial/Special Area – North Central Roseville Specific Plan (M1/SA-NC) and is traversed by an overhead power line easement. The General Plan land use designation of both parcels is Light Industrial (LI).

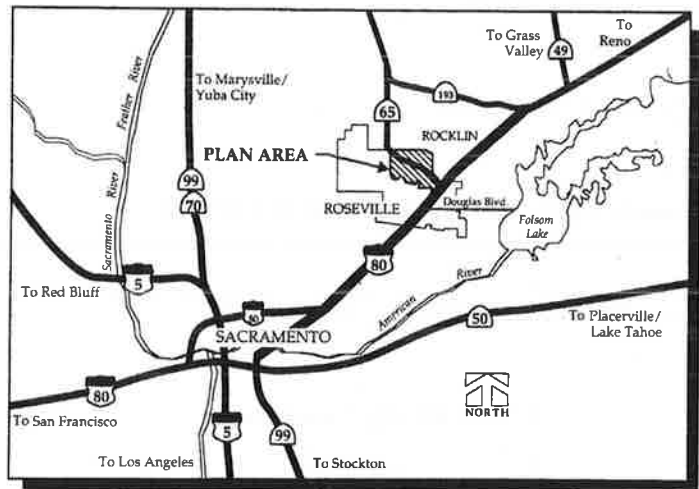


Figure 1: Regional Location



Figure 2: Project Site

Background

1990 NCRSP

The General Plan land use was established with the adoption of the North Central Roseville Specific Plan (NCRSP) by City Council on July 5, 1990. The specific plan is intended to guide the development of the 2,330 acre plan area. The NCRSP anticipated development of Parcel 49 with light industrial uses. An Environmental Impact Report (EIR SCH#88053010) was prepared to address impacts from development of the plan area and was adopted with the NCRSP.

2000 Rezone

With establishment of NCRSP the zoning of this property was Light Industrial with a Special Area-North Central Specific Plan overlay (M1/SA-NC). The M1/SA-NC was intended to allow a broad range of light industrial uses, including a mix of industrial, business park/research and development, and commercial uses. Indoor Entertainment, including movie theaters, was permitted in the M1 zone with approval of a

Conditional Use Permit. In 2000, a Rezone and General Plan, Specific Plan, and Development Agreement Amendments were approved for Parcel 49A which established a new PD zone that allowed for retail, restaurant, lodging, educational, and office uses in addition to light industrial uses. As a result of the PD zoning, Indoor Entertainment and several other commercial and retail uses became principally permitted uses, subject to the following: retail uses were permitted up to twenty percent of the site's development area, allowing for approximately 85,000 square feet in retail uses. An initial study and Negative Declaration were prepared in conjunction with these entitlements and was adopted by the City Council in January 2000.

Corporate Center Site

In 2007, the City Council designated Parcel 49 as one of ten Corporate Center Sites within the City of Roseville with adoption of the Corporate Center Ordinance (Ordinance 4624). A Corporate Center is defined by the City's Zoning Ordinance as a ten to fifty acre site with three or more buildings containing more than 100,000 square feet of developed office space. A Corporate Center shall also contain all of the following: 1) Self-contained reciprocal parking, 2) Common conference facility, 3) On-site restaurants (or close proximity to food services, 4) Signage and identification for occupants/tenants, and 5) Exercise facility, showers and lockers. Corporate Center sites are eligible for increased height limits, up to ten stories, as established by the Design Review Permit or Major Project Permit. The increase in height allowed for additional square footage when utilizing the maximum 50% floor area ratio recommendation for Light Industrial land uses. The additional square footage increased the development potential of the site to 1.2 million square feet (58.883 acres x 0.50). The City evaluated the potential infrastructure demand necessary to accommodate the increased development potential of the site. It was determined that the City had adequate infrastructure to support adoption of the ordinance, yet further evaluation would be needed with development of each of the sites.

2007 Rezone

Following the Council's designation of the property as a Corporate Center site, Richland Properties (then owner of the property) processed a rezone to clarify the amount of retail uses that could be developed on site. The existing PD zoning indicated that twenty percent of the site could be developed with retail uses; therefore, based on 1.2 million square feet of development potential, up to 240,000 square feet of retail could be developed on the subject site (1.2 million square feet x 0.20 = 240,000 square feet). In March 2008, the Council adopted a Negative Declaration and approved the rezone.

Physical or Natural Features On-Site

The project site is currently undeveloped and is comprised mostly of annual grasslands. The previous property owner obtained permits from the US Army Corps of Engineers (Corps) to fill an intermittent drainage channel totaling 0.269 acres that traversed the western portion of the property. The appropriate permits to fill the wetlands were received and the permits were effectuated in 2012. No native oak trees are present on the site.

Physical or Natural Features on Adjacent Property

- Directly north of the subject parcel is SR 65.
- Directly south of the subject parcel is the Summerhill Neighborhood which is zoned Small Lot Residential (RS). Also adjacent to the site is a 2.8 acre neighborhood park. A 50 foot easement for an existing city bike trail is located along on the north edge of the Summerhill neighborhood.
- Directly east of the subject parcel is Parcel 84, which is zoned Open Space (OS). A tributary to Pleasant Grove Creek runs directly through this open space property.

Directly west, across Washington Boulevard, is a vacant parcel located within the North Industrial Planning Area (NIPA) that has a zoning designation of General Industrial (M2). In May 2010, the Planning Commission approved a Major Project Permit (MPP) Stage 1 to allow 540,000 square feet of mixed use light industrial, office and neighborhood commercial uses on the site. The project included two new public

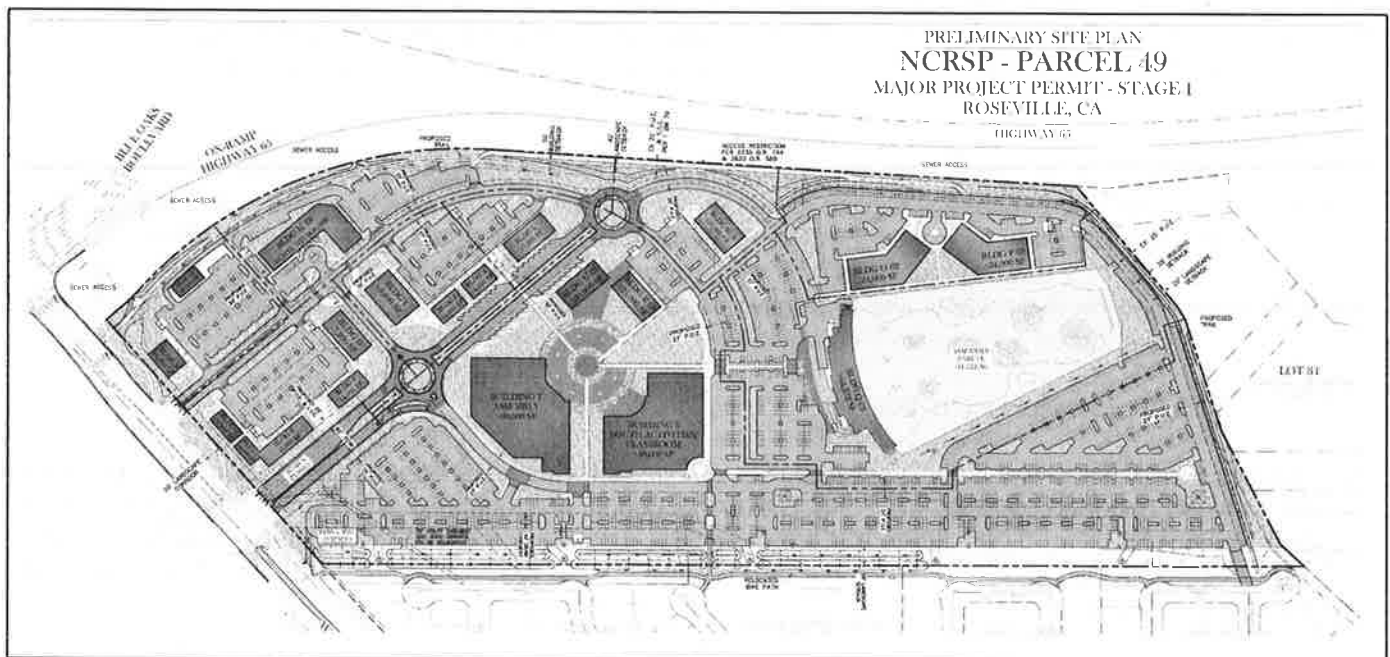
roadways connecting Washington Bl., Blue Oaks Bl., and Industrial Bl. In October 2014, the Planning Commission approved a Modification to the MPP Stage 1 to replace approximately 40,962 square feet of retail and 80,724 square feet of industrial flex uses with an approximately 122,385 square foot three story office building. A MPP Stage 2 was also approved for the office building. Construction of the public roadways and the office building are currently underway.

Proposed Project

The proposed project is located on 58.9 undeveloped acres and provides for approximately 387,632 square feet of mixed use development that includes the following components (see Figure 3 - Site Plan):

- 130,000 square feet of community assembly use (Bayside Church) including a 2,800 seat assembly area and 45 classrooms/activity rooms,
- 64,232 square feet of indoor/outdoor recreation use (Topgolf),
- 116,500 square feet of office use (5 buildings),
- 37,800 square feet of retail use (7 buildings),
- 11,200 square feet of restaurant use (3 buildings), and
- A 27,900 square foot hotel (125 rooms).

Figure 3 – Site Plan



The anticipated permits and approvals for this project include a Major Project Permit (MPP) Stage 1 permit, MPP Stage 2 permits, MPP Stage 3 permits, a Conditional Use Permit, and a Tentative Subdivision Map, as further described below.

Major Project Permit Stage 1

This 58.9 acre property is being master planned through the MPP Stage 1 entitlement, which is a requirement of the site's PD zoning. This requirement ensures a complete and coordinated design as it relates to overall site design, pedestrian and vehicular circulation, infrastructure, frontage improvements, grading, parking, landscaping, berm treatment, and re-alignment of the existing bicycle trail south of the property.

Building architecture and specific landscape plans for each of the buildings will be evaluated under subsequent MPP Stage 2 entitlements as initiated by the property owner. Site development is intended to occur in three phases, with the Topgolf parcel developing first and the remaining parcels being developed as market conditions allow.

Major Project Permit Stage 2

The project includes a request for approval of a MPP Stage 2 for Topgolf's building architecture and the site landscaping. Topgolf will be located on Parcel 8 (11.522 acres) and totals 64,232 square feet. The building includes three floors, 102 hitting bays, restaurant and bar services, a corporate meeting/event space, and outdoor terrace. The outfield is approximately four acres and 240 yards in length. The outfield perimeter is enclosed with steel netting strung between 150 foot tall poles around all three sides.

Development of the first phase triggers various site improvements aside from the associated parking, lighting, and landscaping improvements on Parcel 8. The first phase of development also includes:

- The construction of a public/private collector roadway (Road A) to Parcel 8;
- A traffic signal will be constructed at the intersection of Washington Boulevard and Road A;
- Landscape improvements within the 50 foot landscape buffer area along the southern property line;
- Sidewalk and landscaping within the public right-of way along Washington Boulevard between Road A and the City bike trail;
- Realignment of the bike trail;
- Extension of utilities to serve Topgolf;
- Water and sewer loop connections;
- Temporary access from Topgolf to the Emergency Vehicle Access road at the southeastern corner of the project site.

Construction of the remainder of the buildings and site improvements entitled under the MPP Stage 1 will be required to obtain MPP Stage 2 approvals prior to submitting for building permits (MPP Stage 3) and commencing construction.

Major Project Permit Stage 3

Following the MPP Stage 1 & 2 approvals, the applicant may submit the final plans for review through the MPP Stage 3 process. The final plans shall incorporate any changes and conditions stipulated with the Stage 1 & 2 approvals and are reviewed for compliance by the Planning Division. Building Permits or grading plans may be issued once the Planning Division has approved the final plans.

Conditional Use Permit

A Conditional Use Permit (CUP) is required by the PD zoning designation for the outdoor recreation component of the Topgolf facility. The CUP will include conditions to ensure the operating characteristics of Topgolf will be compatible with and will not adversely affect persons residing or working in the area or be detrimental or injurious to public or private property or improvements.

Tentative Subdivision Map

As noted in the project background section, Parcel 49 is made up of Parcel A and B. The applicant has applied for a Tentative Subdivision Map to merge these two parcels and resubdivide the parcels into nine separate parcels and a 0.641 acre dedication of public right-of-way. The resulting parcels will range from 1.4 to 25.92 acres based on gross acreage.

Parcel 1 – 2.51 acres	Parcel 2 – 3.45 acres	Parcel 3 – 3.97 acres	Parcel 4 - 2.51 acres
Parcel 5 – 1.4 acres	Parcel 6 – 2.23 acres	Parcel 7 – 4.73 acres	Parcel 8 – 11.52 acres
Parcel 9 – 25.9 acres			

The MPP application includes a development plan for the new parcels shown in the Tentative Subdivision Map application. The Tentative Subdivision Map will be evaluated to ensure that the required findings for approval can be made, including that the size and design of the parcels are consistent with City standards, the lots can be built upon, and that the design and density of the subdivision will not violate any Regional Water Quality Board requirements.

ZONING AND LAND USE

Site and surrounding zoning and land use is as follows:

Location	Zoning	General Plan Land Use	Actual Use of Property
On-Site	Planned Development (PD/SA-NC) & Light Industrial (M1/SA-NC)	Light Industrial (LI)	Vacant
North	-	-	State Route 65
South	Small Lot Residential (RS) & Parks & Recreation (PR)	Low Density Residential (LDR) & PR	Single Family Residential & Neighborhood Park
East	Open Space (OS)	OS	Open Space Preserve & Tributary to Pleasant Grove Creek
West	General Industrial (M2)	General Industrial (IND)	Vacant

UNIFORMLY APPLIED POLICIES AND STANDARDS

The State CEQA Guidelines allow a lead agency to rely on previously adopted development policies or standards as mitigation for environmental effects, when the standards have been adopted by the City, with findings based on substantial evidence, that the policies or standards will substantially mitigate environmental effects, unless substantial new information shows otherwise (CEQA Guidelines §15183(f)). In April 2008, the City of Roseville adopted Findings of Fact related to the mitigating policies and standards, and adopting the City of Roseville CEQA Implementing Procedures for the preparation, processing, and review of environmental documents (Resolution 08-172). These findings are applicable to the following regulations and ordinances, which include standards and policies that are uniformly applied throughout the City, and will substantially mitigate specified environmental effects of future projects:

- City of Roseville General Plan Policies
- City of Roseville Zoning Ordinance (RMC Title 19)
- Noise Regulation (RMC Ch.9.24)
- Flood Damage Prevention Ordinance (RMC Ch.9.80)
- Traffic Mitigation Fee (RMC Ch.4.44)
- Highway 65 Joint Powers Authority Improvement Fee (Resolution 2008-02)
- South Placer Regional Transportation Authority Transportation and Air Quality Mitigation Fee (Resolution 09-05)
- Drainage Fees (Dry Creek [RMC Ch.4.49] and Pleasant Grove Creek [RMC Ch.4.48])
- City of Roseville Improvement Standards (Resolution 02-37)
- City of Roseville Construction Standards (Resolution 01-208)
- Tree Preservation Ordinance (RMC Ch.19.66)
- Subdivision Ordinance (RMC Title 18)
- Community Design Guidelines (Resolution 95-347)
- North Central Specific Plan Environmental Impact Report (SCH # 88053010)
- Specific Plan Design Guidelines:

- North Central Roseville Specific Plan, and
- North Central Roseville Specific Plan Landscape Design Guidelines (Resolution 90-170)

The City's Mitigating Policies and Standards are referenced, where applicable, in the Initial Study Checklist. The City of Roseville has adopted CEQA Findings that these Mitigating Policies and Standards substantially mitigate specified environmental impacts of the future project.

EXPLANATION OF INITIAL STUDY CHECKLIST

The California Environmental Quality Act (CEQA) Guidelines recommend that lead agencies use an Initial Study Checklist to determine potential impacts of the proposed project to the physical environment. The Initial Study Checklist provides a list of questions concerning a comprehensive array of environmental issue areas potentially affected by this project. This section of the Initial Study incorporates a portion of Appendix "G" Environmental Checklist Form, contained in the CEQA Guidelines.

There are four (4) possible answers to the Environmental Impacts Checklist on the following pages. Each possible answer is explained herein:

- 1) A "Potentially Significant Impact" is appropriate if there is enough relevant information and reasonable inferences from the information that a fair argument based on substantial evidence can be made to support a conclusion that a substantial, or potentially substantial, adverse change may occur to any of the physical conditions within the area affected by the project. When one or more "Potentially Significant Impact" entries are made, an EIR is required.
- 2) A "Potentially Significant Unless Mitigation Incorporated" answer is appropriate where the applicant has agreed to incorporate a mitigation measure to reduce an impact from "Potentially Significant" to a "Less than Significant." For instance, impacts to flood waters could be reduced from a "potentially significant impact" to a "less than significant impact" by relocating a building to an area outside of the floodway. The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. Mitigation Measures are identified as MM followed by a number.
- 3) A "Less Than Significant Impact" answer is appropriate if there is evidence that one or more environmental impacts may occur, but the impacts are determined to be less than significant, or that the application of development policies and standards to the project will reduce the impact(s) to a less than significant level. For instance, the application of the City's Improvement Standards reduces potential erosion impacts to a less than significant impact.
- 4) A "No Impact" answer is appropriate where it can be clearly seen that the impact at hand does not have the potential to adversely affect the environment. For instance, a project in the center of an urbanized area will clearly not have an adverse effect on agricultural resources or operations.

All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.

A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited in the parentheses following each response. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.

INITIAL STUDY CHECKLIST

I. Aesthetics

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?			X	

Setting:

The project site is located within the North Central Roseville Specific Plan Area (NCRSP). Parcel 49 is one of the last parcels to be developed in the plan area and is surrounded by development or land that has been entitled for development. The site is adjacent to HWY-65 to the east, single family residential to the south, Washington Boulevard and the entitled Blue Oaks Commerce Center office and light industrial development to the west, and Blue Oaks Boulevard and industrial development to the north. The site is within an urbanized area.

Discussion of Checklist Answers:

a-c) The project site does not abut and is not visible from any designated scenic vista or scenic highway. The project will convert a vacant parcel to urban development that has been anticipated for development by both the NCRSP and the General Plan. The General Plan EIR identified that the conversion of an undeveloped parcel to urban development as an unavoidable significant impact for which the City Council also adopted a statement of overriding considerations. The site is now surrounded by either development or approved development projects. Since the setting is now an urban environment, converting the site from vacant to developed land is considered a less than significant impact.

The City of Roseville has adopted Community Design Guidelines (CDG) with the purpose of minimizing the aesthetic impacts of new development projects. The CDG includes guidelines for building design, site design and landscape design, which have the purpose of improving the built environment. The North Central Roseville Specific Plan also contains design policies that promote high standards of architectural design and continuity within the specific plan area. Both the CDG and the NCRSP guidelines were identified as documents that substantially mitigate the environmental effects of future projects in the City's Mitigating Policies and Standards. Staff has evaluated the proposed Major Project Permit (MPP) Stage 2 for Topgolf for potential impacts to the surrounding properties and determined that the site, building, and landscape designs meet the City's requirements. The City's approving authority (Planning Commission) will ultimately review the Major Project Permit (MPP) - Stage 1 & 2, the Conditional Use Permit, and Tentative Subdivision Map for conformance with City standards and requirements.

Due to the project's location within an urban environment and design being addressed with the MPP application, the project will not substantially damage or degrade the aesthetics of the site or the aesthetics of its surroundings.

d) Light and glare will increase above the existing condition. Light and glare associated with the proposed project will result from parking lot lighting, exterior building lighting, and lighting to illuminate the Topgolf outfield. As part of the Major Project Permit process, site lighting is reviewed for aesthetic concerns as well as off-site effects. The Community Design Guidelines (CDG's) include lighting standards for pole height, orientation, cut-off lenses and shields to avoid off-site glare, all of which will reduce the potential impacts from new lighting to a less than significant level. Additionally, a photometric plan has been provided to show illumination levels generated on the Parcel 8. The plans show there is no light spillage onto adjacent parcels from Topgolf light sources. All other on site lighting will be reviewed with the MPP Stage 2 and Stage 3 process to avoid off-site light spillage. The proposed project therefore demonstrates compliance with the CDG's.

Based on the above discussion, aesthetic impacts will be less than significant.

II. Agricultural & Forestry Resources

In determining whether impacts to agricultural resources would have significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
zoned Timberland Production (as defined by Government Code section 51104(g))?				
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

Discussion of Checklist Answers:

a, e) The subject property contains no prime farmland, unique farmland, or farmland of statewide importance or active agricultural operations. The NCRSP EIR identified the soil type in the project area as Cometa-Fiddymont Complex. This soil type is not listed as a high quality soil that supports agriculture. Therefore there will be no impact to farmlands and no mitigation is required.

b) The subject property is not currently under a Williamson Act contract or zoned for agricultural use. Development of the proposed project will not conflict with existing zoning for agriculture use or an active Williamson Act contract and no mitigation is required.

c- e) The project site does not support any forest resources and the land is not zoned for forestry activities or timberland. The project would have no impacts to forest resources. No mitigation is required.

No agricultural or forestry resources are present on the site. Therefore, the proposed project will not have an impact on agricultural or forestry resources.

III. Air Quality and Greenhouse Gases

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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)?				
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	
f) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
g) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Setting:

Air quality and Greenhouse Gas (GHG) is monitored through the efforts of various international, federal, State, regional and local government agencies. These agencies work jointly and individually to improve air quality through legislation, regulations, planning, policy-making, education, and a variety of programs. The agencies and policies regulating the air quality within the Roseville area have been outlined in the Air Quality and Greenhouse Gas Impact Analysis study that was prepared by Raney Planning & Management Inc. (Raney) for the proposed project. A copy of the study is included as Appendix A. The purpose of the study is to evaluate the potential impacts from construction and operation of the proposed project, on both a project and cumulative level, in the context of the existing regional and local air quality conditions and regulations. The contents of the study are in most part, included in the discussion of the checklist answers below.

Discussion of Checklist Answers:

a) The proposed project site is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated nonattainment for the federal particulate matter 2.5 microns in diameter (PM_{2.5}) and the State particulate matter 10 microns in diameter (PM₁₀) standards, as well as for both the federal and State ozone standards. The federal Clean Air Act requires areas designated as federal nonattainment to prepare an air quality control plan referred to as the State Implementation Plan (SIP). The SIP contains the strategies and control measures for states to use to attain the national ambient air quality standards (NAAQS). The SIP is periodically modified to reflect the latest emissions inventories, planning documents, rules, and regulations of air basins as reported by the agencies with jurisdiction over them. In compliance with regulations, the PCAPCD periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the NAAQS, including control strategies to reduce air pollutant emissions via regulations, incentive programs, public education, and partnerships with other agencies.

The current applicable air quality plan for the proposed project area is the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (Ozone Attainment Plan), adopted by the PCAPCD on February 19, 2009. The California Air Resources Board (CARB) determined that the Ozone Attainment Plan met federal Clean Air Act requirements and approved the Plan on March 26, 2009 as a revision to the SIP. Revisions to the Placer County portion of the SIP or Ozone Attainment Plan were made and adopted on August 11, 2011. In addition, an update to the plan, *2013 Revisions to the Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (2013 Ozone Attainment Plan), has been prepared and was adopted on September 26, 2013, and approved by CARB as a revision to the SIP on November 21, 2013. The 2013 Ozone Attainment Plan was submitted to the U.S. Environmental Protection Agency (USEPA) as a revision to the SIP on December 31, 2013. The USEPA determined the motor vehicle emission budgets in the Plan to be adequate and made such findings effective August 25, 2014. In addition, the USEPA proposes to approve and promulgate the 2013 Ozone Attainment Plan. The comment period for the proposed rule ended November 14, 2014, and the USEPA's final ruling is pending.

The 2013 Ozone Attainment Plan demonstrates how existing and new control strategies would provide the necessary future emission reductions to meet the CAA requirements, including the NAAQS. It should be noted that in addition to strengthening the 8-hour ozone NAAQS, the USEPA also strengthened the secondary 8-hour ozone NAAQS, making the secondary standard identical to the primary standard. The SVAB remains classified as a severe nonattainment area with an attainment deadline of 2027. The USEPA is in the process of preparing the final implementation rule of the revised NAAQS for ozone to address the requirements for reasonable further progress, modeling and attainment demonstrations, and reasonably available control measures (RACT) and reasonably available control technology (RACT). The actions of the air districts within the SVAB are pending the publication of the final rule.

A project would be considered to conflict with, or obstruct implementation of, regional air quality plans if the project would be inconsistent with the emissions inventories contained in the regional air quality plan and/or result in emissions that exceed the PCAPCD established thresholds of significance. Emission inventories are developed based on projected increases in population, employment, regional vehicle miles traveled (VMT), and associated area sources within the region, which are based on regional projections that are, in turn, based on the City's General Plan and zoning designations for the region. The proposed project is consistent with the existing zoning on the site. Thus, Bayside Church, offices, restaurants, a hotel and indoor recreation are all permitted uses in the Planned Development zone, as well as outdoor recreation uses are conditionally permitted and allowed with approval of a conditional use permit. The proposed project would result in substantially less square footage than what is currently allowable per the existing zoning for the site. As a result, the proposed project would decrease the number of vehicle trips associated with the site from what is currently anticipated. Because emissions inventories were determined based on allowed uses per the City's land use and/or zoning designations, overall emissions related to buildout of the site would be less with implementation of the proposed project than what would have been included in the emissions inventories of the 2013 Ozone Attainment Plan. Furthermore, the PCAPCD's permits, rules, and regulations are in compliance with the 2013 Ozone Attainment Plan, and the proposed project is required to comply with all PCAPCD rules and regulations.

General conformity requirements of the Plan include whether a project would cause or contribute to new violations of any NAAQS, increase the frequency or severity of an existing violation of any NAAQS, or delay timely attainment of any NAAQS. As analyzed and determined in the discussions below, the proposed project would not result in emissions that exceed the recommended PCAPCD's thresholds of significance. Thus, the project would not cause or contribute to new violations of any NAAQS, increase the frequency or severity of an existing violation of any NAAQS, or delay timely attainment of any NAAQS.

Because the proposed project would not conflict with the emissions inventories of the regional air quality plan, would result in emissions below PCAPCD thresholds of significance, and would not conflict with or obstruct implementation of the applicable air quality plan, impacts would be considered less than significant.

b) In order to evaluate ozone and other criteria air pollutant emissions and support attainment goals for those pollutants that the area is designated nonattainment, the PCAPCD recommends significance thresholds for emissions of PM₁₀, carbon monoxide (CO), and ozone precursors – reactive organic gases (ROG) and nitrous oxides (NO_x). The significance thresholds, expressed in pounds per day (lbs/day), listed in Table 1 are the PCAPCD's recommended thresholds of significance for use in the evaluation of air quality impacts associated with proposed development projects. The City of Roseville, as lead agency, utilizes the PCAPCD's recommended project-level criteria air pollutant thresholds of significance for CEQA evaluation purposes. Thus, if the proposed project's emissions exceed the pollutant thresholds presented in Table 1, the project could have a significant effect on air quality and the attainment of federal and State AAQS.

Table 1	
PCAPCD Recommended Thresholds of Significance	
Pollutant	Construction/Operational Threshold (lbs/day)
ROG	82
NO _x	82
PM ₁₀	82
CO	550
<i>Source: PCAPCD, 2012.</i>	

Implementation of the proposed project would contribute local emissions in the area during both the construction and operation of the proposed project. The proposed project's short-term construction-related and long-term operational emissions were estimated using the California Emissions Estimator Model (CalEEMod) version 2013.2.2 software - a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. The model applies inherent default values for various land uses, including trip generation rates based on the ITE Manual, vehicle mix, trip length, average speed, etc. However, where project-specific data was available, such data was input into the model (e.g., construction phases and timing, projected trip rate, sustainable design features, etc.).

Construction Emissions

During construction of the project, various types of equipment and vehicles would temporarily operate on the project site. Construction exhaust emissions would be generated from construction equipment, earth movement activities, construction workers' commute, and construction material hauling for the entire construction period. The aforementioned activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants. Project construction activities also represent sources of fugitive dust, which includes PM emissions. As construction of the proposed project would generate air pollutant emissions intermittently within the site, and in the vicinity of the site, until all construction has been completed, construction is a potential concern because the proposed project is in a nonattainment area for ozone and PM.

The project is required to comply with all PCAPCD rules and regulations for construction, including, but not limited to, the following (which would be noted on City-approved construction plans):

- Rule 202 related to visible emissions;
- Rule 217 related to asphalt paving materials;

- Rule 218 related to architectural coatings; and
- Rule 228 related to fugitive dust.

In addition, the City has adopted design and construction standards that apply to all projects within the City limits that require projects to meet specific engineering and design requirements. The proposed project would be required to comply with the City of Roseville Design and Construction Standards, including Section 111, which is intended to minimize fugitive dust and PM₁₀ emissions during construction activities. Compliance with the engineering and design requirements would be noted on City-approved construction plans as well.

As shown in Table 1 above, the PCAPCD threshold of significance for construction is 82 pounds per day for ROG, NO_x, and PM₁₀ and 550 pounds per day for CO. Table 2 below presents the maximum estimated construction-related emissions of ROG, NO_x, PM₁₀, and CO resulting from the proposed project. CalEEMod inherently accounts for applicable PCAPCD rules, with the exception of Rule 218 related to architectural coatings; accordingly, the modeling was adjusted to reflect that the project would use only low volatile organic compound (VOC) paints per PCAPCD rules and regulations.

TABLE 2				
Unmitigated Maximum Project Construction Emissions (lbs/day)				
	ROG	NO_x	PM₁₀	CO
Proposed Project	49.43	79.13	21.30	93.28
PCAPCD Thresholds	82.0	82.0	82.0	550.0
Exceed Thresholds?	NO	NO	NO	NO
<i>Source: CalEEMod, January 2015 (see Appendix A).</i>				

As Table 2 indicates, the project's maximum unmitigated construction-related emissions would be below the applicable thresholds of significance. Therefore, construction activities associated with development of the proposed project would not substantially contribute to the PCAPCD's nonattainment status for ozone or PM, and a less-than-significant impact associated with construction emissions would occur.

Operational Emissions

Operational emissions of ROG, NO_x, CO, and PM₁₀ would be generated by the proposed project from mobile and area sources. Day-to-day activities such as future employee and patron vehicle trips to and from the project site would make up the majority of the mobile emissions. Emissions would also occur from area sources such as natural gas combustion from heating mechanisms, landscape maintenance equipment exhaust, and consumer products (e.g., deodorants, cleaning products, spray paint, etc.).

As stated above, the project is required to comply with all PCAPCD rules and regulations, such as those listed previously for construction, as well as those applicable to operations including Rule 205 associated with nuisance. CalEEMod inherently accounts for applicable PCAPCD rules, with the exception of Rule 218 related to architectural coatings. Accordingly, the modeling was adjusted to reflect that the project would only use low VOC paints per PCAPCD rules and regulations. In addition, the project's anticipated trip rate, inherent site or project design features (i.e., pedestrian network improvements and proximity to nearest bus stop), and compliance with applicable regulations (i.e., California Building Energy Efficiency Standards) have been included in the project modeling.

The total estimated operational emissions for the proposed project are presented below in Table 3.

TABLE 3				
Maximum Project Operational Emissions¹				
	ROG	NO_x	PM₁₀	CO
Proposed Project ¹	76.89	61.42	62.77	319.08
PCAPCD Thresholds	82.0	82.0	82.0	550.0
Exceed Thresholds?	NO	NO	NO	NO
¹ Includes use of only low VOC paints, pedestrian network improvements, proximity to nearest bus stop, and compliance with the California Building Energy Efficiency Standards.				
<i>Source: CalEEMod, January 2015 (see Appendix A).</i>				

As indicated in Table 3, the project's operational emissions would be below the PCAPCD's recommended thresholds. Accordingly, the project would not substantially contribute to the PCAPCD's nonattainment status of ozone or PM, and related impacts would be considered less than significant.

Conclusion

The proposed project would not exceed the applicable thresholds of significance for air pollutant emissions during construction or operation. Therefore, the project would not substantially contribute to the PCAPCD's nonattainment status for ozone or PM and would not violate any air quality standards. Accordingly, impacts would be considered less than significant.

c) The SVAB is designated nonattainment for both the federal and State ozone standards. In order to improve air quality and attain the health-based standards, reductions in emissions are necessary within nonattainment areas. The project is part of a pattern of urbanization occurring in the greater Sacramento ozone nonattainment area. The growth and combined population, vehicle usage, and business activity within the nonattainment area from the project, in combination with other past, present, and reasonably foreseeable projects within Placer County and surrounding areas, could either delay attainment of the standards or require the adoption of additional controls on existing and future air pollution sources to offset emission increases. Thus, the project could be considered to contribute towards cumulative regional air quality effects from emissions of criteria air pollutants.

To aid in determining an individual project's cumulative contribution to regional air quality, the PCAPCD suggests a 10 pounds per day level for ROG and NO_x emissions at which point a project is recommended to implement mitigation measures that would reduce the project's contribution towards cumulative emissions. However, the City, as lead agency, prefers to rely on a two-tier criteria pollutant cumulative analysis methodology similar to that adopted by the Sacramento Metropolitan Air Quality Management District (SMAQMD), as outlined in the *SMAQMD Guide to Air Quality Assessment in Sacramento County*. That is, if a project would not result in significant project-level criteria air pollutant emissions for which the region is designated non-attainment (i.e., would not exceed the PCAPCD recommended operational project-level threshold of 82 lbs/day for ROG or NO_x), project emissions would not be considered cumulatively considerable and a less-than-significant cumulative impact would result. However, should a project exceed the thresholds, a Tier 2 evaluation should be conducted to determine SIP consistency to determine if a substantial lessening of impact would occur in accordance with CEQA Guidelines Section 15064(h)(3). Under the Tier 2 analysis, projects found consistent with the SIP and which would not conflict with the SIP emissions budget are considered less than cumulatively considerable. The City finds the above methodology appropriate to Roseville projects considering the City is located within the SVAB, the same air basin where the above methodology is utilized by numerous CEQA lead agencies with concurrence and support from the SMAQMD.

Tier 1: Cumulative Emissions Threshold

As shown in Table 3 above, the project's operational emissions are predicted to be below the City's recognized project-level threshold. In addition, the proposed project includes a variety of sustainability design features, such as sidewalks, connections to bike trails, showers and locker facilities, transit amenities, and shade trees (as outlined in the AQ/GH Study), and inherent site location features that would contribute to a reduction in overall project-related emissions. Therefore, the proposed project would not result in a substantial cumulative contribution of criteria air pollutants, and the cumulative impact is found to be less than significant based on the City's Tier 1 threshold evaluation methodology. Given this finding, a Tier 2 evaluation is not required. However, as discussed above, the proposed project would result in overall fewer emissions than what has been anticipated for buildout of the site in the applicable air quality plan per the existing zoning. As such, the project would result in fewer emissions than anticipated by such and, thus, would not conflict with or obstruct implementation of the applicable air quality plan. For the aforementioned reasons, and the fact that the air quality plan has been shown to substantially lessen cumulative emissions from land use projects, according to CEQA Section 15064(h)(3), the project's incremental contribution to regional emissions would not be cumulatively considerable under a Tier 2 evaluation. Therefore, under either a Tier 1 or Tier 2 evaluation, the proposed project would result in a less than significant cumulative impact to air quality.

d) The major pollutant concentrations of concern are localized CO emissions and toxic air contaminant (TAC) emissions, which are addressed in further detail below.

Localized CO Emissions

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. Implementation of the proposed project would increase traffic volumes on streets near the project site; therefore, the project would be expected to increase local CO concentrations. High levels of localized CO concentrations are only expected where background levels are high, and traffic volumes and congestion levels are high. The statewide CO Protocol document identifies signalized intersections operating at Level of Service (LOS) E or F, or projects that would result in the worsening of signalized intersections to LOS E or F, as having the potential to result in localized CO concentrations in excess of the State or federal AAQS, as a result of large numbers of cars idling at stop lights.

In accordance with the State CO Protocol, the PCAPCD recommends further analysis for localized CO concentrations if any intersection or roundabout is determined by a traffic study to degrade to a LOS E or F as a result of a project, alone or cumulatively, or if total project-level CO emissions exceed 550 pounds per day. As shown above, the proposed project would result in CO emissions of 319.08 lbs/day during operations, which would be well below the PCAPCD's 550 pounds per day threshold of significance. According to the Transportation Impact Study prepared for the proposed project, all intersections would operate at acceptable levels (LOS D or better) with implementation of the mitigation measures set forth in the Transportation Impact Study, which require a northbound right-turn pocket of 250 feet to be constructed on Washington Boulevard at the Blue Oaks Boulevard/Washington Boulevard intersection. The mitigation measures would be required for the proposed project to reduce impacts to less than significant, would be incorporated into the project, and adopted as conditions of approval that would be enforced by the City. Accordingly, the intersections would operate acceptably with implementation of the proposed project, as the project would include the necessary mitigation measures to reduce all impacts at the affected intersections. Thus, further CO analysis would not be required, as the above intersections would operate at acceptable levels with implementation of the required mitigation measures.

Furthermore, the proposed project would result in fewer vehicle trips than anticipated for buildout of the site per the currently permitted uses. Therefore, further CO analysis is not required and the proposed

project would not be expected to result in substantial concentrations of CO emissions at any intersection.

TAC Emissions

Another category of environmental concern is TACs. The CARB's *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommendations for siting new sensitive land uses near sources typically associated with significant levels of TAC emissions, including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards. The CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a TAC; thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. Health risks from TACs are a function of both the concentration of emissions and the duration of exposure. Health-related risks associated with DPM in particular are primarily associated with long-term exposure and associated risk of contracting cancer.

Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Sensitive receptors are typically defined as facilities where sensitive receptor population groups (i.e., children, the elderly, the acutely ill, and the chronically ill) are likely to be located. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics.

The proposed project would consist of a mix of commercial and office uses, which are not typically considered sensitive receptors. Although the project includes a hotel, church, and other uses where people tend to congregate, substantial numbers of sensitive individuals would not be expected to be on-site for any extended periods of time. Therefore, the proposed project would not be considered a sensitive receptor and, thus, would not expose any new sensitive receptors to any substantial pollutant concentrations associated with any existing nearby operations.

Operational-related emissions of TACs are typically associated with stationary diesel engines or land uses that involve heavy truck traffic or idling. The project does not involve long-term operation of any stationary diesel engine or other major on-site stationary source of TACs. The CARB's Handbook includes facilities (distribution centers) with associated diesel truck trips of more than 100 trucks per day as a source of substantial TAC emissions. The project is not a distribution center and is not anticipated to receive 100 deliveries per day or more. In addition, heavy-duty diesel vehicles are prohibited from idling for more than five minutes per CARB regulations. Accordingly, the proposed project would not involve diesel truck trips in excess of 100 per day, and, overall, the proposed project would not expose any existing sensitive receptors (i.e., nearby residences to the south) to any new permanent or substantial TAC emissions.

It should be noted that construction activities have the potential to generate DPM emissions related to the number and types of equipment typically associated with construction. Off-road heavy-duty diesel equipment used for site grading, paving, and other construction activities result in the generation of DPM. The nearby residences could become temporarily exposed to DPM emissions from the site during construction activities. However, construction is temporary and occurs over a relatively short duration in comparison to the operational lifetime of the proposed project. In addition, only portions of the site would be disturbed at a time during buildout of the proposed project, with operation of construction equipment regulated by PCAPCD rules and regulations, restricted to certain hours per the City of Roseville Noise Ordinance, and occurring intermittently throughout the course of a day. Thus, the likelihood that any one sensitive receptor would be exposed to high concentrations of DPM for any extended period of time would be very low. Because health risks associated with exposure to DPM or

any TAC are correlated with high concentrations over a long period of exposure (e.g., over a 70-year lifetime), the temporary, intermittent construction-related DPM emissions would not be expected to cause any health risks to nearby sensitive receptors. Thus, construction of the proposed project would not expose any nearby existing sensitive receptors to any substantial adverse concentrations of TACs.

Because the proposed project would not introduce new sensitive receptors to the area, would not affect any existing sensitive receptors, and is not located near any substantial sources of TACs, development of the proposed project would not expose sensitive receptors to substantial pollutant concentrations.

Conclusion

Based on the above, the proposed project would not expose sensitive receptors to substantial pollutant concentrations. Thus, impacts associated with such would be considered less than significant.

e) Odors are generally regarded as an annoyance rather than a health hazard. Due to the subjective nature of odor impacts, the number of variables that can influence the potential for an odor impact, and the variety of odor sources, quantitative methodologies to determine the presence of a significant odor impact do not exist. According to the CARB's Handbook, some of the most common sources of odor complaints received by local air districts are sewage treatment plants, landfills, recycling facilities, waste transfer stations, petroleum refineries, biomass operations, autobody shops, coating operations, fiberglass manufacturing, foundries, rendering plants, and livestock operations. The proposed project site is not located near any such land uses, and the project would not introduce any such land uses.

Commercial and office uses are not typically associated with the creation of objectionable odors. However, restaurants, especially fast food restaurants, can generate substantial sources of odors as a result of cooking processes and waste disposal. Char broilers, deep-fryers, and ovens tend to produce food odors that can be considered offensive to some people. The food waste produced by restaurants can putrefy if not properly managed, which can also produce objectionable odors. The proposed project is anticipated to include restaurant uses that would involve food preparation, including charbroiling that could result in cooking exhaust and smoke, and would produce food waste. As odors are highly subjective, one receptor may consider cooking exhaust and related smoke an acceptable odor, while another receptor may find such odors objectionable. Nonetheless, the restaurant uses would be required to comply with all State and local regulations associated with cooking equipment and controls such as grease filtration and removal systems, exhaust hood systems, and blowers to move air into the hood systems, through air cleaning equipment, and then outdoors. Such equipment would ensure that pollutants associated with smoke and exhaust from cooking surfaces would be captured and filtered, allowing only filtered air to be released into the atmosphere. Furthermore, the areas on the project site that would involve food preparation would be located near the center or in the northeastern portions of the site, separated by a landscape buffer and parking lot areas from the nearest existing sensitive receptors (i.e., nearby residences to the south). Because odors associated with cooking exhaust would be minimized and odors dissipate with distance, such odors would not be considered a major source of objectionable odors that would affect a substantial number of people.

Decomposition of biological materials, such as food waste and other trash, could create objectionable odors if not properly contained and handled. The proposed project would provide waste receptacles throughout the facilities and would utilize outdoor trash dumpsters with lids, which would be picked up regularly during normal solid waste collection operating hours within the City. The dumpster lids are intended to contain odors emanating from the dumpsters. The garbage collected on-site and stored in the outdoor dumpsters would not be on-site long enough to cause substantial odors. Thus, the outdoor, enclosed, and covered trash dumpsters that would be picked up regularly would provide proper containment and handling of the trash generated on-site.

Diesel fumes from construction equipment and delivery trucks are often found to be objectionable; however, as discussed above, construction is temporary and diesel emissions would be minimal and

regulated through compliance with the PCAPCD's rules and regulations. In addition, the project site is not considered a sensitive receptor and would not be substantially affected by any existing sources of odors, including potential odors associated with emissions of DPM from the nearby freeway traffic. Thus, odors related to DPM would not be expected to be considerable or affect a substantial number of people.

PCAPCD Rule 205, Nuisance, addresses the exposure of "nuisance or annoyance" air contaminant discharges, including odors, and provides enforcement of odor control. Rule 205 is complaint-based, where if public complaints are sufficient to cause the odor source to be considered a public nuisance, then the PCAPCD is required to investigate the identified source, as well as determine and ensure a solution for the source of the complaint, which could include operational modifications to correct the nuisance condition. Thus, although not anticipated, if odor or air quality complaints are made upon development of the proposed project, the PCAPCD would be required (per PCAPCD Rule 205) to ensure that such complaints are addressed and mitigated, as necessary. Therefore, overall, the proposed project would not create objectionable odors that would affect a substantial number of people, and a less-than-significant impact would occur.

f, g) Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on Earth. A project's GHG emissions are at a micro-scale relative to global emissions, but could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact.

In September 2006, then-Governor Arnold Schwarzenegger signed Assembly Bill (AB) 32, which requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. AB 32 delegated the authority for implementation to the CARB and directs the CARB to enforce the statewide cap. In accordance with AB 32, CARB prepared the *Climate Change Scoping Plan* (Scoping Plan) for California, which was approved in 2008. The Scoping Plan provides the outline for actions to reduce California's GHG emissions. Based on the reduction goals called for in the 2008 Scoping Plan, a 29 percent reduction in GHG levels relative to a Business As Usual (BAU) scenario would be required to meet 1990 levels by 2020. A BAU scenario is a baseline condition based on what could or would occur on a particular site in the year 2020 without implementation of a proposed project or any required or voluntary GHG reduction measures. A project's BAU scenario is project and site specific, and varies from project to project.

In 2011, the baseline or BAU level for the Scoping Plan was revised to account for the economic downturn and State regulation emission reductions (i.e., Pavley, Low Carbon Fuel Standard [LCFS], and Renewable Portfolio Standard [RPS]). Again, the BAU condition is project site specific and varies. The BAU scenario is based on what could or would occur on a particular site in the year 2020 without implementation of a proposed project or consideration of any State regulation emission reductions or voluntary GHG reduction measures. Accordingly, the Scoping Plan emission reduction target from BAU levels required to meet 1990 levels by 2020 was modified from 29 percent to 21.7 percent (where BAU levels is based on 2010 levels). The amended Scoping Plan was re-approved August 24, 2011.

The PCAPCD recommends that the threshold of significance for GHG emissions selected by lead agencies be related to compliance with AB 32 reduction goals (i.e., whether a project's GHG emissions would substantially hinder the State's ability to attain the reduction goals of AB 32, where the reduction goal is reducing statewide GHG emissions from BAU emissions sufficient to meet 1990 levels by 2020). In accordance with CARB and PCAPCD recommendations, the City of Roseville, as lead agency, requires a quantitative GHG analysis for development projects in order to demonstrate a project would promote sustainability and implement operational GHG emission reduction strategies that would reduce GHG emissions according to the emission reduction targets of the Scoping Plan. Thus, the City utilizes a threshold of a 21.7 percent reduction from BAU levels, where BAU levels are based on 2010 levels

(i.e., then-current Title 24 and mobile emissions), and estimated 2020 levels. Therefore, if the proposed project does not show a 21.7 percent reduction of project-related GHG emissions between BAU levels and estimated 2020 levels, the project would be considered to result in a cumulatively considerable contribution to global climate change.

GHG emission reduction measures could include, but are not limited to, compliance with local, State, or federal plans or strategies for GHG reductions, on-site and off-site mitigation recommendations from the Office of the Attorney General, and sustainable design features. It should be noted that the proposed project would be required to comply with the minimum mandated measures of the most recent CALGreen Code, which includes such measures as compliance with California Building Energy Efficiency Standards, a 20 percent mandatory reduction in indoor water use, and diversion of 50 percent of construction waste from landfills. A variety of voluntary CALGreen Code measures also exist that would further reduce GHG emissions, but are not mandatory.

Implementation of the proposed project along with other past, present, and reasonably foreseeable future projects would contribute to increases of GHG emissions that are associated with global climate change. Estimated GHG emissions attributable to future development would be primarily associated with increases of CO₂ and other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O), from mobile sources and utility usage. The proposed project's short-term construction-related and long-term operational GHG emissions were estimated using the CalEEMod software. The model quantifies direct GHG emissions from construction and operation (including vehicle use), as well as indirect GHG emissions, such as GHG emissions from energy use, solid waste disposal, and water use. Emissions are expressed in annual metric tons of CO₂ equivalent units of measure (i.e., MTCO₂e), based on the global warming potential of the individual pollutants.

Short-Term Construction GHG Emissions

Estimated increases in GHG emissions associated with construction of the proposed project are summarized in Table 4.

Table 4	
Unmitigated Proposed Project Construction GHG Emissions	
	GHG Emissions (MTCO₂e)
Total Construction GHG Emissions	5,212.45
<i>Source: CalEEMod, January 2015 (see Appendix A).</i>	

Construction GHG emissions are a one-time release and are typically considered separate from operational emissions, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. However, the proposed project's construction GHG emissions have been amortized over the total estimated duration of construction, which is anticipated to occur over a span of a total of approximately seven years, and included in the annual operational GHG emissions for disclosure purposes. Assuming that construction-related GHG emissions would continue to occur each year after construction is complete would represent a conservative estimation of annual GHG emissions.

Long-Term Operational GHG Emissions

The long-term operational GHG emissions estimate for the proposed project incorporates the project's potential area source and vehicle emissions, emissions associated with utility and water usage, and the generation of wastewater and solid waste. In addition, as stated above, the one-time release of construction GHG emissions has been amortized and included in the annual operational GHG emissions estimate in order to provide a conservative analysis. Furthermore, the project's use of only low VOC paints, anticipated trip rate, inherent site or project design features (i.e., pedestrian network

improvements and proximity to nearest bus stop), and compliance with applicable regulations (i.e., California Building Energy Efficiency Standards) have been included in the project modeling.

Estimated GHG emissions associated with the proposed project at operational year 2020 are summarized in Table 5.

Table 5	
Project (2020) GHG Emissions¹	
Emission Source	Annual GHG Emissions (MTCO₂e/yr)
Construction Emissions²	744.64
Operational Emissions	10,152.83
Area	0.06
Energy	2,102.80
Mobile	7,264.20
Solid Waste	662.15
Water	123.62
TOTAL ANNUAL GHG EMISSIONS	10,897.47
¹ Includes use of only low VOC paints, pedestrian network improvements, proximity to nearest bus stop, and compliance with the California Building Energy Efficiency Standards.	
² Amortized total construction emissions (5,212.45 MTCO ₂ e) over an estimated seven-year construction period for the project (5,212.45 MTCO ₂ e / 7 years = 744.64 MTCO ₂ e/yr).	
<i>Source: CalEEMod, January 2015 (see Appendix A).</i>	

The threshold of significance utilized by the City requires a minimum GHG emission reduction of 21.7 percent from what the project would have emitted under a BAU scenario, where BAU levels are based on 2010 emissions. Thus, the project's BAU emission levels were evaluated in order to determine the net change in the proposed project's GHG emissions over time. For the project BAU modeling, the same land use trip rates, and features of the project were applied, with the exception of those features that would not necessarily be inherent under a BAU scenario (e.g., pedestrian access improvements), for the year 2020, but with vehicle emissions, Title 24, and regulatory assumptions for the year 2010. The BAU GHG emissions were estimated as presented in Table 6 below.

Table 6	
BAU GHG Emissions	
Emission Source	Annual GHG Emissions (MTCO₂e/yr)
Construction Emissions¹	744.64
Operational Emissions	14,002.46
Area	0.06
Energy	2,763.99
Mobile	10,434.35
Solid Waste	662.15
Water	141.90
TOTAL ANNUAL GHG EMISSIONS	14,747.10
¹ Construction emission would be similar to the proposed project.	
<i>Source: CalEEMod, January 2015 (see Appendix A).</i>	

Consequently, the proposed project would result in approximately a 26.10 percent reduction in annual GHG emissions from the BAU level by 2020, as presented in Table 7 $[(14,747.10 \text{ MTCO}_2\text{e} - 10,897.47 \text{ MTCO}_2\text{e}) / 14,747.10 \text{ MTCO}_2\text{e} \times 100\% = 26.10\%]$. The reduction in GHG emissions would be attributable to the proposed project's inherent site or design features, the advancement of vehicle and equipment efficiency, as well as more stringent standards and regulations as time progresses. It should be noted that although a reduction related to such attributes would occur for every development project, CalEEMod takes into consideration how much of each attribute is applied for each specific project

based on the size of the project and associated land uses. As shown in the table, the proposed project would meet the minimum GHG emission reduction requirement utilized by the City of 21.7 percent by 2020 compared to BAU levels.

Table 7 Unmitigated GHG Reductions	
	Annual GHG Emissions (MTCO₂e/yr)
Total BAU	14,747.10
Total Proposed Project Year 2020	10,897.47
Total Reduction from BAU by 2020	3,849.63
PERCENT REDUCTION¹	26.10%
¹ Percent reduction of project GHG emissions from BAU levels by 2020 (see calculation in text above).	

Because the project would meet the City's 21.7 percent minimum reduction threshold, the project would not be expected to hinder the State's ability to reach the GHG reduction target or conflict with an applicable plan, policy, or regulation related to GHG reduction. Therefore, impacts related to GHG emissions and global climate change would be considered less than significant.

IV. Biological Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
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?			X	
d) Interfere substantially with the			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
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?			X	

Setting:

The property is located in the North Central Roseville Specific Plan (NCRSP) area. The biological resources within the specific plan area were previously evaluated in the NCRSP EIR. The loss of biological resources was considered to be significant and mitigation measures were adopted. Consistent with the Roseville General Plan, which has a no net loss of wetlands policy, preserve areas were identified within the NCRSP to allow avoidance and or the opportunity for creation of additional wetlands resulting in a no net loss of wetlands. It should be noted that NCRSP final EIR Mitigation Measure 3.4-24 also allows for the securing of off-site mitigation bank credits as an alternative to ensuring on-site no net loss of wetlands.

Following adoption of the NCRSP, the property owner of 1,285 acres within the plan area (including the subject site) applied for and obtained a 404 permit to fill wetlands associated with the development of the Regional 65 Center mixed-use community development project. A detailed wetland delineation and wetland value assessment was prepared by Sugnet & Associates for the 404 permit application. No state or federally listed plant species were known to exist on the property. Measures to minimize the impacts to wetlands included the designation of 128 acres of wetland preserves and construction of vernal pool habitat within designated open space areas in the NCRSP area. These measures have been effectuated and the open space areas are monitored annually as part of the City's long-term Operations and Management Plan.

As part of a previous development proposal, approximately 0.269 acres of waters of the United States were identified on the project site. The previous property owner received authorization from the following resource agencies for the fill of the wetlands and channelization of the intermittent drainage;

- Pursuant to Section 404 of the Clean Water Act, construction activities in waters of the US are subject to approval of the US Army Corps of Engineers (Corps);
- Pursuant to Section 401 of the Clean Water Act, impacts to wetlands and waters of the state shall be certified by the Central Valley Regional Water Quality Control Board (CVRWQB);
- A Streambed Alteration Agreement (1603) is required by the California Department of Fish and Wildlife (CDFW) for impacts to water features that have a defined bed and bank; and
- Consultation with the US Fish and Wildlife Service (USFWS) is required for the potential impacts to federally listed species on the project site.

The regulated construction activities were completed in 2012.

Grading and drainage improvements may be necessary and may require drainage outfalls that are designed to discharge into the adjacent open space. Swales between outfalls and creeks are not automatically allowed in Preserves but they can be installed if they meet certain design criteria and are approved by the open space manager. During the improvement plan stage, the Development Services - Engineering Division Department and Open Space Manager will review the proposed design to ensure that the design of the drainage outfalls/swales is consistent with design details contained in Appendix 15 of the Open Space Preserve Overarching Management Plan (OSPOMP).

The site is undeveloped but disturbed by the grading activities associated with the prior construction of drainage and frontage improvements, the filling of wetlands pursuant to a Section 404 permit, and the overhead power line corridor. The site has also been disked. There are no trees present. The site is surrounded by urban development.

Discussion of Checklist Answers:

a-f) The biological resources have been evaluated on multiple occasions and the required permits have been obtained and mitigation measures were adopted. The applicant provided a summary of the previous environmental evaluations and permits for the site (Appendix B). The project was also routed to the applicable agencies mentioned above, and the City did not receive any additional comments. The potential impacts are summarized as follows;

- No sensitive or special status species are known to exist on the site.
- The grassland was identified as having a limited value to wildlife within the plan area and conservation areas for grasslands of higher value have already been preserved.
- There are no trees on the project site.
- The project site is surrounded by urbanized development; therefore there are no wildlife movement corridors on the site. Further, the limited value and paucity of the grasslands, and the lack of tree canopy, the site is not conducive to wildlife. Development of the site will not substantially reduce the number of wildlife species.
- This project would not affect existing or proposed habitat conservation plans. Preserve areas that would support wildlife have been established elsewhere in the City.
- The previous property owner secured a 404 permit through the Corps to fill on-site wetlands. Upon the expiration of this permit, the property owner received a Letter of Permission (LOP) from the Corps on January 12, 2006 to fill the intermittent drainage. On November 28, 2011, the permit was extended. The authorized work outlined in the 404 permit was completed in 2012. On July 27, 2012, a Compliance Certificate was filed with the Corps for the completed work; and
- The NCRSP identified open space areas that can accommodate wetlands, resulting in no net loss. The loss of wetlands was considered significant and unavoidable. Mitigation was the establishment of the open space preserves. Issuance and effectuation of the 404 Permit satisfies the City's General Plan policy.

As the applicant has verified all necessary permits have been obtained and no biological resources are present on the site. Therefore, the project's impacts to biological resources are less than significant.

V. Cultural Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historic			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
resource as defined in Section 15064.5?				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion of Checklist Answers:

a-d) Archaeological surveys were performed for the entire NCRSP area and the findings were used to support the NCRSP EIR. The evaluation utilized field surveys of the Specific Plan area and a record search with the North Central Information Center of the California Archaeological Inventory. These surveys revealed recorded sites of archaeological significance within the NCRSP; however, no cultural resources were identified on Parcel 49. Sites within the NCRSP that were deemed valuable were incorporated into open space within the plan area as mitigation.

Although no archaeological resources are known to be present on the project site, there is a possibility that activities during construction could disturb unknown archeological or paleontological resources beneath the surface. The City of Roseville Construction Standards (Resolution 01-208) requires that "[i]n the event that previously unidentified cultural resources are present on a project site, impacts to those resources would be prevented by the requirements of the City's 2013 Design/Construction Standards. The Construction Standards require that "If signs of an archeological site, such as any unusual amounts of stone, bone, or shell are uncovered during grading or other construction activities, work shall be halted within 100 feet of the find and the City's Environmental Coordinator shall be notified immediately. A qualified archaeologist shall be consulted for an on-site evaluation. Additional mitigation may be required by the archaeologist." As discussed in the Uniformly Applied Policies and Standards section, the City's Construction Standards are uniformly applied to development projects throughout the City and consequently mitigates potential impacts to unknown buried archaeological and/or paleontological resources. Therefore, related impacts are considered less than significant and no mitigation is required.

VI. Geology and Soils

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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.)				
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
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?			X	
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?			X	
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?				X

Discussion of Checklist Answers:

a) The project will not expose people or structures to potential substantial adverse effects involving seismic shaking, ground failure or landslides.

i-iii) The project site is located in Roseville, which is within Placer County. The California Department of Mines and Geology classifies the South Placer area as a low severity earthquake zone. No active faults are known to exist within the County. The project site is considered to have low seismic risk with respect to faulting, ground shaking, seismically related ground failure and liquefaction. Therefore, less than significant impacts would occur in association with rupture of a known earthquake fault or seismic related ground failure.

iv) Landslides typically occur where soils on steep slopes become saturated or where natural or manmade conditions have taken away supporting structures and vegetation. The existing and proposed slopes are not steep enough to present a hazard during development or upon completion of the project. In addition, during construction, measures would be incorporated to shore slopes and prevent potential earth movement. Therefore, impacts associated with landslides are considered less than significant.

b) Grading activities require approval of a grading permit from the Engineering Division of the Development Services Department. The grading plan will be reviewed for compliance with the City's Improvement Standards, including the provision of proper drainage, appropriate dust control and erosion control measures. Grading and erosion control measures will be incorporated into the required grading plans. A geotechnical study will also be required prior to building permit issuance to more fully address other erosion hazards. As conditioned, the project will be consistent with the City's Improvement Standards. Therefore, the impacts associated with disruption, displacement, and compaction of soils associated with the development is considered less than significant.

c-d) As noted above, the project site is not located in a sensitive geologic area and does not expose people to potential geologic impacts. Additionally, such impacts are considered to be less than significant since new buildings and structures are required to comply with all applicable building codes. The City of Roseville Building Department will review construction plans before a building permit is issued and the Engineering Division will review and approve all grading plans to insure that all grading and structures would withstand shrink-swell potentials and earthquake activity in this area.

e) No septic tanks are proposed as part of the project. All wastewater generated by the project will be required to be collected in a piped system and conveyed to the Pleasant Grove Wastewater Treatment Plant. Therefore, no impact to soils relative to supporting the use of septic tanks would occur.

VII. Hazards and Hazardous Materials

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
e) For a project located within an airport land use plan or, where such				X

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?				
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?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
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?			X	

Discussion of Checklist Answers:

a-c) The California Health and Safety Code and local City Ordinances regulate the handling, storage, and transportation of hazardous and toxic materials. The California Health and Safety Codes require a Risk Management and Prevention Program (RMPP) for those uses that handle specified quantities of toxic and/or hazardous materials. The church, commercial, and offices uses proposed for this project do not typically store and/or transport large quantities of hazard materials. Should future tenants store and/or use toxic/hazardous materials exceeding the identified thresholds, a RMPP would be required.

A Hazardous Materials Management Program (HMMP) will be required if hazardous materials quantities exceed specified thresholds. Furthermore, if a HMMP is triggered, business owners must file a site-specific business plan with the City Fire Department before a new building is occupied. All plans would specify what to do in the event of an accident, and which transportation routes would be used. It is not known at this time if any hazardous materials will be used or stored on-site that exceed specified quantities. However, any potential impacts as a result of the use or storage of hazardous materials are reduced to less than significant levels with implementation of the RMPP, HMMP and business plan requirements.

The nearest school to the project site is Vencil Brown Elementary school, which is over a half mile away. No new schools are proposed within a quarter mile of the site. Any potential impacts as a result of the use or storage of hazardous materials are reduced to less than significant levels with implementation of the RMPP, HMMP and business plan requirements.

d) The project is not located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, and therefore would not create a significant hazard to the public or the environment. Therefore, the project would have no impact.

e-f) The project site is not located within an airport land use plan or within two miles of a public or private airport or airstrip. Therefore, the project would have no impact.

g) This project is located within an area currently receiving City emergency services. Both Fire Station 7 and Fire Station 8 are located less than one mile from the property and would be able to serve the site within the City's standard response time. The project will increase the demand for emergency services but that demand has been incorporated into the existing emergency response plans, and therefore will have a less than significant impact to the City's Emergency Response or Management Plans.

h) The project site is surrounded by existing and planned urban development and open space areas. Although the project site is adjacent to City owned open space, the properties are not considered wildlands. The City of Roseville maintains the open space and preforms annual weed abatement through the City's Open Space Operations and Maintenance Program. These weed control measures reduce the potential occurrence of wildfires in the vicinity of the project site to less than significant impact levels.

VIII. Hydrology and Water Quality

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
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)?			X	
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?			X	
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?			X	
e) Create or contribute runoff water which would exceed the capacity of			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
existing or planned stormwater drainage systems or provide substantial additional sources of polluted water?				
f) Otherwise substantially degrade water quality?			X	
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?			X	
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?			X	
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?			X	
j) Inundation by seiche, tsunami, or mudflow?				X

Discussion of Checklist Answers:

a, c-f) The proposed project will result in over-covering of soils with impervious surfaces such as asphalt paving and structures. This will result in a reduced rate of absorption of surface water runoff and will increase water being directed into the City's drainage system. The City evaluated the potential impacts related to increased runoff in the General Plan EIR. The General Plan EIR assumed full build-out of the site and other properties in the City and evaluated downstream flooding impacts resulting from increased surface water runoff. The General Plan EIR found that, with the implementation of City standards and programs, the potential flooding impacts would be less than significant.

The project is subject to the Clean Water Act (CWA) with regards to the discharge of pollutants into waters of the U.S. Should it be determined the project will result in direct discharges into surface waters, the developer will be required to obtain a National Pollutant Discharge Elimination System (NPDES) permit. As a condition of approval, all drainage will be collected through an on-site storm drain system and directed to the City's storm drain system. Prior to discharge from the site, the storm water shall be treated with appropriate storm water pollution treatment device(s) as required by the City's Stormwater Quality Design Manual.

The City's March 2003 Stormwater Management Plan (SWMP) contains a comprehensive set of priorities, activities, and strategies that comprise the City's minimum control measures and best management practices (BMPs) intended to address the State Water Resource Control Board – MS4 Permit requirements for Phase II communities. The goal is to reduce pollutants in stormwater to the maximum extent practicable. The SWMP identifies activities to implement the following six minimum control measures required under the City's MS4: public outreach, public involvement, illicit discharge detection and elimination, construction site runoff, new development and redevelopment, and municipal operations. The SWMP includes minimum required control measures for new development, such as structural and non-structural control strategies, and long-term operation and maintenance of controls. It

also includes specific guidance for volume and flow control design parameters for structural controls such as detention ponds, vegetative areas, and runoff pretreatment.

The City adopted the “Urban Stormwater Quality Management and Discharge Control Ordinance” (Stormwater Ordinance) (Ord. 4395 § 2 (part), 2006.) in order to establish a regulatory frame work to implement construction and post-construction stormwater controls. This Ordinance is a uniformly applied development policy or standard applicable to this project. In March 2007, the City adopted the Stormwater BMP Guidance Manual for Construction, and in May 2007, the City adopted the Stormwater Quality Design manual. The City has the authority during plan checks, as well as site inspections, to enforce the Stormwater Management Plan. Prior to final approval, the owner of any stormwater control structure will be required to submit an operations and maintenance manual and a proposed maintenance schedule. Additional detail on post construction controls is provided in the SWMP which is available on the City’s website (www.roseville.ca.us).

The City also maintains policies and guidelines regarding grading, erosion control, inspection, and permitting. Section 16.20.040 of the Roseville Municipal Code regulates stockpiling and grading, and addresses conditions under which permits and grading plans are required. Section 16.20.070 identifies grading plan performance standards. These policies and guidelines, as set forth in the City Code, constitute uniformly applied development policies or standards applicable to this project.

Section 16.20.020 requires that all grading be performed in accordance with either City of Roseville Improvement Standards or Title 16 of the Roseville Municipal Code, whichever is more restrictive. The Development Services – Engineering Division requires that a grading permit be obtained prior to grading activities. At that time, the applicant must submit, for review and approval, Improvement and/or Grading Plans along with a site-specific Stormwater Pollution Prevention Plan (SWPPP). Slopes or banks along creek channels must be designed with proper slope protection to prevent soil erosion and channel-bank undercutting. The City has also adopted standards that would apply to projects within public right-of-way or easements.

Section 10 of the City’s Improvement Standards identifies hydrologic and hydraulic methods to determine peak flow rates and criteria for identifying appropriate design and capacity for storm drainage infrastructure. Design criteria include requirements for channels and outfall design, cross culverts, inlet and outlet structures, and piping materials.

Because the site would disturb more than one acre, approval of a Storm Water Pollution Prevention Plan (SWPPP) from the Regional Water Quality Control Board is required. Implementation of the SWPPP would ensure that the project will not result in the release of materials that could affect water quality. The SWPPP, combined with grading permit best management practices (BMP’s) like erosion controls with hydro-seeding and mulching, and sediment control with fiber rolls and sediment basins, would serve to mitigate storm water erosion and related water quality impacts. Residual effects would therefore be less than significant.

b) The project will rely on domestic water from the Roseville municipal system and no groundwater withdraw is proposed. The development of the site with impervious surfaces will reduce the area available for infiltration of surface water. Ground water occurs between 70 and 100 feet below the surface. As analyzed in the NCRSP EIR, due to the limited permeability of the clay soil over hardpan, surface water will have limited permeability to the ground water depth and therefore the impact from the project on groundwater recharge will be less than significant.

g-i) A The proposed project does not include any housing and the project site is not located within the regulatory floodplain or flood hazard area, as designated by the Federal Emergency Management Agency. People and structures would not be exposed to hazards resulting from a 100-year flood event and buildout of the project site would not significantly increase flood elevations beyond the existing condition.

j) The project site is not located in the vicinity of a large body of water that could generate a seiche or tsunami and is located on a site with generally flat topography that would not be expected to be subject to substantial risk of mudflow. Therefore, this is considered to have no impact on the proposed project.

IX. Land Use and Planning

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
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?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion of Checklist Answers:

a) The project will not divide an existing community; therefore, no impact would occur.

b) Land use conflicts can arise when new development or land use causes impacts on persons or the physical environment in the vicinity of the project site, or conditions on or near the project site could have impacts on the persons or development introduced onto the site by the new project. Both of these circumstances are evaluated when considering land use compatibility. Depending on the nature of the impact and its severity, land use compatibility conflicts can range from minor irritations and nuisances, to significant effects on human health or safety.

Long term incompatibility can arise when adjacent land uses conflict with each other. This condition can result from the generation of excessive noise, light, dust, odor, traffic, or hazardous emissions that interfere with people's sleep or general use of their property (outdoor use such as recreation, etc.). The North Central Roseville Specific Plan (NCRSP) considered the compatibility of land uses and the land use implications of development of the project site. Consideration of adjacent land uses was also evaluated with the zoning of the subject site. With adoption of the NCRSP, the subject site was anticipated to be fully developed.

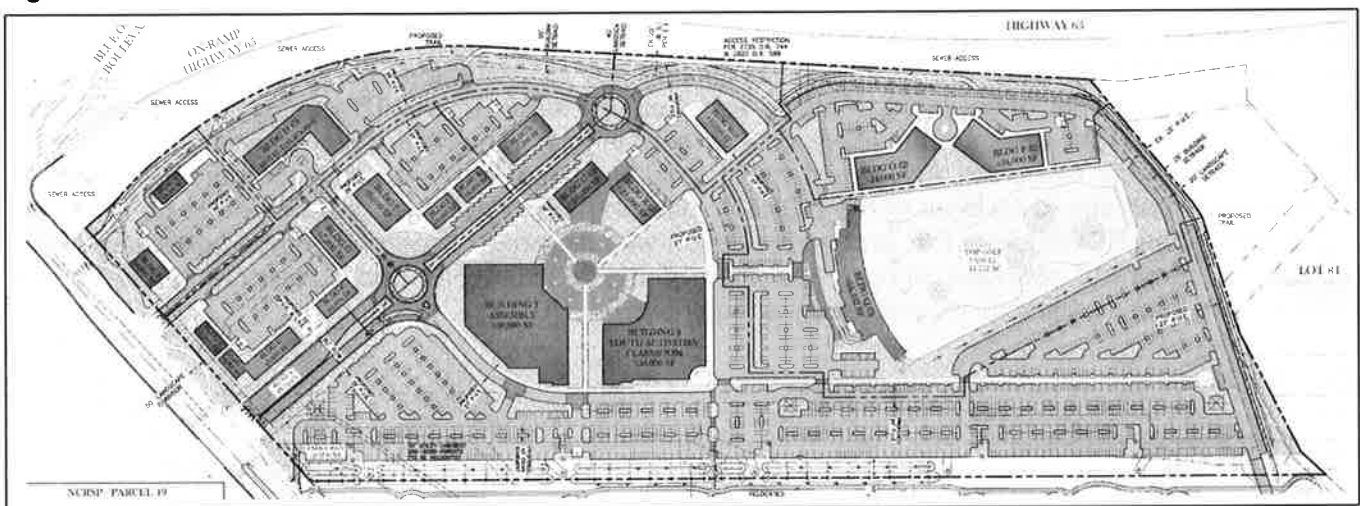
As noted in the Project Background and Location Section under Environmental Setting, the project site consists of two parcels, A and B, which total approximately 59 acres. The zoning of Parcel A is Planned Development (PD) for an array of light industrial, office and commercial uses and Parcel B is Light Industrial/Special Area-North Central Roseville Specific Plan (M1/SA-NC). Parcel B is restricted by overhead powerline easements and development under the power lines will be limited to parking areas and landscaping.

The PD zoning was established in 2000, and a complete list of the permitted uses under the PD zoning is provided as Appendix C. The proposed project includes the following, all of which are permitted under the PD zoning:

- Community Assembly (3 buildings),
- Commercial Recreation-Indoor Recreation (principally permitted) & Outdoor Recreation (conditionally permitted) (1 building),
- Office (5 buildings),
- Eating and Drinking Establishments (3 buildings),
- Retail Sales and Services (7 buildings), and
- Lodging Services (1 building).

Retail uses are permitted by right up to 20 percent of the developed area or 240,000 square feet (whichever is greater) per the PD zoning. As the project is currently proposed, 49,000 square feet of retail uses are proposed (restaurant and general retail space). The outdoor recreation component of Topgolf, which accounts for approximately 12.6% of the total square footage of the project, requires a Conditional Use Permit (CUP) as permitted by the PD zoning. The CUP will be conditioned to ensure the operating characteristics of Topgolf will be compatible with and will not adversely affect persons residing or working in the area or be detrimental or injurious to public or private property or improvements. The uses proposed in the project are consistent with the PD permitted and conditionally permitted uses list as shown in Attachment 5 and have been deemed as suitable and compatible for this project site.

Figure 3 – Site Plan



The nearest building to the adjacent residential neighborhood will be approximately 250 feet from the southern property line. The 50 foot landscape buffer on the project site and 50 foot bike/pedestrian trail/landscape area located between the project site and the residential neighborhood will provide an additional buffer between the proposed project uses and adjacent residential uses.

Construction of the project is anticipated to be phased over time. As part of the first phase of the proposed project, the applicant proposes to construct the Topgolf portion of the project in addition to frontage, access, utility connections, the landscaping within the 50' landscape buffer area along the southern property line, and the realignment of the bike trail as described under Project Description. While future phases are subject to approval of a MPP Stage 2 entitlement for architecture and landscaping plans as well as building permits, the overall site design and allowed uses are defined by the MPP Stage 1 as described above (Bayside Church, Topgolf, office, hotel, restaurant, and retail) and as shown in Figure 3 – Site Plan. A deviation from this plan that is inconsistent with the MPP Stage 1 plan would require a MPP Stage 1 Modification, which would be subject to environmental review under CEQA. The proposed project is consistent with the land use plan, NCRSP, and Zoning Ordinance, therefore the impact to land use and planning is less than significant.

c) There are no Habitat Conservation Plans or Natural Community Conservation Plans covering the project site. Therefore, no impact would occur.

X. Mineral Resources

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?			X	
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?			X	

Discussion of Checklist Answers:

a-b) The NCRSP EIR document identifies the project site as being located within the MRZ-1 zone based on the California Department of Mines and Geology survey lists. This designation means that significant mineral resources are not likely to be located in this area and the project site is not known to include any mineral resources that would be of local, regional, or statewide importance. Impacts to mineral resources due to buildout of the NCRSP, including the project site, were found to be less than significant by the NCRSP final EIR and no mitigation was required. Mineral resource conditions of the project site have not changed since preparation of the NCRSP EIR and consequently the impact remains less than significant. No mitigation is required.

XI. Noise

Would the project result in:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?		X		
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		X		

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		X		
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?				X
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?				X

Setting:

The City's General Plan Noise Element includes noise policies to protect residents from excessive noise and establishes acceptable noise levels generated from fixed sources or transportation related noise sources. The overall goal of the Noise Element is to protect the health and welfare of the community by promoting community development which is compatible with noise level criteria. Consistent with the Noise Element, land use is established in part with consideration of limiting potential effects from either fixed source noise generators or transportation related noise sources. The Noise Element defines a sound level criterion that is deemed acceptable for sensitive receptors (i.e. residential, schools, hospitals) during daytime hours and nighttime hours. The Noise Element also evaluated the noise levels generated from major roadways on sensitive land uses. It acknowledged that traffic volumes along major roadways are expected to increase, therefore increasing the noise levels from transportation related sources along the roadways. Sensitive land use already located near major roadways would be exposed to increased noise levels that are normally considered unacceptable.

The City's Noise Ordinance contains regulations relating to the measurement and regulation of noise generation. Using the sound level criteria identified as acceptable in the General Plan, the Noise Ordinance includes sound level limits for uses adjacent to sensitive receptors. Per the Noise Ordinance, it is unlawful for a person/use to generate a noise that either exceeds the ambient noise level by 3 dBA or the noise or exceed the sound levels established in the Ordinance, whichever is greater, when measured at the property line of the sensitive receptor. While the Noise Ordinance could allow noise generated from the project to exceed the ambient noise level by 3 dBA, the City has chosen a more conservative standard of the ambient noise level being the threshold for this project.

The project site is located adjacent to major roadways, including SR 65, Washington Boulevard and Blue Oaks Boulevard. The site is also adjacent to single-family residential.

Discussion of Checklist Answers:

a-d) Two noise studies were prepared by Paul Bollard of Bollard Acoustical Consultants (BAC) for this project and are provided as Appendices D and E to this Initial Study. A noise study, dated December 8, 2014, was prepared to evaluate the noise generated from the Topgolf facility and is referred to as the Topgolf noise study (Appendix D). The second noise study, dated December 19, 2014, was prepared to evaluate the potential long-term impacts from noise generated from activities occurring on the project site

and the potential short-term impacts from construction related noise activities from development of the site to the nearest sensitive receptors (residential) and is referred to as the Parcel 49 Project noise study (Appendix E). The Parcel 49 Project noise study incorporated the noise data from the Topgolf noise study.

The Parcel 49 noise study measured the existing ambient noise levels at the nearest residential properties to project site. The study found that the existing ambient noise levels at the residential properties exceed the maximum acceptable sound levels established in the City's General Plan-Noise Element and the Noise Ordinance. The increase in noise levels is due to the close proximity of those properties to SR 65 and other major roadways. Consistent with the Noise Ordinance, the analysis addresses noise level standards equal to the existing ambient noise level.

With exception to the Topgolf facility, the primary long-term activities that would generate noise are from the on-site truck circulation and unloading, mechanical equipment, and parking lot activities. The Topgolf noise analysis is discussed in further detail below. Based on the proposed uses and the proposed site plan, the Parcel 49 Project study concludes that noise produced from the on-going operation of the project will not generate noise that exceeds the Noise Ordinance regulations or result in a substantial permanent increase in existing ambient noise conditions.

During the construction phase of the project, noise from construction activities would add to the noise environment in the immediate vicinity. Typically, construction noise levels are higher than on-going project operation noise levels. The Noise Study did consider the impacts from construction noise to the nearest residential property approximately 250 feet away and the regulations within the Noise Ordinance, which allows for private construction to be between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday; provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. With adherence to the Noise Ordinance, which is a uniformly applied development policy or standard within the meaning of CEQA Guidelines section 15183, impacts from construction noise were found to be less than significant.

A separate noise study was prepared for Topgolf due to their unique operating characteristics; the building is three stories tall and open on one side to allow patrons to hit golf balls onto the outfield targets, is open until 2 am, and includes an outdoor terrace for live music. Bollard used noise data from a comparable Topgolf facility in Texas to prepare the noise study for this project. The study found that Topgolf would generate noise levels at the nearest residential property in excess of the ambient noise levels after 8 pm. Mitigation is required to ensure at no time Topgolf generates noise levels that exceed the ambient noise levels. The Topgolf noise study includes a list of mitigation measure that address building design and operational restrictions. The MPP and Conditional Use Permit entitlements allow for conditions to be applied to the project to ensure the noise levels are not exceeded. With implementation of the following mitigation measures the project impacts from noise will be reduced to less than significant.

MM-1: The Topgolf plans submitted for a building permit shall incorporate all noise mitigation measures related to the building design that are listed in the Topgolf Noise Study (BAC, 12/8/14). The mitigation measures are as follows:

- Drive-bay speakers shall be oriented at a 45-degree angle inward rather than straight down.
- Installation of extensive sound absorbing materials in and around the drive bays (50% treatment of wall, column, and ceiling areas with NRC 0.8 materials).
- Install sound absorbing turf around the hitting mats from the front edge of the drive bay to the support columns.
- The terrace wall height shall be a minimum of seven (7) feet tall and may consist of a four (4) foot solid wall with a three (3) foot Plexiglas barrier above the wall, as

shown on the MPP plans. The design of the terrace wall shall provide approximately 3 dBA of noise reduction.

- The terrace shall be located on the northwestern side of the building, as shown on the MPP plans.
- Installation of sound absorbing materials within the terrace area to provide approximately 3 dBA of noise reduction.

The project architect shall provide confirmation that the above listed noise reduction measures have been incorporated into the building design and, in conjunction with the operation noise reduction measures listed in the Noise Study, result in the required noise reduction as outlined in the table below.

MM-2: The Topgolf operations shall be restricted as follows:

- Live and DJ-generated music on the terrace shall not be permitted after 10PM.
- The house sound system output shall be gradually reduced so that the noise level standards, as outlined in the table below, are not exceeded.
- Low-frequency sound (for frequencies below 50-60 hertz) shall be filtered via a limiter or high-pass filter on the house amplifier, or similar procedure.
- Live bands shall utilize electric drum kits so sound output can be regulated.

Noise Level Standards for Topgolf

Hour of Day	Hourly Average Level – L_{eq} , dBA	Maximum Level – L_{max} , dBA
Facility opening to 8 pm	60	65
8 pm – 9 pm	59	64
9 pm – 10 pm:	56	61
10 pm – 11 pm:	53	60
11 pm – Midnight:	50	57
Midnight – 1 am	49	56
1 am – 2 am:	47	55

e-f) The project site is not located within two miles of an airport, or within an airport land use plan and therefore is considered no impact.

XII. Population and Housing

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
indirectly (for example, through extension of roads or other infrastructure)?				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion of Checklist Answers:

a) The project does not include housing and therefore will not substantially increase the residential population in the area. Development of the site will introduce new population to the area either through jobs or visitors to the site. The introduction of population to the area is not a significant impact by itself, but can have an impact on other factors such as traffic, air, water, and land. These impacts have been analyzed in the respective portions of this study.

The project will generate short-term construction jobs and long term permanent jobs. The General Plan and NCRSP land use designation of Light Industrial assumes the site as a job creation site. The General Plan Land Use Element and the Housing Element include goals and policies to address the City's jobs/housing balance. The General Plan assumed Roseville to be a regional importer of jobs and that there are more jobs than housing. The Housing Element addresses the need for housing and measures to add housing units in the City. Since the Light Industrial land use was allocated, the Housing Element was updated to increase the amount of housing units available in the City. The Housing Element is current, has been deemed to comply with State housing regulations by the California Department of Housing and Community Development, and has been adopted by the Roseville City Council. Since the site was already planned for development with adoption of the General Plan and the amount of housing available has since increased, the project itself will have a less than significant impact on housing.

b-c) The project site is currently undeveloped and therefore will not cause displacement of any existing housing or people. Therefore, there will be no impact.

XIII. Public Services

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
d) Parks?			X	
e) Other public facilities?			X	

Discussion of Checklist Answers:

a) Tenants or customers of the development may require the services of the Roseville Fire Department (RFD) in the event of an emergency. The RFD operates eight fire stations within the City of Roseville, with additional fire stations planned within the new specific plan areas. The closest fire station to the project site is Station 7 at 911 Highland Pointe Drive which is less than one mile from the project site. RFD has reviewed the project and determined that there is adequate service available to meet the anticipated demand.

The development of this project would require adequate water pressure in the water lines and must comply with the Uniform Fire and Building Codes used by the City of Roseville to ensure fire protection measures are in place and lessen the demand on Fire service. Additionally, the applicant is required to pay a fire service construction tax, which is used for purchasing capital facilities for the Fire Department. Adherence to the uniformly applied fees and construction standards are adequate to mitigate potential impacts to fire services.

b) Tenants of the project may also require the services of the Roseville Police Department in the event of an emergency. The site is within an area of the City that is currently receiving police services. As part of the MPP evaluation the project will be required to incorporate the City identified Crime Prevention through Environmental Design (CPTED) elements identified in the uniformly applied Community Design Guidelines, which will assist in reducing the need for police services. With adherence to these guidelines, any potential impacts to police services will be reduced to less than significant.

c) The construction of commercial buildings can generate secondary impacts to local schools by inducing growth. The applicant for this project is required to pay school impact fees ("Sterling Fees") at a rate determined by the local school districts. The "Sterling Fees" presently pay 25% of the cost of new facilities for new students. School fees will be collected prior to the issuance of building permits. Pursuant to state law, the payment of these fees is deemed to mitigate the school-related impacts of the project to a less than significant level.

d) The City's General Plan Parks and Recreation policies calculate the need for parks facilities based on the residential population. Since the project does not include residential development, the project will not require the need for additional parks facilities. The project will provide a connection to the existing Summerhill neighborhood park. With the introduction of population to the project area and the new park connection, it is possible that the project will result in an increase of use the park. This increase in demand is evaluated in the Recreation section of this study. Because the project will not require new facilities, the potential impact to parks is considered less than significant.

e) The project site has had land use designations and zoning since 1990 and development potential of the site, including from increased development of the site pursuant to City approvals starting in 2000, has been incorporated into the City's service delivery models. Since the project is consistent with the land use and zoning the project will not have a significant effect upon, or create any additional need for, public services (i.e. fire protection, police services, schools, parks). The impacts associated with this project upon public services are considered less than significant.

XIV. Recreation

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?			X	
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?			X	

Discussion of Checklist Answers:

a) As previously mentioned the project is located adjacent to and provides a connection to the existing Summerhill neighborhood park and a City bike trail. With the introduction of population to the project area and the new park and bike trail connection, it is possible that the project will result in an increase of use to park and bike trail. The park connection was planned in the City's Parks Master Plan. Increase usage of the facility was also anticipated and the Parks and Recreation Department has an approved budget for on-going maintenance of the park. Connection to the bike trail is encouraged in General Plan-Circulation Element and recommend in the Community Design Guidelines and NCRSP. Active use of bikeway system is anticipated and incorporated into the funding sources for trail systems. Therefore impacts to recreation facilities are considered less than significant.

b) The City has a park dedication standard for residential development of 9 acres per every 1,000 residents. Because the site does not include residential development, the project will not be required to dedicate land or contribute to new parkland. The project site has, however, been designated as a Corporate Center site. As such, the office component of the project will be required to include on-site exercise facilities, showers and lockers. The facilities will be reviewed with the Major Project Permit Stage 3 to ensure they comply with City standards. Impacts are considered less than significant.

XV. Transportation/Traffic

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?		X		

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads and highways?		X		
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?				X
d) Substantially increase hazards due to a design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Result in inadequate parking capacity?			X	
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			X	

Setting:

The City's General Plan established the land use for the project site. With the General Plan EIR, a traffic model was prepared that took into account the anticipated land use within the City. The traffic model is continuously updated as parcels are developed and or land uses are modified. The City's Development Services - Engineering Division maintains the traffic model. Based on the traffic model, a City wide Capital Improvement Projects (CIP) program was prepared to identify roadway improvements necessary to ensure an adequate transportation system is in place. The current CIP was updated with the Creekview Specific Plan and identifies projects to 2025. Funding for the recommended CIP improvements has already been accounted for through grants and/or traffic mitigation fees.

Roadway operating conditions are described in terms of Level of Service (LOS). LOS is a qualitative measure of the effect of a number of factors, which include speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience, and operating costs. LOS are designated "A" through "F" from best to worst, which cover the entire range of traffic operations that might occur. LOS A through E generally represent traffic volumes at less than roadway capacity, while LOS F represents over capacity and/or forced conditions. The General Plan-Circulation Element contains a roadway service level policy to maintain a LOS C or better at a minimum 70% signalized intersections in the City during weekday PM peak hours. The City does not have a LOS policy for weekday AM peak hour or weekend trips. The General Plan was updated in 2012 to acknowledge and accept that 40 intersections within the City would operate at worse than LOS C under 2025 PM peak conditions.

The *State Route (SR) 65 Corridor System Management Plan (CSMP)* (Caltrans, 2009) identifies a concept LOS F for the segment of SR 65 between I-80 and Blue Oaks Boulevard. According to this

document, this designation refers to the minimum acceptable LOS over the next twenty years. Page 9 of the CSMP states, "Some heavily congested route segments now have a concept LOS F because the improvements required to achieve LOS E are not feasible due to environmental, right-of-way, financial, and other factors". According to the CSMP, for existing LOS F operations, no further exacerbation is permitted, as indicated by delay or other performance measurement. The CSMP establishes a concept LOS E for SR 65 from north of Blue Oaks Boulevard into and through the City of Lincoln.

It is standard City practice to evaluate the traffic model when a development project is proposed and ensure that the project is consistent with the General Plan policies. As mentioned, typically only the potential impacts from a project's weekday PM peak hour trips are evaluated because there are no policies for weekday AM peak hour or weekend trips. Evaluation of the traffic model during non weekday PM peak hour times is for informational purposes. At its discretion, the City can consider impacts during non weekday PM peak times as significant impacts. The current traffic model reflects the 1990 adoption of the North Central Roseville Specific Plan (NCRSP), the 2000 and 2007 rezones of NCRSP Parcel 49, approval of the Sierra Vista Specific Plan in 2010, and approval of Creekview Specific Plan in 2012.

SR 65 (aka. HWY 65) is a major transportation corridor running through the City that is maintained by Caltrans. As of October 15, 1990, the City of Roseville, the City of Rocklin, and Placer County entered into an agreement to form the HWY 65 JPA, to address development impacts to the HWY 65 corridor interchanges between Galleria Boulevard/Stanford Ranch Road and Sunset Boulevard. The agreement outlines impact fees and infrastructure improvements necessary to maintain service levels. The HWY 65 JPA has determined that fees in lieu of improvements are acceptable mitigation for interchange impacts to the Highway 65 corridor. The City also has an agreement with the South Placer Regional Transportation Authority (SPRTA) that is structured to fund improvements along Sierra College Boulevard from Highway 193 to the Sacramento County line, portions of Auburn/Folsom Road, Douglas/I80 Interchange, Placer Parkway, and \$67 million for the widening of Highway 65 based on 2025 development levels. Per the respective Highway 65 JPA and SPRTA Memorandums of Understanding (MOA's), development impact fees are collected by participating agencies at building permit issuance. These fees are uniformly applied to development projects and are identified as acceptable mitigation for any impacts.

A transportation impact study was prepared by Fehr & Peers to analyze the transportation impacts associated with development of the Parcel 49 project (Appendix C). The study considered existing and cumulative conditions and previous traffic studies, including the City's 2025 Capital Improvement Program (CIP) Travel Demand Model (TDM), the previous 2000 and 2007 rezones of the site and the State Route 65 Corridor System Management Plan. The study analyzed weekday AM peak and PM peak hour trips, as well as Saturday evening and Sunday (after service) periods due to the high traffic activity expected with Bayside Church's weekend church services. The study analyzed transportation impacts to City roadways as well as SR 65 during each of the three phases of the project development. Comments from responsible agencies in the project vicinity and potential impacts to the adjacent City of Rocklin roadways were considered in the study. The Fehr & Peers study also analyzed the parking demand that would be generated from the project based on the proposed uses. Following release of the Traffic Study and comments received from the public, Fehr & Peers prepared a memorandum (attached to the Traffic Study) to analyze the recommended time interval between Sunday morning services and the parking demand for full occupancy of the church assembly/worship building.

Discussion of Checklist Answers:

a-b) The Fehr & Peers study determined that the proposed buildout of the project would result in 592 new weekday AM trips and 843 new PM peak hour trips. Compared to the current zoning of the site and the anticipated development potential, the proposed project would result in a 65 percent decrease in new weekday AM peak trips and a 55 percent decrease in new PM peak hour trips. Compared to the previous Cinemark project proposed for the project site, the proposed project would result in a 57 percent decrease in new AM peak hour trips and a 41 percent decrease in PM peak hour trips.

The Fehr & Peers study determined that the weekday AM and PM peak hour traffic impacts from Phase 1 (Topgolf) of the project will not result in any significant impacts. Traffic impacts from Phase 1 plus Phase 2 (all other development excluding Bayside Church) results in significant impacts at two intersections during weekday PM peak hour; the Blue Oaks Boulevard/Washington Boulevard/Hwy 65 ramp intersection would worsen from LOS D to E, and the Washington Boulevard/Road A intersection would worsen from LOS B to F. No significant impacts occur during weekday AM trips from Phase 1 plus Phase 2. There are also no significant impacts to SR 65 during AM peak or PM peak hours. Buildout of the project will not result in any additional traffic impacts during the weekday AM and PM peak hours.

The traffic study determined that the significant impacts to weekday PM peak hour trips can be mitigated with the construction of a northbound right-turn pocket of 250 feet on Washington Boulevard at the Blue Oaks Boulevard/Washington Boulevard intersection. With this mitigation, the Blue Oaks Boulevard/Washington Boulevard intersection would operate acceptably at LOS D and the Washington Boulevard/Road A intersection would operate acceptably at LOS C. The project plans show the recommended improvement to Washington Boulevard. The City's Engineering Division has reviewed the plans and determined they meet City standards. The following mitigation measure is added to ensure the improvements to Washington Boulevard are implemented and the transportation impacts to the City's LOS standards are reduced to less than significant.

MM-3: With construction of Phase 2 of the project, a northbound right-turn pocket of 250 feet shall be constructed on northbound Washington Boulevard at the Washington Boulevard/Blue Oaks Boulevard intersection. The improvement shall be shown on the Phase 2 improvement plans submitted to the City's Development Services - Engineering Division. Construction of the turn pocket shall be completed with construction of any portion of Road B.

Using state-of-practice traffic simulations, Fehr & Peers made recommendations for design improvements to the project to improve traffic conditions on and off the project site. The improvements, such as the design of the roundabouts and the right-in-only driveway on Washington Boulevard, were incorporated into the project design. The City's Development Services – Engineering Division reviewed the plans and deemed them consistent with City standards. Conditions of approval will be placed on the project to ensure the improvements shown on the project plans are incorporated into construction permit plans.

Due to high traffic level expected during weekend church services, the City requested that the traffic study also analyze potential transportation impacts from a Saturday evening church service and a Sunday morning service. The study estimated the amount of traffic that would be generated at project buildout, in 15-minute increments, within the one-hour before and after weekend church services. For this project the same LOS standard for AM and PM peak hour trips was applied to weekend trips. The traffic study determined that the project would not degrade LOS standards to unacceptable levels during any one-hour period on the weekends. During the peak 15 minutes of the peak hour (5:15 pm to 6:15 pm) before Saturday evening service, the Blue Oaks Boulevard/Washington Boulevard intersection will operate at LOS E. However, the operation of the Blue Oaks Boulevard/Washington Boulevard intersection will operate at LOS D over the entire peak hour (5:15 pm to 6:15 pm). LOS D is an acceptable level for this intersection. All other study intersections will operate at acceptable levels.

The traffic study findings for weekend trips were based on the condition that there would be temporary on-site traffic management the hour before the Saturday and Sunday services to ensure traffic is flowing smoothly through the site. The memorandum to the traffic study also recommended a 60 minute interval between services. Therefore with the following mitigation measures, the project at buildout will not cause a substantial increase to traffic or exceed acceptable levels of service.

MM-4: A Traffic Management Plan will be required with submittal of the Bayside Church MPP Stage 2 application. The traffic management plan shall incorporate the following:

- **The right-in only driveway on Washington Boulevard south of Road A shall be open for church traffic one hour before each service and remain open until the start of service. This driveway would be closed at all other times.**
- **Prior to church services, the internal roadway connecting to the south leg of the west roundabout shall be converted to one-way inbound operation with two lanes. Traffic exiting the parking area south and west of the church shall circulate through the parking area between the church and Topgolf.**
- **Church traffic entering the project site via Road A shall be divided between the right-turn bypass lane and the roundabout.**

MM-5: The Bayside Church MPP Stage 2 application shall include an Operations Plan and shall include service times for the church. The services shall be planned during the times assumed with the NCRSP Parcel 49 traffic study. There shall be a minimum of 60 minutes between teach service on the weekends, unless additional traffic analysis prepared with the MPP Stage 2 application support modification to the spacing of the services.

The project at buildout will not result in an impact to HWY 65 operations during weekend travel. Additionally the project will be required to pay the agreed upon HWY 65 JPA and SPRTA fees. The fees represent a fair share funding contribution towards future improvements to HWY 65. The Highway 65 JPA and SPRTA fee technical memorandums describing the fee programs and what they pay for and what the fees are is available at the City of Roseville, Permit Center, and are listed as uniformly applied and acceptable mitigation per CEQA Guidelines section 15183.

With the above mitigation, impacts to roadways are less than significant.

c) No airports are located in proximity to the project site. The project will not result in a change to air traffic patterns. No impact would occur.

d) The design of on-site circulation is reviewed as part of the MPP application. The City has adopted standards for roadway design, parking lot designs, and vehicular queuing. Development Services-Engineering Division and the Fehr & Peers traffic study evaluated the project design to ensure City standards were met and no hazardous conditions were present. Any modifications required from their review were either already incorporated into the project design or will be incorporated into the conditions of approval. The impact is therefore less than significant.

e) The City's Fire Department reviewed the project and determined that the design will provide adequate emergency access and meets their design criteria code requirements. With adherence to the City of Roseville Design and Construction Standards, the project will have a less than significant impact to emergency access.

f) The City's Zoning Ordinance outlines the parking requirements for projects based on the proposed square footages and use types. Per the Zoning Ordinance standards, 2,230 parking spaces are required. The project will provide 2,789 parking spaces.

Due to the unique operating characteristics of Topgolf and Bayside Church, the City requested that Fehr & Peers prepare a parking demand study to ensure that the City's parking standards are adequate. The parking study utilized the Zoning Ordinance standards for the retail, restaurant and hotel uses parking demand assumptions. Parking demand for Topgolf was based on parking utilization studies completed at

the Topgolf Scottsdale facility. Parking demand for the church is based on trip generation information contained within the traffic study and vehicle occupancy data collected at the Bayside Granite Bay location and Adventure Church in Rocklin. It also assumes the office space would have little parking demand on the weekend. The study found that the ratio of parking demand to supply is estimated to be 71 percent on Saturday evening and 73 percent on Sunday morning. The study also determined that parking is placed appropriately throughout the site.

The City requested that Fehr & Peers also determine the parking assuming maximum attendance at both the Saturday evening and Sunday morning church services. The Fehr & Peers Memorandum found that even with full occupancy (worst case scenario) of the church, the parking lot would still have 241 parking spaces available during Saturday evening and 404 parking spaces available during Sunday morning services.

Additionally, the project will be incorporating measures to reduce the anticipated parking demand. Measures include, but are not limited to the following: providing a pedestrian connection to the City's existing pedestrian paths that connect to adjacent residential and commercial projects, providing a continuous pedestrian link throughout the project, providing connections to bicycle paths and providing on-site amenities such as lockers and showers for bicyclists, providing bus and dial-a-ride drop off and pick up areas, and preparing a Transportation Systems Management (TSM) plan to reduce vehicle trips and reduce peak hour traffic generated from the project. The on-site parking will be reviewed and evaluated with the MPP but, as described, is anticipated to be adequate for the project, and therefore is a less than significant impact.

g) The project is considered to be a job center. Consistent with City policy, the project will provide a 25 space park and ride lot to encourage ride sharing. As mentioned, the project is conditioned to provide a Transportation Systems Management (TSM) plan to reduce vehicle trips and reduce peak hour traffic generated from the project. There is not an adopted standard for reduction that shall be met, but the applicant must show alternative commute options are encouraged as part of the TSM plan. The City's Alternative Transportation Division will review and approve the plan prior to building permit approval of the project.

The project will provide bike parking consistent with the requirements in the Green Building Code. The installation of sidewalks, continuation of bicycle lanes anticipated in the City's Bicycle Master Plan, installation of bus shelters along the existing bus route, and improvements to the existing bike path will encourage alternative transportation methods, which have the potential to further reduce the amount of vehicle trips generated from the project. The Alternative Transportation division has reviewed the project to ensure that it will not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. As such, the project is anticipated to have a less than significant impact on alternative transportation.

XVI. Utilities and Service Systems

Would the project:

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	

Environmental Issue	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
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?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
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?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion of Checklist Answers:

a-g) Development of the project site has been anticipated since the 1990 adoption of the North Central Roseville Specific Plan (NCRSP). As part of the NCRSP EIR, impacts to utility and service systems were evaluated. The City's service demand model addresses the NCRSP anticipated impact. The service demand model was updated to not only reflect the NCRSP Parcel 49 2000 and 2007 rezones, but also current conditions and City wide anticipated future demands.

Water and sewer services will be provided by the City of Roseville. A Water Supply Assessment (WSA) as required by Senate Bill 610, was prepared for the previous Cinemark project proposed on the site. The Cinemark WSA was approved by the City Council on June 1, 2011, and indicated that the City will have sufficient water to meet projected water demands for the project in addition to meeting the existing service area's planned future demands for the next 20 years during average, single-dry, and multiple dry-year scenarios. The Cinemark project consisted of 770,000 square feet of development. The proposed project includes 50% less square footage than the Cinemark project. This proposed project does not meet the criteria for which a WSA would be required. Regardless, the City has determined that adequate water and sewer capacity is available for the proposed project.

The developer will be responsible for extending new lines onto the site in order to serve the project. Storm water will be collected on-site and transferred via pipe into an off-site storm drain system. Solid waste will be collected by the City of Roseville's Refuse Department. The City of Roseville will provide electric service to the site, while natural gas will be provided by PG&E. Comcast will provide cable. All agencies have been informed of this project. It has been determined that adequate services are available to the project, therefore, impacts to utilities are considered to be less than significant.

XVII. Mandatory Findings of Significance

Environmental Issue	Potentially Significant	Less Than Significant With Mitigation	Less Than Significant	No Impact
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?		X		
b) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion of Checklist Answers:

All of the noise and transportation/traffic issues raised in question (a) above are described and evaluated under the Biological Resources and Cultural Resources sections of this report and include mitigation measures to reduce impacts to less than significant. The cumulative impacts, the focus of question (b), have been addressed in each section throughout this document where applicable.

Potentially substantial adverse effects on human beings, the concern of question (c), are dealt with in chapters addressing potential health-related impacts (e.g., Air Quality, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Noise, and Transportation/Traffic). With implementation of the proposed mitigation measures the project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of any wildlife species or create substantial adverse effects on human beings.

ENVIRONMENTAL DETERMINATION:

As shown in the checklist prepared as part of this Initial Study, City staff has not identified any impacts that are not peculiar to the parcel that cannot be mitigated to less than significant levels, whether offsite or cumulative in nature, and the City's Mitigating Policies and Standards, have been undertaken.

On the basis of this initial evaluation:

[X] I find that the proposed project COULD, but with mitigation agreed to by the applicant clearly will not, have a significant effect on the environment and a MITIGATED NEGATIVE DECLARATION will be prepared.

Initial Study Prepared by:

Gina McColl, Associate Planner
City of Roseville, Development Services - Planning Division

Attachments:

1. Project Plans

Appendices:

- A. Air Quality Impact and Greenhouse Gas Analysis, Raney Planning & Management, Inc., January 2015.
- B. Parcel 49 Regulatory Permitting Documents, September 5, 2014.
- C. Roseville Ordinance 4643 – PD Ordinance for Parcel 49, 2008.
- D. Environmental Noise Assessment for Topgolf, Bollard Acoustical Consultants, December 8, 2014.
- E. Environmental Noise Assessment for Parcel 49, Bollard Acoustical Consultants, December 8, 2014.
- F. Transportation Impact Study for Parcel 49, Fehr & Peers Associates, November 14, 2014.
Memo from Alan Telford of Fehr & Peers Associates to Marc Stout at City of Roseville re: NCRSP Parcel 49 Traffic Impacts, January 8, 2015.

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that, as Lead Agency, the City of Roseville, Development Services Department, Planning Division has prepared an Initial Study leading to a Mitigated Negative Declaration for the project referenced below. This Mitigated Negative Declaration is being circulated for a 30-day review period beginning January 23, 2015 and ending February 23, 2015 at 5:00 pm. The Mitigated Negative Declaration may be reviewed during normal business hours at the Planning Division offices, located at 311 Vernon Street. It may also be viewed online at http://www.roseville.ca.us/gov/development_services/planning/current_projects/ncrsp_parcel_4_9.asp. **Written comments on the adequacy of the Mitigated Negative Declaration may be submitted to Gina McColl, Planning Division, 311 Vernon Street, Roseville, CA 95678, and must be received no later than 5:00 pm on February 23, 2015.**

Project Title/Name: NCRSP PCL 49 Bayside Church/Top Golf

File #: PL14-0252

Project Address: 9000 Washington Bl

Owner: John Stewart, Bayside Covenant Church

Applicant: Kris Steward, Phillips Land Law, Inc.

Current Zoning: PD/SA-NC & M1/SA-NC

Project Planner: Gina McColl, Associate Planner

Request: The applicant requests approval of entitlements that would allow the phased development of the approximately 59 acre site with 130,000 square feet of community assembly (Bayside Church), 64,232 square feet of indoor/outdoor recreation (Top Golf), 116,500 square feet of office, 37,800 square feet of retail, 11,200 square feet of restaurant, and 27,900 square feet of hotel use types. The project also includes on-site landscaping, lighting, and parking, a 25 parking space park-n-ride lot, and improvements associated with the realignment of a City's bike trail.

This project will be scheduled for a public hearing before the City's Planning Commission. At this hearing, the Planning Commission will consider the Mitigated Negative Declaration and associated project entitlements. The tentative hearing date is February 26, 2015.

Kevin Payne
Development Services Director

Dated: January 15, 2015

Publish: January 23, 2015

Air Quality Impact and Greenhouse Gas Analysis

Parcel 49 Project

Prepared for:

BSO, LLC

APRIL 2019

Prepared by:



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Introduction

This Air Quality Impact and Greenhouse Gas Analysis identifies and analyzes the potential environmental impacts of the modifications to the original Parcel 49 Project related to air quality and greenhouse gas (GHG) emissions. The modifications to the project will hereby referred to as the proposed project. The information and analysis in this document is organized in accordance with the checklist in Appendix G of the California Environmental Quality Act (CEQA) Guidelines. If the analysis provided in this document identifies potentially significant environmental effects of the project, mitigation measures that should be applied to the project are prescribed. All modeling results are included as Appendix A to this document.

Project Background

The project site consists of 58.9 acres located at 9000 Washington Boulevard in the City of Roseville, California (see Figure 1). The site is identified by Assessor's Parcel Numbers 363-020-018 and -019. The project site is bound by Washington Boulevard to the west, State Route (SR) 65 to the east, Blue Oaks Boulevard to the north, and an existing creek to the south (see Figure 2). Northwest of the site, across Washington Boulevard, is vacant land, and industrial land uses to the north and south of the vacant land. To the south of the site is existing residential development. To the east and north of the project site across from SR 65 are retail uses.

In 2015, the proposed project was approved for development of a 387,400-square foot (sf) mixed-use facility on the project site. The original project was proposed to be developed over three phases, and would result in a Topgolf facility, one hotel, the Bayside Covenant Church, and retail, restaurant, and office spaces. Following buildout of Phase 1, which included development of the Topgolf facility, the project proposed a modification to the land use designations of the project, which would reduce the amount of retail and office space and add a second hotel in the area north of Freedom Way and east of Pride Way. The modification was subsequently approved in 2017. A summary of the proposed uses from the 2015 project plans compared to the 2017 project plans is presented in Table 1 below. To date, the project site has been developed with Phase 1 and parts of Phase 2.

Table 1			
2015 Site Plan vs. 2017 Site Plan			
Approved Site Plan 2015		Approved Site Plan 2017	
Uses	Square Feet	Uses	Square Feet
Phase 1			
Topgolf	64,232	Topgolf	64,232
Phase 2			
Office	91,500	Office	84,000
Retail	37,800	Retail	10,575
Restaurant	11,200	Restaurant	16,675
Hotel (125 Rooms)	83,700	Hotels (211 Rooms)	148,790
Phase 3			
Church	130,000	Church	130,000
Office	25,000	Office	25,000
TOTAL	443,432	TOTAL	479,272

Figure 1
Regional Project Location



Figure 2
Project Vicinity Map



Project Summary

The proposed project consists of modifications to Phase 3 of the existing development plan for the Parcel 49 project. The modifications would include development of a 108,500-sf Living Spaces home furniture store, 40,000 sf for additional retail use, 29,500 sf of restaurant space, and 24,000 sf of medical offices (See Figure 3). The proposed modifications would remove the plans for development of the current Phase 3, which includes 130,000 sf of church space and 25,000 sf of office space, as well as the removal of Phase 2C, which includes 84,000 sf of office space.

A summary of the what is currently permitted under the 2017 site plans versus what is proposed as part of the project modifications is listed in Table 2 below.

Table 2			
2017 Site Plan vs. Proposed Project Modifications			
Approved Site Plan 2017		Proposed Project Modifications	
Uses	Square Feet	Uses	Square Feet
Phase 1			
Topgolf	64,232	Topgolf	64,232
Phase 2A			
Hotels	148,790	Hotels	141,667
Phase 2B			
Retail	10,575	Retail	10,575
Restaurant	16,675	Restaurant	16,675
Phase 2C			
Office	84,000	-	-
Phase 3			
Church	130,000	-	-
Office	25,000	-	-
		Retail	148,500
		Restaurant	29,500
		Medical Offices	24,000
TOTAL	479,272	TOTAL	435,149

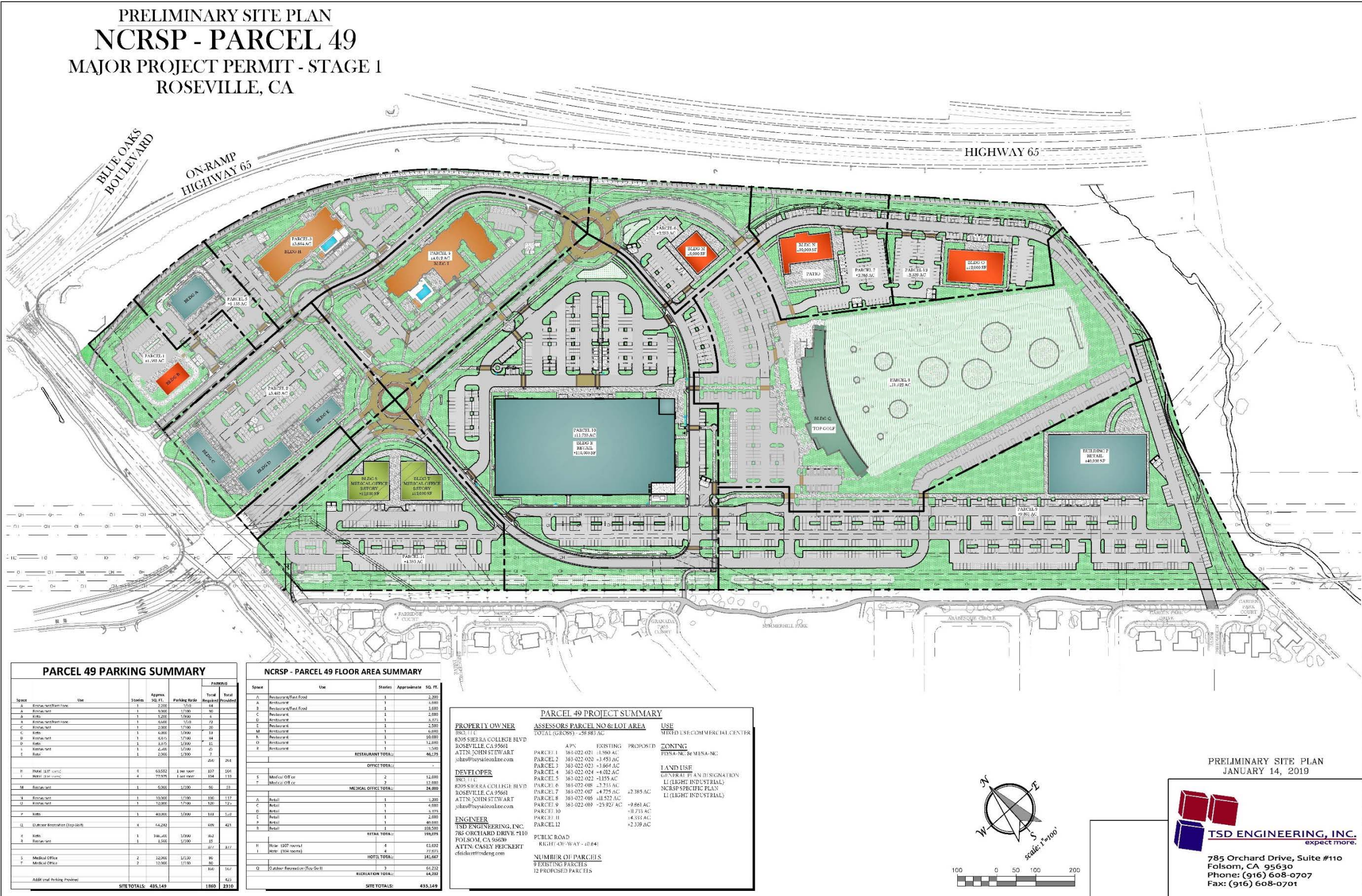
Construction and Design

The following is a discussion of the project construction phases and site features associated with the proposed project modifications.

Construction Phases

Construction of the proposed project modifications is anticipated to occur over three phases, 3A, 3B and 3C. Phase 3A would include development of 108,500 sf of retail space for the proposed Living Spaces home furniture store, as well as 1,500 sf of restaurant space. Phase 3B would include construction of 18,000 sf of restaurant space, and Phase 3C would include development of 40,000 sf of retail space and 24,000 sf of medical office space.

Figure 3
Proposed Project Site Plan



Site Development Features

It should be noted that the proposed project would incorporate a variety of sustainable design features, which would include, but not necessarily be limited to, the following:

- Provision of physical improvements, such as sidewalk improvements, walkway enhancements, landscaping, pavement markings, and bicycle parking that would act as incentives for pedestrian and bicycle modes of travel;
- Connection of the site with a regional bikeway/pedestrian trail system;
- Improvements to the existing bikeway/pedestrian trail system, including landscape treatment and widening in some locations;
- Provision of direct, safe, attractive pedestrian access from project land uses to transit stops and adjacent development; and
- Provision of shade trees near buildings to shield the sun's rays and reduce local air temperature and cooling energy demand consistent with the City of Roseville area shading requirements.

Furthermore, due to the project location, the following site features are inherent in the proposed project design:

- Within walking distance to public transportation;
- Existing network of pedestrian and bicycle connections;
- Near major transportation route (i.e., SR 65);
- Near residential development; and
- Near existing commercial uses, including retail and restaurants.

Sources

1. BREEZE Software, A Division of Trinity Consultants, in collaboration with South Coast Air Quality Management District and the California Air Districts. *California Emissions Estimator Model User's Guide Version 2016.3.2*. November 2017.
2. California Air Pollution Control Officers Association. *Quantifying Greenhouse Gas Mitigation Measures*. August 2010.
3. California Air Resources Board. *Air Quality and Land Use Handbook: A Community Health Perspective*. April 2005.
4. California Air Resources Board. *Ambient Air Quality Standards*. May 04, 2016.
5. California Air Resources Board. *First Update to the Climate Change Scoping Plan*. May 15, 2014.
6. California Air Resources Board. *Final Supplement to the AB 32 Scoping Plan Functional Equivalent Document*. August 19, 2011.
7. Fehr and Peers. *Draft Transportation Impact Study North Central Roseville Specific Plan Parcel 49- Living Spaces*. March 13, 2019.
8. Placer County Air Pollution Control District. *CEQA Air Quality Handbook*. November 21, 2017.
9. Placer County Air Pollution Control District. *Placer County Air Pollution Control District Policy. Review of Land Use Projects Under CEQA*. October 13, 2016

10. Sacramento Metropolitan Air Quality Management District. *Guide to Air Quality Assessment in Sacramento County*. December 2009.
11. Sacramento Metropolitan Air Quality Management District. *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan (2013 SIP Revisions)*. September 26, 2013.

III. AIR QUALITY. <i>Would the project:</i>		Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less- Than- Significant Impact	No Impact
a.	Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	✗	☐
b.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	✗	☐
c.	Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	✗	☐
d.	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	✗	☐

Discussion

- a,b. The proposed project site is located within the Sacramento Valley Air Basin (SVAB) and is under the jurisdiction of the Placer County Air Pollution Control District (PCAPCD). The SVAB is designated nonattainment for the federal particulate matter 2.5 microns in diameter (PM_{2.5}) and the State particulate matter 10 microns in diameter (PM₁₀) standards, as well as for both the federal and State ozone standards. The federal Clean Air Act requires areas designated as federal nonattainment to prepare an air quality control plan referred to as the State Implementation Plan (SIP). The SIP contains the strategies and control measures for states to use to attain the national ambient air quality standards (NAAQS). The SIP is periodically modified to reflect the latest emissions inventories, planning documents, rules, and regulations of air basins as reported by the agencies with jurisdiction over them. In compliance with regulations, the PCAPCD periodically prepares and updates air quality plans that provide emission reduction strategies to achieve attainment of the NAAQS, including control strategies to reduce air pollutant emissions via regulations, incentive programs, public education, and partnerships with other agencies.

The current applicable air quality plan for the proposed project area is the *Sacramento Regional 8-Hour Ozone Attainment and Reasonable Further Progress Plan* (Ozone Attainment Plan), adopted September 26, 2013. The U.S. Environmental Protection Agency (USEPA) determined the motor vehicle emission budgets in the Plan to be adequate and made such findings effective August 25, 2014. On January 9, 2015, the USEPA approved the 2013 Ozone Attainment Plan.

The 2013 Ozone Attainment Plan demonstrates how existing and new control strategies would provide the necessary future emission reductions to meet the CAA requirements, including the NAAQS. It should be noted that in addition to strengthening the 8-hour ozone NAAQS, the USEPA also strengthened the secondary 8-hour ozone NAAQS, making the secondary standard identical to the primary standard. The SVAB remains classified as a severe nonattainment area with an attainment deadline of 2027. On October 26, 2015, the USEPA released a final implementation rule for the revised

NAAQS for ozone to address the requirements for reasonable further progress, modeling and attainment demonstrations, and reasonably available control measures (RACM) and reasonably available control technology (RACT). With the publication of the new NAAQS ozone rules, areas in nonattainment must update their ozone attainment plans and submit new plans by 2020/2021.

General conformity requirements of the regional air quality plan include whether a project would cause or contribute to new violations of any NAAQS, increase the frequency or severity of an existing violation of any NAAQS, or delay timely attainment of any NAAQS. In order to evaluate ozone and other criteria air pollutant emissions and support attainment goals for those pollutants that the area is designated nonattainment, the PCAPCD adopts recommended thresholds of significance for emissions of PM₁₀, and ozone precursors – reactive organic gases (ROG) and oxides of nitrogen (NO_x). On October 13, 2016, the PCAPCD adopted updated significance thresholds for the aforementioned pollutants.

The significance thresholds, expressed in pounds per day (lbs/day), listed in Table 3 are the PCAPCD's recently updated thresholds of significance for use in the evaluation of air quality impacts associated with proposed development projects. The City of Roseville, as lead agency, uses the PCAPCD's recommended thresholds of significance for CEQA evaluation purposes. Thus, if the proposed project's emissions exceed the pollutant thresholds presented in Table 3, the project could have a significant effect on air quality, the attainment of federal and State AAQS, and could conflict with or obstruct implementation of the applicable air quality plan.

Table 3		
PCAPCD Thresholds of Significance		
Pollutant	Construction Threshold (lbs/day)	Operational Threshold (lbs/day)
ROG	82	55
NO _x	82	55
PM ₁₀	82	82
<i>Source: Placer County Air Pollution Control District. Placer County Air Pollution Control District Policy. Review of Land Use Projects Under CEQA. October 13, 2016</i>		

The proposed project's construction and operational emissions were quantified using the California Emissions Estimator Model (CalEEMod) software version 2016.3.2 – a statewide model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify air quality emissions, including GHG emissions, from land use projects. The model applies inherent default values for various land uses, including construction data, trip generation rates, vehicle mix, trip length, average speed, compliance with the California Building Standards Code (CBSC), etc. Where project-specific information is available, such information should be applied in the model. For the proposed project, project-specific trip generation rates provided by Fehr and Peers traffic consultants were input into the model, as well as information related to the anticipated construction schedule for the proposed project. Additionally, inherent site design features such as the project's incorporation of sidewalk improvements along Freedom Way were included in the model. The emissions intensity

factor for electricity consumed at the project site was updated to reflect Roseville Electric's progress towards achieving the State's Renewable Portfolio Standards (RPS). All CalEEMod results are included in Appendix A.

The proposed project's estimated emissions associated with construction and operations are presented and discussed in further detail below. A discussion of the proposed modifications' contribution to cumulative air quality conditions is provided below as well.

Construction Emissions

During construction of the project, various types of equipment and vehicles would temporarily operate on the project site. Construction exhaust emissions would be generated from construction equipment, vegetation clearing and earth movement activities, construction worker commutes, and construction material hauling for the entire construction period. The aforementioned activities would involve the use of diesel- and gasoline-powered equipment that would generate emissions of criteria pollutants. Project construction activities also represent sources of fugitive dust, which includes particulate matter (PM) emissions. As construction of the proposed project would generate air pollutant emissions intermittently within the site, and the vicinity of the site, until all construction has been completed, construction is a potential concern because the proposed project is in a non-attainment area for ozone and PM₁₀ and PM_{2.5}.

The proposed project would be required to comply with all PCAPCD rules and regulations for construction, which would be noted on City-approved construction plans. The applicable rules and regulations would include, but not be limited to, the following:

- Rule 202 related to visible emissions;
- Rule 217 related to cutback and emulsified asphalt paving materials;
- Rule 218 related to architectural coatings;
- Rule 228 related to fugitive dust; and
- Rule 501 related to general permit requirements.

The proposed project's compliance with the above PCAPCD rules would minimize construction-related emissions. For example, Rule 228 includes implementation of dust control measures, such as minimizing track-out on to paved public roadways, limiting vehicle travel on unpaved surfaces to 15 miles per hour, and stabilization of storage piles and disturbed areas. A Dust Control Plan must also be submitted to the PCAPCD per Rule 228 prior to the start of earth-disturbing activities.

The proposed project's construction emissions were estimated using the CalEEMod software. Construction of the proposed project would occur over the course of four years, in three different phases. As such, modeling of the proposed project's construction was based on the phase that would be most intensive, which included the most square footage built and most material imported. The model applies inherent default values for various

land uses, and where applicable, specific information is applied. Accordingly, the proposed project's construction modeling assumed the following:

- The land uses "Retail - Home Improvement Store," "Recreational – Fast Food without Drive Thru," and "Parking Lot" were applied;
- Construction would begin in August 2019;
- A total 11.7 acres would be graded; and
- 3,500 cubic yards of material would be exported.

According to the CalEEMod results, the proposed project would result in maximum construction criteria air pollutant emissions as shown in Table 4. As shown in the table, the proposed project's construction emissions would be below the applicable thresholds of significance for ROG, NO_x, and PM₁₀.

Table 4			
Total Construction-Related Emissions			
Pollutant	Project Emissions (lbs/day)	PCAPCD Significance Threshold (lbs/day)	Exceeds Threshold?
ROG	12.0	82.0	NO
NO _x	51.1	82.0	NO
PM ₁₀	18.0	82.0	NO
<i>Source: CalEEMod, April 2019.</i>			

As discussed above, because the proposed project would be developed in phases over the course of four years, construction emissions of the entire project would not occur at once. Thus, the most intensive phase of construction was assumed for a conservative emissions estimate. As Table 4 indicates, the project's maximum construction-related emissions would be below the applicable thresholds of significance. Therefore, construction activities associated with development of the proposed project would not substantially contribute to the PCAPCD's nonattainment status for ozone or PM. Additionally, because the proposed modifications would result in a reduction in overall development square footage, as compared to the approved 2017 Site Plan, the proposed project may result in fewer construction emissions than would be expected to occur with buildout of the previously approved project. As such, construction of the proposed project would not violate an air quality standard or contribute to an existing or projected air quality violation, and a less-than-significant impact would occur associated with construction.

Operational Emissions

Operational emissions of ROG, NO_x, and PM₁₀ would be generated by the proposed project from area, energy, and mobile sources. Area sources include architectural coating vapors, landscape maintenance equipment exhaust, and use of consumer products (e.g., deodorants, cleaning products, spray paint, etc.). Energy sources include electricity and natural gas consumption. Mobile-source emissions would result from the future employee and patron vehicle trips. As stated above, the proposed project would be required to

comply with all applicable PCAPCD rules and regulations, including the following related to operations:

- Rule 205 related to nuisances;
- Rule 231 or Rule 247 related to commercial water heaters and boilers; and
- Rule 502 related to review of new sources of emissions.

The modeling assumes an operational year of 2025, when all three phases of the proposed project are complete. Table 5 presents the operational emissions associated with full buildout of the proposed project. Traffic consultants Fehr and Peers provided a project-specific trip generation that analyzed the future trips based on the proposed modifications.

Table 5		
Total Operational Emissions		
Pollutant	Project Emissions (lbs/day)	PCAPCD Significance Threshold (lbs/day)
ROG	9.14	55
NO _x	23.08	55
PM ₁₀	9.18	82
<i>Source: CalEEMod, April 2019 (see Appendix C).</i>		

Because the proposed project's operational emissions would be below the applicable thresholds of significance, the proposed project would not be considered to conflict with air quality plans during project operations.

Cumulative Emissions

A cumulative impact analysis considers a project over time in conjunction with other past, present, and reasonably foreseeable future projects whose impacts might compound those of the project being assessed. Due to the dispersive nature and regional sourcing of air pollutants, air pollution is already largely a cumulative impact. The nonattainment status of regional pollutants, including ozone and PM, is a result of past and present development, and, thus, cumulative impacts related to these pollutants could be considered cumulatively significant.

To improve air quality and attain the health-based standards, reductions in emissions are necessary within nonattainment areas. The project is part of a pattern of urbanization occurring in the greater Sacramento ozone nonattainment area. The growth and combined vehicle usage, and business activity within the nonattainment area from the project, in combination with other past, present, and reasonably foreseeable projects within Roseville and surrounding areas, could either delay attainment of the standards or require the adoption of additional controls on existing and future air pollution sources to offset emission increases. Thus, the project could cumulatively contribute to regional air quality health effects through emissions of criteria and mobile source air pollutants.

The PCAPCD recommends using the region's existing attainment plans as a basis for analysis of cumulative emissions. If a project would interfere with an adopted attainment plan, the project would inhibit the future attainment of AAQS, and thus result in a cumulative impact. As discussed above, the PCAPCD's recommended thresholds of significance for ozone precursors and PM₁₀ are based on attainment plans for the region. Thus, the PCAPCD concluded that if a project's ozone precursor and PM₁₀ emissions would be less than PCAPCD project-level thresholds, the project would not be expected to conflict with any relevant attainment plans, and would not result in a cumulatively considerable contribution to a significant cumulative impact. As a result, the PCACPD established operational phase cumulative-level emissions thresholds identical to the operational thresholds identified above, in Table 3.

While the proposed project would increase trips above what was anticipated under the approved 2017 site plans, the overall emissions of the proposed project would not exceed the PCAPCD's operational thresholds, and, thus, would not be considered to result in a cumulatively considerable contribution to Citywide emissions.

Conclusion

It should be noted that the currently approved project has been analyzed and would result in less-than-significant impacts related to criteria pollutant emissions. However, based on the proposed modifications, air quality impacts have been reanalyzed above to ensure that the changes to the site plan would continue to be in compliance with the applicable standards set by the PCAPCD.

As stated previously, the applicable regional air quality plans include the 2001 Ozone Attainment Plan and the 2017 CAP. Because the proposed project would not result in construction-related or operational emissions of criteria air pollutants in excess of PCAPCD's thresholds of significance, conflicts with or obstruction of the implementation of the applicable regional air quality plans would not occur. In addition, the project would not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state AAQS. Thus, a ***less-than-significant*** impact would result.

- c. Some land uses are considered more sensitive to air pollution than others, due to the types of population groups or activities involved. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and/or duration of exposure to air pollutants. Children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the effects of air pollution. Sensitive receptors are typically defined as facilities where sensitive receptor population groups (i.e., children, the elderly, the acutely ill, and the chronically ill) are likely to be located. Accordingly, land uses that are typically considered to be sensitive receptors include residences, schools, playgrounds, childcare centers, retirement homes, convalescent homes, hospitals, and medical clinics.

The proposed project involves the construction and operation of a commercial facility, which would include medical office buildings. In addition, the residences to the south of the project site would be considered sensitive receptors. The major pollutant concentrations of concern are localized CO emissions and toxic air contaminant (TAC) emissions, which are addressed in further detail below.

Localized CO Emissions

Localized concentrations of CO are related to the levels of traffic and congestion along streets and at intersections. Implementation of the proposed project would increase traffic volumes on streets near the project site; therefore, the project would be expected to increase local CO concentrations. Concentrations of CO approaching the AAQS are only expected where background levels are high, and traffic volumes and congestion levels are high. The statewide CO Protocol document identifies signalized intersections operating at Level of Service (LOS) E or F, or projects that would result in the worsening of signalized intersections to LOS E or F, as having the potential to result in localized CO concentrations in excess of the State or federal AAQS, as a result of large numbers of cars idling at stop lights.¹

In accordance with the statewide CO Protocol, the PCAPCD has established screening methodology for localized CO emissions, which are intended to provide a conservative indication of whether project-generated vehicle trips would result in the generation of localized CO emissions that would contribute to an exceedance of AAQS and potentially expose sensitive receptors to substantial CO concentrations. Per the PCAPCD's screening methodology, if the project would result in vehicle operations producing more than 550 lbs/day of CO emissions and if either of the following scenarios are true, the projects could result in localized CO emissions that would violate CO standards:

- Degrade the peak hour level of service (LOS) on one or more streets or at one or more intersections (both signalized and non-signalized) in the project vicinity from an acceptable LOS (i.e., LOS A, B, C, or D) to an unacceptable LOS (i.e., LOS E or F); or
- Substantially worsen an already existing unacceptable peak hour LOS on one or more streets or at one or more intersections in the project vicinity. "Substantially worsen" includes an increase in delay at an intersection by 10 seconds or more when project-generated traffic is included.

According to the Air Quality analysis performed for the proposed project, operation of the project would result in maximum mobile source CO emissions of 31.4 lbs/day (see Appendix). Consequently, CO emissions related to operation of the proposed project would be far below the 550 lbs/day screening threshold used by PCAPCD. Therefore, according to the PCAPCD's screening methodology for localized CO emissions, the proposed project would not be expected to generate localized CO emissions that would

¹ University of California, Davis. *Transportation Project-Level Carbon Monoxide Protocol*. December 1997.

contribute to an exceedance of AAQS, and the proposed project would not expose sensitive receptors to substantial concentrations of localized CO. TAC Emissions

Another category of environmental concern is TACs. The *CARB's Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) provides recommended setback distances for sensitive land uses from major sources of TACs, including, but not limited to, freeways and high traffic roads, distribution centers, and rail yards. The CARB has identified diesel particulate matter (DPM) from diesel-fueled engines as a TAC; thus, high volume freeways, stationary diesel engines, and facilities attracting heavy and constant diesel vehicle traffic are identified as having the highest associated health risks from DPM. Health risks from TACs are a function of both the concentration of emissions and the duration of exposure. Health-related risks associated with DPM in particular are primarily associated with long-term exposure and associated risk of contracting cancer.

Construction activities have the potential to generate DPM emissions related to the number and types of equipment typically associated with construction. Off-road heavy-duty diesel equipment used for site grading, paving, and other construction activities would result in the generation of DPM. However, construction is temporary and occurs over a relatively short duration in comparison to the operational lifetime of the proposed project. Operation of construction equipment would be regulated by the PCAPCD and would likely occur intermittently throughout the course of a day. Typically, if construction emissions are below the applicable mass emissions thresholds of significance and grading would disturb less than 15 acres per day, construction DPM would not be generated such that associated health risks would result. Furthermore, considering the short-term nature of construction activities, as well as the regulated and intermittent nature of the operation of construction equipment, the likelihood that any one sensitive receptor would be exposed to high concentrations of DPM for any extended period of time would be low. As discussed above, and presented in Table 4, construction activity related to the proposed project would not result in mass emissions in excess of the thresholds of significance. As such, construction of the proposed project would not be expected to generate substantial DPM emissions that could result in health risks.

Considering the short-term nature of construction activities, the limited extent of ground disturbance, and the regulated and intermittent nature of the operation of construction equipment, the likelihood that any one sensitive receptor would be exposed to high concentrations of DPM for any extended period of time during construction would be low. As such, project construction would not be expected to expose sensitive receptors to substantial TAC concentrations.

Conclusion

Based on the above, the proposed project would not expose any sensitive receptors to substantial concentrations of any pollutants. Therefore, impacts related to exposing sensitive receptors to substantial pollutant concentrations would be ***less than significant***. No mitigation measures are required.

- e. Emissions of pollutants have the potential to adversely affect sensitive receptors within the project area. Pollutants of principal concern include emissions leading to odors, emissions of dust, or emissions considered to constitute air pollutants. Air pollutants have been discussed in sections “a” through “c” above. Therefore, the following discussion focuses on emissions of odors, dust, and exhaust.

Examples of common land use types that typically generate significant odor impacts include, but are not limited to wastewater treatment plants; composting/green waste facilities; recycling facilities; petroleum refineries; chemical manufacturing plants; painting/coating operations; rendering plants; and food packaging plants. The proposed project would include retail, commercial, office, and restaurant spaces. While retail, commercial, and office uses are not typically associated with any objectionable odors, restaurants can generate substantial sources of odors as a result of cooking processes and waste disposal. Char broilers, deep-fryers, and ovens tend to produce food odors that can be considered offensive to some people. The food waste produced by restaurants can putrefy if not properly managed, which can also produce objectionable odors. The proposed project is anticipated to include restaurant uses that would involve food preparation and food waste. As odors are highly subjective, one receptor may consider cooking exhaust and related smoke an acceptable odor, while another receptor may find such odors objectionable. Nonetheless, the restaurant uses would be required to comply with all State and local regulations associated with cooking equipment and controls such as grease filtration and removal systems, exhaust hood systems, and blowers to move air into the hood systems, through air cleaning equipment, and then outdoors. Such equipment would ensure that pollutants associated with smoke and exhaust from cooking surfaces would be captured and filtered, allowing only filtered air to be released into the atmosphere. Furthermore, the areas on the project site that would involve food preparation would be located near the east or northeastern portions of the site, separated by buildings and parking areas from the nearest existing sensitive receptors (i.e., nearby residences to the south). Because odors associated with cooking exhaust would be minimized and odors dissipate with distance, such odors would not be considered a major source of objectionable odors that would affect a substantial number of people.

Decomposition of biological materials, such as food waste and other trash, could create objectionable odors if not properly contained and handled. The proposed project would provide waste receptacles throughout the facilities and would utilize outdoor trash dumpsters with lids, which would be picked up regularly during normal solid waste collection operating hours within the City. The dumpster lids are intended to contain odors emanating from the dumpsters. The garbage collected on-site and stored in the outdoor dumpsters would not be on-site long enough to cause substantial odors. Thus, the outdoor, enclosed, and covered trash dumpsters that would be picked up regularly would provide proper containment and handling of the trash generated on-site.

Although less common, diesel fumes associated with substantial diesel-fueled equipment and heavy-duty trucks, such as from construction activities, freeway traffic, or distribution centers, could be found to be objectionable. However, as discussed above, construction is temporary and diesel emissions would be minimal and regulated through

compliance with the PCAPCD's rules and regulations. The aforementioned regulations would help to minimize air pollutant emissions, as well as any associated odors. Considering the short-term nature of construction activities and the regulated and intermittent nature of the operation of construction equipment on the site, construction of the proposed project would not be expected to create objectionable odors affecting a substantial number of people.

It should be noted that PCAPCD Rule 205, Nuisance, addresses the exposure of "nuisance or annoyance" air contaminant discharges, including odors from restaurants and construction, and provides enforcement of odor control. Rule 205 is complaint-based, where if public complaints are sufficient to cause the odor source to be considered a public nuisance, then the PCAPCD is required to investigate the identified source, as well as determine and ensure a solution for the source of the complaint, which could include operational modifications to correct the nuisance condition. Thus, although not anticipated, if odor or air quality complaints are made upon development of the proposed project, the PCAPCD would be required (per PCAPCD Rule 205) to ensure that such complaints are addressed and mitigated, as necessary.

As noted previously, construction of projects in the City are required to comply with all applicable PCAPCD rules and regulations. The aforementioned rules would act to reduce construction-related dust by implementing dust control measures. Following project construction, vehicles operating within the project site would be limited to paved areas of the site, which would not have the potential to create substantial dust emissions. Thus, project operations would not include sources of dust that could adversely affect a substantial number of people.

For the aforementioned reasons, construction and operation of the proposed project would not result in emissions (such as those leading to odors) adversely affecting a substantial number of people, and a ***less-than-significant*** impact would result.

VII. GREENHOUSE GAS EMISSIONS. <i>Would the project:</i>	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less-Than- Significant Impact	No Impact
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	✗	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses?	☐	☐	✗	☐

Discussion

- a,b. Emissions of greenhouse gases (GHGs) associated with human activities that contribute to global climate change are associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors. Therefore, the cumulative global emissions of GHGs contributing to global climate change can be attributed to every nation, region, and city, and virtually every individual on earth. An individual project's GHG emissions are at a micro-scale level relative to global emissions and effects to global climate change; however, an individual project could result in a cumulatively considerable incremental contribution to a significant cumulative macro-scale impact. As such, impacts related to emissions of GHG are inherently considered cumulative impacts.

Implementation of the proposed project would cumulatively contribute to increases of GHG emissions. Estimated GHG emissions attributable to future development would be primarily associated with increases of carbon dioxide (CO₂) and, to a lesser extent, other GHG pollutants, such as methane (CH₄) and nitrous oxide (N₂O) associated with area sources, mobile sources or vehicles, utilities (electricity and natural gas), water usage, wastewater generation, and the generation of solid waste. The primary source of GHG emissions for the project would be mobile source emissions. The common unit of measurement for GHG is expressed in terms of annual metric tons of CO₂ equivalents (MTCO_{2e}/yr).

Recognizing the global scale of climate change, California has enacted several pieces of legislation in an attempt to address GHG emissions. Specifically, Assembly Bill (AB) 32, and more recently Senate Bill (SB) 32, have established statewide GHG emissions reduction targets. Accordingly, the CARB has prepared the Climate Change Scoping Plan for California (Scoping Plan), which was approved in 2008 and updated in 2014. The Scoping Plan provides the outline for actions to reduce California's GHG emissions and achieve the emissions reductions targets required by AB 32. In concert with statewide efforts to reduce GHG emissions, air districts, counties, and local jurisdictions throughout the State have implemented their own policies and plans to achieve emissions reductions in line with the Scoping Plan and emissions reductions targets, including AB 32 and SB 32.

On October 13, 2016, the PCAPCD adopted GHG emissions thresholds in concert with the criteria pollutant threshold update. The updated thresholds begin with a screening

emission level of 1,100 MT CO₂e/yr. Any project below the 1,100 MT CO₂e/yr threshold is judged by the PCAPCD as having a less-than-significant impact on GHG emissions within the District and thus would not conflict with any state or regional GHG emissions reduction goals. Projects that would result in emissions above the 1,100 MT CO₂e/yr threshold would not necessarily result in substantial impacts, if certain efficiency thresholds are met. The efficiency thresholds, which are based on service populations and square footage, are presented in Table 6.

Table 6			
PCAPCD Operational Thresholds of Significance			
Efficiency Thresholds			
Residential (MT CO₂e/capita)		Non-Residential (MT CO₂e/1,000 sf)	
Urban	Rural	Urban	Rural
4.5	5.5	26.5	27.3
<i>Source: Placer County Air Pollution Control District. Placer County Air Pollution Control District Policy. Review of Land Use Projects Under CEQA. October 13, 2016.</i>			

Projects which involve emissions below the 1,100 MT CO₂e/yr threshold or below the efficiency thresholds presented in Table 6, are considered to result in less-than-significant impacts in regards to GHG emissions within the District and thus would not conflict with any state or regional GHG emissions reduction goals. Finally, the PCAPCD has also established a Bright Line Cap, which shall be the maximum limit for any proposed project. The Bright Line Cap is 10,000 MT CO₂e/yr for all types of projects.

Buildout of the proposed project would contribute to increases of GHG emissions that are associated with global climate change during construction and operations. Although the proposed modifications would result in a smaller area of development, the modifications to land use would result in more vehicle trips, and thus, could create a greater impact on GHG emissions. The proposed project's short-term construction-related and long-term operational GHG emissions are presented below.

Short-Term Construction GHG Emissions

Construction-related GHG emissions are a one-time release and are, therefore, not typically expected to generate a significant contribution to global climate change, as global climate change is inherently a cumulative effect that occurs over a long period of time and is quantified on a yearly basis. However, the proposed project's construction GHG emissions have been estimated and compared to the threshold of significance.

Table 7		
Total Project Construction GHG Emissions		
	Construction GHG Emissions (MTCO₂e/yr)	Threshold of Significance (MTCO₂e/yr)
Maximum Annual Construction-related GHG Emissions	219.5	10,000
<i>Source: CalEEMod, April 2019 (see Appendix).</i>		

As shown in Table 7 the proposed project's maximum unmitigated construction-related GHG emissions would be below the applicable 10,000 MT CO₂e/yr threshold. Accordingly, the proposed project would not be expected to have a significant impact related to GHG emissions during construction.

Long-Term Operational GHG Emissions

Similar to criteria pollutants, PCAPCD uses CalEEMod to estimate potential project sizes corresponding to the established 1,100 MTCO₂e threshold for operational GHG emissions. The proposed project's estimated GHG emissions at full buildout (2025) would result in 3,862.8 MTCO₂e/yr (See Table 8). Because the emissions would be in excess of the 1,100 MTCO₂e/yr, the project must be further reviewed under the efficiency thresholds presented in Table 6. The efficiency thresholds rely on GHG emissions in MTCO₂e per 1,000 sf to determine significance for non-residential projects. As such, the proposed project's estimated annual operational emissions of 3,862.8 MTCO₂e must be divided by the total square footage of the proposed project. Using the PCAPCD's formula, the project would result in an unmitigated efficiency rate of 19.1 MT CO₂e/1,000 sf (see Table 9).

Table 8	
Unmitigated Project Operational GHG Emissions	
Emission Source	Annual GHG Emissions (MTCO₂e/yr)
Area	0.02
Energy	933.6
Mobile	1,938.2
Solid Waste	927.4
Water	63.6
TOTAL ANNUAL GHG EMISSIONS	3,862.8
<i>Source: CalEEMod, April 2019 (see Appendix).</i>	

Table 9	
Unmitigated Project Operational GHG Emissions (MT CO₂e/1,000 sf)	
PCAPCD Urban Non-Residential Efficiency Threshold	Project Emissions
26.5	19.1
<i>Source: CalEEMod, April 2019 (see Appendix). Placer County Air Pollution Control District. Placer County Air Pollution Control District Policy. Review of Land Use Projects Under CEQA. October 13, 2016.</i>	

Conclusion

It should be noted that the currently approved project has been analyzed and would result in less-than-significant impacts related to GHG emissions. However, based on the proposed modifications, GHG emissions have been reanalyzed above to ensure that the changes to the site plan would continue to be in compliance with the applicable standards set by the PCAPCD.

Because the proposed modifications would result in unmitigated GHG emissions below the PCAPCD efficiency thresholds, the proposed project would not create GHG emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions, and a ***less-than-significant*** impact would occur.

Addendum Attachment 3

Environmental Noise & Vibration Analysis

NCRSP Parcel 49 Living Spaces Furniture Store

Roseville, California

BAC Job # 2019-032

Prepared For:

BSO, LLC.

8211 Sierra College Blvd., Ste. 440
Roseville, CA 95661

Prepared By:

Bollard Acoustical Consultants, Inc.



Jonathan Lopez, Senior Consultant

April 5, 2019



CEQA Checklist

NOISE AND VIBRATION – Would the Project Result in:	NA – Not Applicable	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?			X		
b) Generation of excessive groundborne vibration or groundborne noise levels?				X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?					X

Introduction

The project proposes the development of a Living Spaces furniture store within Parcel 49 of the North Central Roseville Specific Plan (NCRSP). The furniture store would replace a previously planned Bayside Covenant Church campus. Other components of the project include the replacement of previously planned office buildings with restaurant pads, and the addition of medical offices and retail buildings to the site. The NCRSP Parcel 49 project area is located at Highway 65 and Washington Boulevard in the City of Roseville, California. The project site area is shown on Figure 1.

Figure 2 shows the overall NCRSP Parcel 49 project site plan and Figure 3 shows the Living Spaces furniture store site plan. The site is bordered by two substantial noise sources along the northeastern boundary (Highway 65) and northwestern boundary (Washington Boulevard). It is bordered to the southeast by open space, beyond which is a large commercial use (Walmart). As a result, the site is bordered by noise-insensitive land uses on three sides. Along the fourth site boundary, however, the project site is bordered by an existing residential neighborhood, including a park.

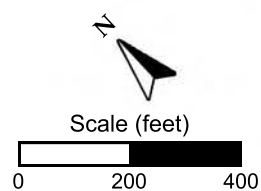
BAC previously completed an analysis of potential noise impacts associated with the NCRSP Parcel 49 project (*Environmental Noise Assessment, Parcel 49 Project*, BAC Job# 2014-297, December 19, 2014). An independent analysis of the potential noise impacts associated with the Topgolf component of the Parcel 49 project was also prepared by BAC (*Environmental Noise Assessment, Topgolf Project*, BAC Job# 2014-195, December 8, 2014).

Due to the potential noise generation of the project relative to the adjacent residential land uses, a noise analysis was required by the City of Roseville. In response to that requirement, Bollard Acoustical Consultants, Inc. (BAC) was retained by the project applicant to prepare this noise analysis. The purposes of this analysis are to quantify existing ambient noise levels at the boundary of the project site and existing residential community, to predict the noise generation of the various aspects of the project, and to compare project-generated noise levels against both the City of Roseville noise standards as well as against the measured ambient noise environment.



Legend

- NCRSP Parcel 49
- Parcel 10 - Living Spaces
- Long-Term Noise Level Measurement Location
- △ Short-Term Vibration Level Measurement Location

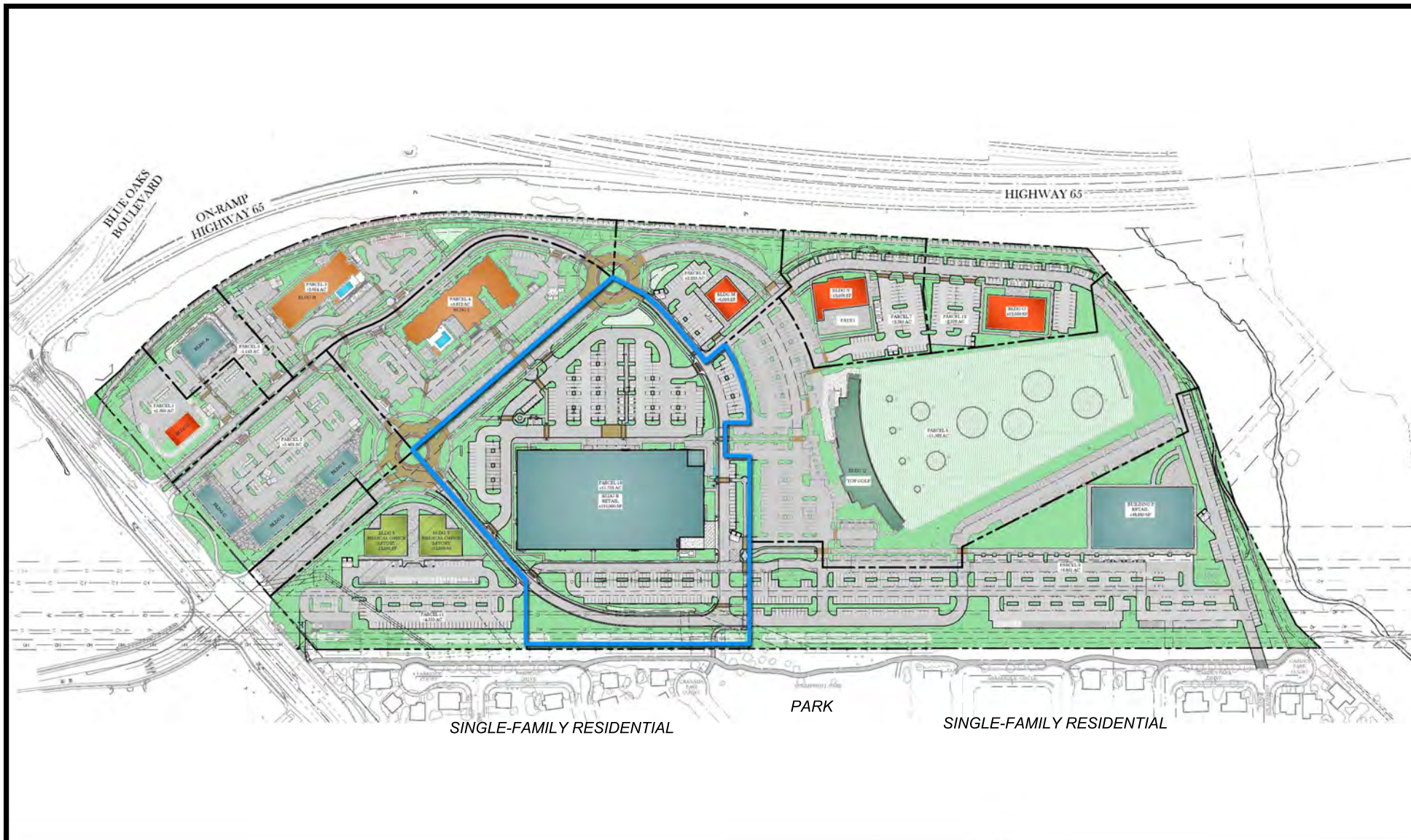


NCRSP Parcel 49 - Living Spaces
Roseville, California

Project Area and Ambient Noise and
Vibration Measurement Locations

Figure 1





Legend

— Parcel 10 - Living Spaces



Scale (feet)

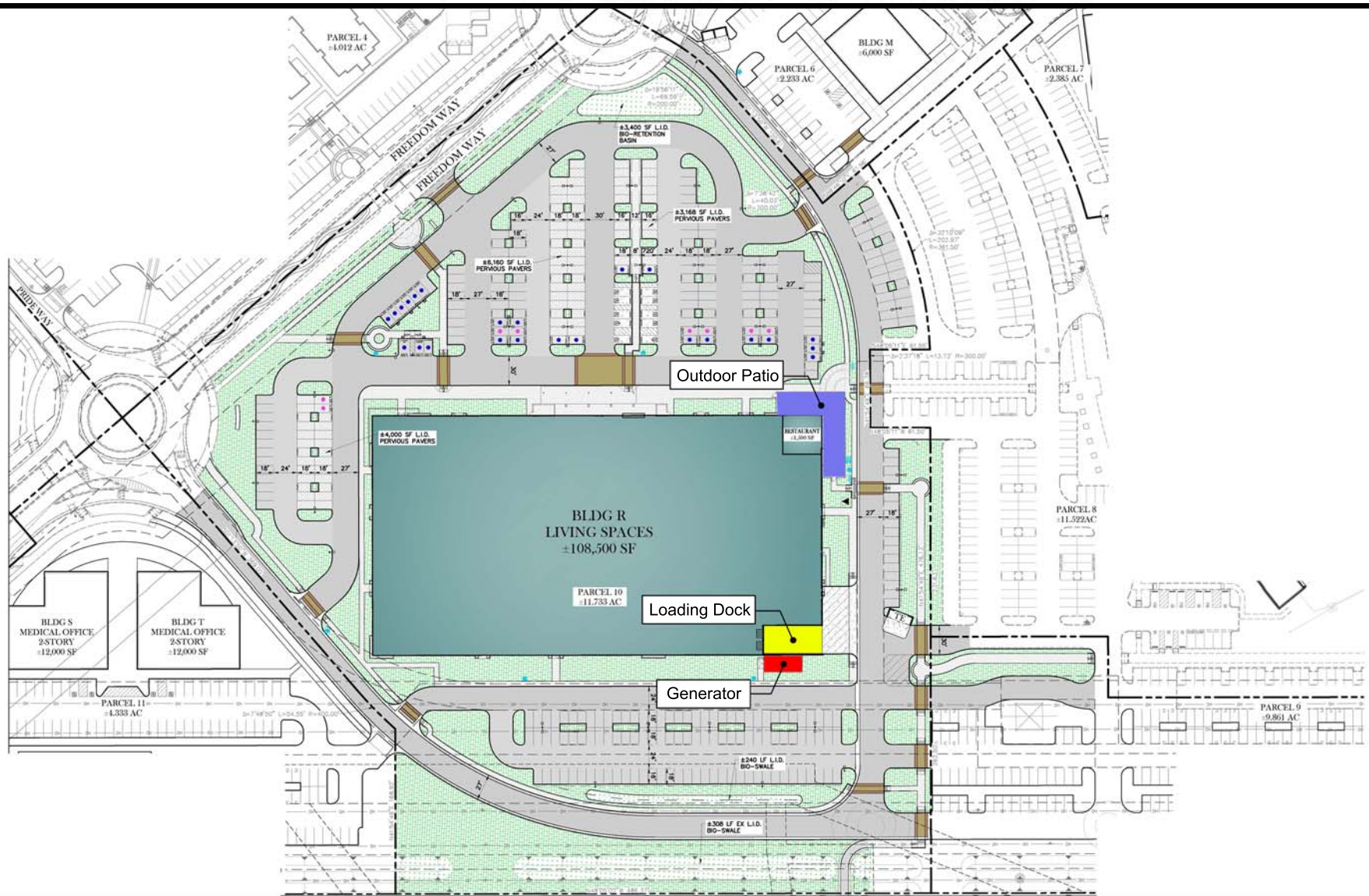


NCRSP Parcel 49 - Living Spaces
Roseville, California

Proposed Site Plan

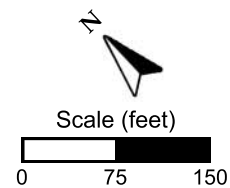
Figure 2





Legend

- Restaurant Outdoor Patio
- Loading Dock
- Back-up Generator



NCRSP Parcel 49 - Living Spaces
Roseville, California

Living Spaces
Noise Source Locations

Figure 3



Noise and Vibration Fundamentals

Noise

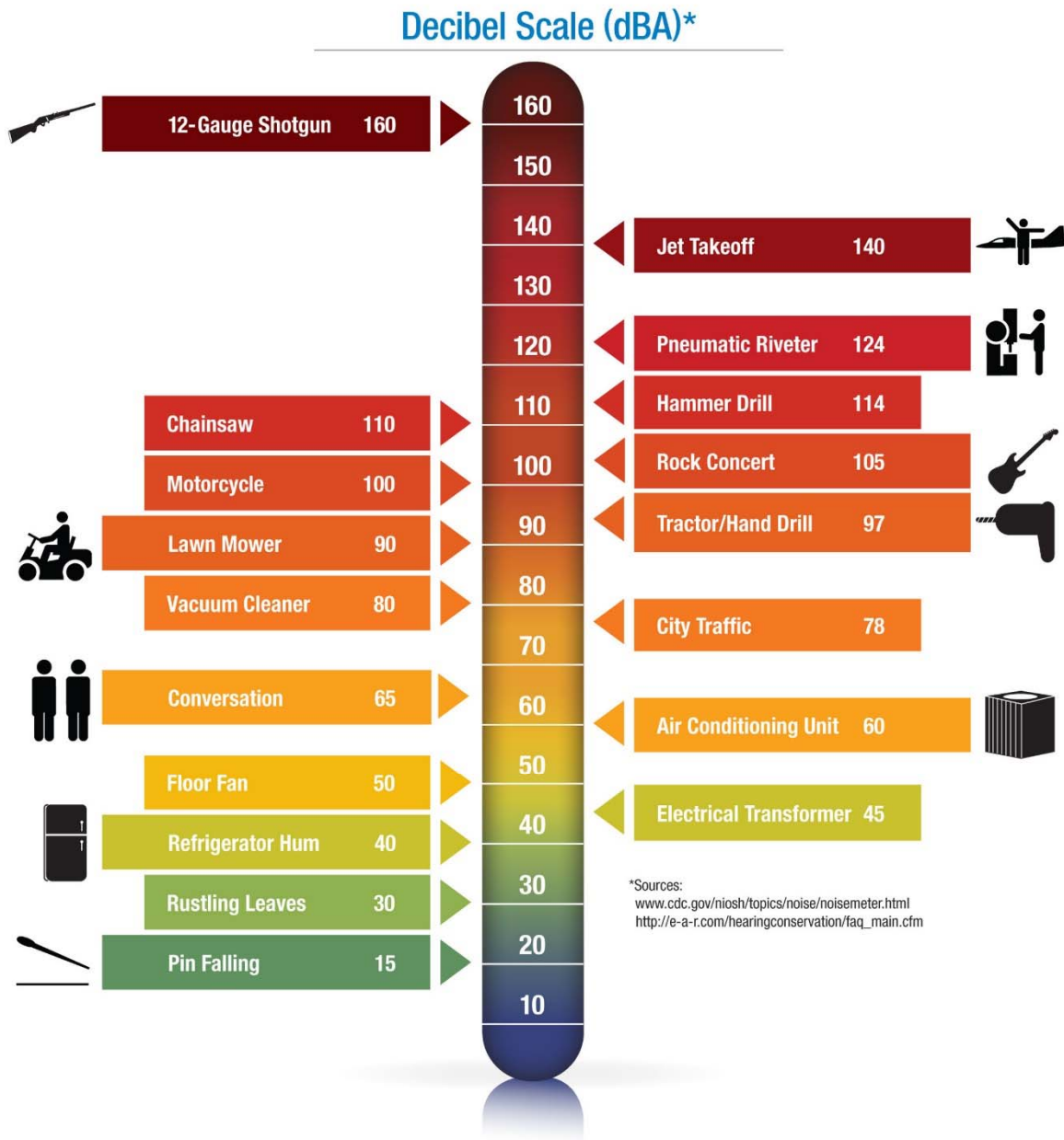
Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that the human ear can detect. If the pressure variations occur frequently enough (at least 20 times per second), they can be heard and are designated as sound. The number of pressure variations per second is called the frequency of sound and is expressed as cycles per second, or Hertz (Hz). Definitions of acoustical terminology are provided in Appendix A.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals of pressure) as a point of reference, defined as 0 dB. Other sound pressures are then compared to the reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in decibel levels correspond closely to human perception of relative loudness.

The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable and can be approximated by filtering the frequency response of a sound level meter by means of the standardized A-weighting network. There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}). The L_{eq} is the foundation of the day/night average noise descriptor, L_{dn} , and shows very good correlation with community response to noise. The day/night average sound level (L_{dn}) is based on the average noise level over a 24-hour day, with a +10 decibel weighting applied to noise occurring during nighttime (10:00 PM to 7:00 AM) hours. The nighttime penalty is based on the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment. For this reason, the City of Roseville utilizes performance standards for non-transportation noise sources. Specifically, performance standards in terms of instantaneous maximum levels (L_{max}) and hourly average levels (L_{eq}), are used to assess noise generated on the project site.

Figure 4
Noise Levels Associated with Common Noise Sources



Vibration

Vibration is like noise in that it involves a source, a transmission path, and a receiver. While vibration is related to noise, it differs in that noise is generally considered to be pressure waves transmitted through air, while vibration is usually associated with transmission through the ground or structures. As with noise, vibration consists of an amplitude and frequency. A person's response to vibration will depend on their individual sensitivity as well as the amplitude and frequency of the source.

Vibration can be described in terms of acceleration, velocity, or displacement. A common practice is to monitor vibration measures in terms of velocity in inches per second or root-mean-square (RMS) in VdB. Standards pertaining to perception as well as damage to structures have been developed for vibration in terms of peak particle velocity as well as RMS velocities.

As vibrations travel outward from the source, they excite the particles of rock and soil through which they pass and cause them to oscillate. Differences in subsurface geologic conditions and distance from the source of vibration will result in different vibration levels characterized by different frequencies and intensities. In all cases, vibration amplitudes will decrease with increasing distance. The maximum rate, or velocity of particle movement, is the commonly accepted descriptor of the vibration "strength".

Human response to vibration is difficult to quantify. Vibration can be felt or heard well below the levels that produce any damage to structures. The duration of the event has an effect on human response, as does frequency. Generally, as the duration and vibration frequency increase, the potential for adverse human response increases.

According to the Transportation and Construction-Induced Vibration Guidance Manual (Caltrans, June 2004), operation of construction equipment and construction techniques generate ground vibration. Traffic traveling on roadways can also be a source of such vibration. At high enough amplitudes, ground vibration has the potential to damage structures and/or cause cosmetic damage. Ground vibration can also be a source of annoyance to individuals who live or work close to vibration-generating activities. However, traffic, rarely generates vibration amplitudes high enough to cause structural or cosmetic damage.

Regulatory Setting: Criteria for Acceptable Noise and Vibration Exposure

Federal

There are no federal noise or vibration criteria which would be directly applicable to this project.

State of California

California Environmental Quality Act (CEQA)

The State of California has established regulatory criteria that are applicable to this assessment. Specifically, Appendix G of the State of California Environmental Quality Act (CEQA) Guidelines

are used to assess the potential significance of impacts pursuant to local General Plan policies, Municipal Code standards, or the applicable standards of other agencies. According to Appendix G of the CEQA guidelines, the project would result in a significant noise or vibration impact if the following occur:

- A. Generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?
- B. Generation of excessive groundborne vibration or groundborne noise levels?
- C. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

It should be noted that audibility is not a test of significance according to CEQA. If this were the case, any project which added any audible amount of noise to the environment would be considered unacceptable according to CEQA. Because every physical process creates noise, the use of audibility alone as significance criteria would be unworkable. CEQA requires a substantial increase in noise levels before noise impacts are identified, not simply an audible change.

Federal Transit Administration (FTA)

The City of Roseville does not currently have adopted standards for groundborne vibration. As a result, vibration impact assessment criteria established by the U.S. Department of Transportation's Federal Transit Authority (FTA) criteria was applied to the project. The FTA vibration impact criteria is based on maximum overall levels for a single event, such as vehicle passbys on roadways and heavy equipment operations. This vibration impact criteria, identified in Table 6-3 of the FTA's Transit Noise and Vibration Impact Assessment Manual (September 2018), has been reproduced in Table 1.

Table 1
Groundborne Vibration Impact Criteria

Land Use Category	Groundborne Vibration Impact Levels (VdB re 1 μ inch/sec, RMS)		
	Frequent Events ¹	Occasional Events ²	Infrequent Events ³
Category 1 – Buildings where vibration would interfere with interior operations	65 ⁴	65 ⁴	65 ⁴
Category 2 – Residences and buildings where people normally sleep	72	75	80
Category 3 – Institutional land uses with primarily daytime use	75	78	83
Notes: ¹ "Frequent Events" is defined as more than 70 vibration events of the same source per day. ² "Occasional Events" is defined as between 30 and 70 vibration events of the same source per day. ³ "Infrequent Events" is defined as fewer than 30 vibration events of the same kind per day. ⁴ This criterion limit is based on levels that are acceptable for most moderately sensitive equipment such as optical microscopes. For equipment that is more sensitive, a Detailed Vibration Analysis must be performed. Source: Federal Transit Administration (FTA), Transit Noise and Vibration Impact Assessment Manual (Sep. 2018), Table 6-3			

Local

Roseville General Plan Noise Element

The City of Roseville General Plan Noise Element establishes acceptable noise level criteria for non-transportation noise sources, which would include all sources of noise occurring within the project site, such as parking lot movements, loading dock operations, mechanical equipment, etc. The City's hourly performance criteria are provided below in Table 2.

Table 2
City of Roseville General Plan Noise Level Performance Standards
New Projects Affected by or Including Non-Transportation Projects

Noise Level Descriptor	Daytime (7 AM to 10 PM)	Nighttime (10 PM to 7 AM)
Hourly Average Level – L_{eq} , dB	50	45
Maximum Level – L_{max} , dB	70	65
Source: City of Roseville Note: Each of the noise levels specified above shall be lowered by 5 dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises. Noise level standards are as measured at the property line of lands designated for noise-sensitive uses.		

The Noise Element also establishes acceptable noise level criteria for transportation noise sources. Those standards are reproduced in Table 3. For this project, impacts upon the residences to the west resulting from project-related, on-site, activities are evaluated relative to the City's performance standards contained in Table 2.

Table 3
Maximum Allowable Noise Exposure
Transportation Noise Sources

Land Use	Outdoor Activity Areas ¹	Interior Spaces	
	L _{dn} /C _{NEL} , dB	L _{dn} /C _{NEL} , dB	L _{eq} , dB ²
Residential	60 ³	45	--
Transient lodging	60 ³	45	--
Hospitals, nursing homes	60 ³	45	--
Theaters, auditoriums, music halls	--	--	35
Churches, meeting halls	60 ³	--	40
Office buildings	65	--	45
Schools, libraries, museums	--	--	45
Playgrounds, neighborhood parks	70	--	--
¹ Outdoor activity areas for residential developments are considered to be the back yard patios or decks of single family dwelling, and the patios or common areas where people generally congregate for multi-family development. Outdoor activity areas for non-residential developments are considered to be those common areas where people generally congregate, including pedestrian plazas, seating areas and outside lunch facilities. Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use. ² As determined for a typical worst case hour during periods of use. ³ Where it is not possible to reduce noise in outdoor activity areas to 60 dB L _{dn} /C _{NEL} or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 75 dB L _{dn} /C _{NEL} may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table. Note: Where a proposed use is not specifically listed on this table, the use shall comply with the noise exposure standards for the nearest similar use as determined by the Planning Department. Commercial and industrial uses have not been listed because such uses are not considered to be particularly sensitive to noise exposure. Source: City of Roseville General Plan			

Roseville Noise Ordinance

Chapter 9.24 of the City of Roseville Municipal Code contains the City's Noise Ordinance. The numerical noise standards contained in the City's Noise Ordinance (9.24.100, Table 1) are identical to the City's Noise Element standards shown in Table 2. As a result, compliance with the City's Noise Element standards shown in Table 2 would ensure compliance with the City's Noise Ordinance standards as well. Section 9.24.030, reproduced below, contains exemptions to the provisions of Chapter 9.24.

9.24.030 Exemptions

Sound or noise emanating from the following sources and activities are exempt from the provisions of this title:

- A. Private construction (e.g., construction, alteration or repair activities) between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday, and between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday; provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order (Section 3638 § 1, 2001.)

Thresholds of Significance for Project-Related Noise Level Increases

The City of Roseville does not have a specific policy for assessing noise impacts associated with project-related traffic increases on the local roadway network. It is generally recognized that an increase of at least 3 dB for similar noise sources is usually required before most people will perceive a change in noise levels, and an increase of 6 dB is required before the change will be clearly noticeable (Egan, Architectural Acoustics, page 21, 2007, McGraw Hill).

The Federal Interagency Commission on Noise (FICON) has developed a graduated scale for use in the assessment of project-related noise level increases. Table 4 was developed by FICON as a means of developing thresholds for impact identification for project-related noise level increases. The FICON standards have been used extensively in recent years by the authors of this section in the preparation of the noise sections of Environmental Impact Reports that have been certified in many California Cities and Counties.

The use of the FICON standards are considered conservative relative to thresholds used by other agencies in the State of California. For example, the California Department of Transportation (Caltrans) requires a project-related traffic noise level increase of 12 dB for a finding of significance, and the California Energy Commission (CEC) considers project-related noise level increases between 5-10 dB significant, depending on local factors. Therefore, the use of the FICON standards, which set the threshold for finding of significant noise impacts as low as 1.5 dB, provides a very conservative approach to impact assessment for this project.

Table 4
Significance of Changes in Cumulative Noise Exposure

Ambient Noise Level Without Project, L_{dn}	Increase Required for Significant Impact
<60 dB	+5.0 dB or more
60-65 dB	+3.0 dB or more
>65 dB	+1.5 dB or more
Source: Federal Interagency Committee on Noise (FICON)	

Based on the FICON research, as shown in Table 4, a 5 dB increase in noise levels due to a project is required for a finding of significant noise impact where ambient noise levels without the project are less than 60 dB L_{dn} . Where pre-project ambient conditions are between 60 and 65 dB L_{dn} , a 3 dB increase is applied as the standard of significance. Finally, in areas already exposed to higher noise levels, specifically pre-project noise levels in excess of 65 dB L_{dn} , a 1.5 dB increase is considered by FICON as the threshold of significance.

Audibility is not a test of significance according to CEQA. If this were the case, any project which added any audible amount of noise to the environment would be considered unacceptable according to CEQA. Because every physical process creates noise, whether by the addition of a single vehicle on a roadway, or a tractor in an agricultural field, the use of audibility alone as significance criteria would be unworkable. CEQA requires a substantial increase in noise levels before noise impacts are identified, not simply an audible change.

Environmental Setting - Existing Ambient Noise and Vibration Environment

Noise Environment

The ambient noise environment in the immediate project vicinity is defined primarily by noise from Highway 65 traffic. To generally quantify existing ambient noise levels in the project vicinity, two continuous (24-hour) ambient noise surveys were conducted on February 21-22, 2019 at the two locations shown in Figure 2. The noise measurement sites were selected to represent the nearest potentially affected residential land uses to the project site.

Larson Davis Laboratories (LDL) Model 820 precision integrating sound level meters were used for the noise level measurement surveys. The meters were calibrated before use with an LDL Model CA200 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all specifications of the American National Standards Institute requirements for Type 1 sound level meters (ANSI S1.4). The results of the continuous measurements are provided in Table 5, and displayed graphically on Figures 5 and 6.

Table 5
Ambient Noise Monitoring Results – February 21-22, 2019

Site	Description	L _{dn}	Average Measured Hourly Noise Levels, dB			
			Daytime (7 AM-10 PM)		Nighttime (10 PM-7 AM)	
			L _{eq}	L _{max}	L _{eq}	L _{max}
LT1	Just east of 37 Farridge Court	58	56	60–76	50	54–70
LT2	Just east of 656 Farridge Drive	58	57	56–81	50	56–62
Source: Bollard Acoustical Consultants, Inc., February 2019						

Vibration Environment

During a site visit on February 20, 2019, vibration levels were below the threshold of perception at the project site. Nonetheless, to quantify existing vibration levels at the project site, BAC conducted short-term (15-minute) vibration measurements at the two locations shown on Figure 1.

A Larson-Davis Laboratories Model LxT precision integrating sound level meter equipped with a vibration transducer was used to complete the measurements. The results are summarized in Table 6.

Table 6
Ambient Vibration Monitoring Results – February 20, 2019

Site	Time	Average Vibration Level, VdB RMS
V1	12:12 PM	46
V2	12:37 PM	41
<i>Source: Bollard Acoustical Consultants, Inc., February 2019</i>		

The Table 6 data indicate that measured average vibration levels at Sites V1 and V2 ranged from 41 to 46 VdB RMS. The measured vibration levels at the two sites are well below the strictest FTA vibration criteria identified in Table 1.

Impacts and Mitigation Measures

The proposed project includes the construction of a Living Spaces furniture store. Major noise-producing components associated with the Living Spaces furniture store consist of truck deliveries/unloading, back-up emergency generator operation, parking lot activities (vehicles arriving and departing, doors opening and closing, etc.), mechanical equipment (HVAC) operation, restaurant outdoor patio activities, off-site traffic increases, and project construction. Figure 3 shows the locations of the proposed project building, outdoor patio area, loading dock area, and back-up generator.

Evaluation of Off-Site Traffic Noise Level Increases in the Project Vicinity

The Federal Highway Administration Highway Traffic Noise Prediction Model (FHWA-RD-77-108) was used to predict traffic noise levels on the local roadway network. The model is based upon the CALVENO noise emission factors for automobiles, medium trucks, and heavy trucks, with consideration given to vehicle volume, speed, roadway configuration, distance to the receiver, and the acoustical characteristics of the site. The FHWA Model was developed to predict hourly L_{eq} values for free flowing traffic conditions, and is considered to be accurate within 1.5 dB in most situations.

Increased traffic on nearby roadways due to the project could affect residences not immediately adjacent to the site. Traffic increases and resulting noise impacts at nearby roadways were evaluated and the results are shown in Table 7. The FHWA Model was used with traffic data obtained from the Traffic Impact Study conducted for the project by Fehr and Peers (March 13, 2019). A complete listing of FHWA Model inputs is provided in Appendix B.

Table 7
Off-Site Traffic Noise Levels

Segment	Roadway	Description	L _{dn} 100 feet from roadway				Substantial Increase? ⁵
			Baseline No Proj ¹	Base + Appr ²	Base + Proj ³	Change ⁴	
1	Blue Oaks Blvd	West of Foothills Blvd	72.9	72.9	72.9	0.0	No
2	Blue Oaks Blvd	East of Foothills Blvd	73.7	73.8	73.8	0.1	No
3	Blue Oaks Blvd	West of Washington Blvd	73.1	73.1	73.2	0.1	No
4	Blue Oaks Blvd	East of Washington Blvd	73.2	73.2	73.3	0.1	No
5	Blue Oaks Blvd	East of SR 65 NB Ramps	71.9	72.0	72.0	0.1	No
6	Washington Blvd	South of Blue Oaks Blvd	70.3	70.5	70.8	0.5	No
7	Washington Blvd	North of Thrive Dr	70.5	70.7	71.1	0.6	No
8	Washington Blvd	South of Thrive Dr	70.3	70.6	70.9	0.6	No
9	Washington Blvd	North of Freedom Way	70.3	70.6	70.9	0.6	No
10	Washington Blvd	South of Freedom Way	70.3	70.4	70.5	0.2	No
11	Washington Blvd	North of Roseville Pkwy	70.2	70.3	70.4	0.2	No
12	Washington Blvd	South of Roseville Pkwy	67.6	67.7	67.8	0.2	No
13	Foothills Blvd	North of Blue Oaks Blvd	66.3	66.4	66.4	0.1	No
14	Foothills Blvd	South of Blue Oaks Blvd	69.2	69.2	69.2	0.0	No
15	Roseville Pkwy	East of Washington Blvd	67.7	67.8	67.8	0.1	No
1. Baseline No Project 2. Baseline Plus Approved Uses 3. Baseline Plus Proposed Project 4. Change was determined by comparing Baseline No Project versus Baseline Plus Proposed Project 5. A substantial increase is based on the Table 4 criteria, and depends on the baseline noise level and the change in noise levels due to the project.							

Evaluation of On-Site Noise Levels from Proposed Living Spaces Furniture Store

On-Site Truck Circulation Noise

The Living Spaces furniture store proposes a loading dock area, located on the southwest corner of the building, as indicated on Figure 3. Approximately two to three daily deliveries of inventory to the store will be made using 26-foot box trucks (medium truck) and, occasionally, a 53-foot trailer (heavy truck). The truck circulation route is located approximately 120 feet from the nearest residences to the west.

Because truck passbys are typically fairly brief, impacts of such activities are assessed in this study relative to the City's maximum noise level standards shown in Table 2. BAC file data indicate that on-site heavy truck passbys will produce a maximum noise level of approximately 75 dB L_{max} at a reference distance of 50 feet, with medium duty trucks producing an L_{max} of approximately 70 dB L_{max} at 50 feet. At the nearest residences to the circulation route south of the store, heavy- and medium-truck passby maximum noise levels are predicted to be 67 dB and 62 dB L_{max}, respectively.

Loading Dock Noise

The primary noise source associated with loading dock areas, which is identified in Figure 3, is the heavy trucks stopping (air brakes), backing into the loading docks (back-up alarms), and pulling out of the loading docks. Once the truck has backed into the loading dock, it is unloaded from the inside of the store using a fork lift or hand cart, and noise related to the unloading activities is contained within the building and truck trailer.

BAC file data collected at a similar sized commercial loading dock facility indicate that maximum and average loading dock noise generation at a reference distance of 100 feet were 75 dB L_{max} (air brakes) and 55 dB L_{eq} . The distance between the nearest residences and the effective noise center of the proposed loading dock area is approximately 320 feet. An 8' 10" wall will extend from the south building elevation to screen the loading dock area. The screen wall is estimated to provide 5 dB of noise attenuation at the nearest residences to the west. Resulting maximum and average noise levels at the nearest residences resulting from truck unloading activities would be approximately 60 dB L_{max} and 40 dB L_{eq} .

Back-up Generator Noise

A back-up generator is proposed as part of the project and will be located just west of the loading dock area as indicated on Figure 3. Specifically, a Generac Industrial Power Systems Model SD130 is proposed for this site and would operate during power outages and during routine maintenance. According to manufacturer's noise level data, the SD130 with a Level 2 Acoustic Enclosure generates a noise level of 79 dB at a reference distance of 23 feet while operating at full load. The manufacturer's noise specification sheet is provided as Appendix C.

The generator which is proposed at this site would only operate during emergencies (power outages) and brief daytime periods for periodic maintenance/lubrication. Testing of generators typically occurs twice per month, during daytime hours, for a duration of approximately 15 minutes. The nearest residences are located approximately 310 feet west of the generator. The generator will be shielded from view of the nearest residences by an intervening screen wall. The screen wall is estimated to provide 5 dB of noise attenuation at the nearest residences to the west. The resulting maximum noise level at the nearest residences from generator operations would be approximately 52 dB L_{max} .

Mechanical Equipment Noise

The heating, ventilation, and air conditioning (HVAC) systems for maintaining comfortable temperatures within the proposed furniture store will likely consist of packaged rooftop air conditioning systems. The units will likely be relatively evenly distributed across the building rooftop. These types of HVAC units, which typically stand about 4 to 5 feet tall, will be shielded from view of existing nearby residences to the west by the building parapets.

The Living Spaces building would be located approximately 300 feet from the nearest residences to the west. Because mechanical equipment operation typically generates sustained, steady-state, noise levels (rather than brief periods of elevated noise levels in the case of truck passbys

and deliveries), impacts of HVAC system usage are assessed in this study relative to the City's average (L_{eq}) noise level standards shown in Table 2.

Noise from rooftop HVAC units has been measured by BAC to be 45-50 dB at a reference distance of 100 feet from the building façades of similar uses, including shielding by the building parapet. HVAC systems located within dedicated mechanical equipment rooms typically result in even lower noise levels. At the nearest residences to the site, located 300 feet from any project-related HVAC equipment, average HVAC noise levels will be reduced to approximately 35-40 dB L_{eq} .

Parking Lot Activity Noise

As a means of determining the noise levels due to parking lot activities, BAC utilized noise level data collected at various parking lots in the Sacramento region over the years. That data indicate that a typical Sound Exposure Level (SEL) due to automobile arrivals/departures, including car doors slamming and people conversing is approximately 70 dB, at a distance of 50 feet. The maximum noise level associated with parking lot activity typically did not exceed 65 dB L_{max} at the same reference distance.

Because individual cars entering and leaving the proposed parking areas will result in brief periods of noise generation, impacts associated with parking lot movements are assessed relative to the City's maximum noise level standards shown in Table 2. In addition, because of the number of parking spaces proposed in the area adjacent to the existing residences is fairly large, the potential for ongoing parking lot noise generation will be present. As a result, noise impacts associated with parking lot usage are also assessed in this study relative to the City's average (L_{eq}) noise level standards shown in Table 2.

Due to the proposed drainage easement along the western site boundary, the distance between the nearest proposed parking spaces and the existing residences to the southwest is approximately 160 feet. At that distance, maximum noise levels generated by the nearest parking lot activities would be approximately 55 dB L_{max} at those residences.

To compute hourly average noise levels generated by parking lot activities, the approximate number of hourly operations in any given area and distance to the effective noise center of those activities is required. For the Living Spaces building, parking spaces are proposed along all four sides of the building. Given the store's orientation with the storefront facing east, the majority of parking lot activity would occur on the east side of the building and such activity would be screened from view of the nearest residences by the intervening project building. In addition, because store hours are limited to daytime hours, parking lot activity would occur primarily during daytime hours.

The hourly average noise level generated by parking lot movements is computed using the following formula:

$$\text{Hourly } L_{eq} = 70 + 10\log(N) - 35.6$$

Where 70 is the mean Sound Exposure Level (SEL) for an automobile parking lot arrival or departure, N is the number of parking lot operations in a given hour, and 35.6 is 10 times the logarithm of the number of seconds in an hour.

The parking lot immediately west of the project building contains 107 parking spaces. Although the majority of the parking lot activity would occur on the east side of the building it was conservatively assumed that 150 parking lot movements could occur within the western lot, further removed from the store-front, during a busy hour of the day. The center of the western parking area is located approximately 200 feet from the residences to the west. At that distance, the computed L_{eq} using the formula provided above is 44 dB L_{eq} at the nearest residences. This is considered a conservative estimate of noise exposure.

Restaurant Outdoor Patio Crowd Noise

The Living Spaces building will include a 1,500 square foot in-store restaurant and a 3,385 square foot uncovered, outdoor patio which will wrap around the southeast corner of the building. The outdoor patio will include outdoor furniture and seating areas for restaurant and store customers. To estimate the number of people within the outdoor patio area during a busy hour, it was assumed that 15 square feet would be dedicated per occupant. This estimate would be consistent with the International Building Code (IBC) recommended ratio of 15 square feet per occupant for spaces with unconcentrated use of chairs and tables, such as a restaurant. Based on that ratio, it was conservatively calculated that 225 people could be located within the outdoor patio during a busy hour.

To quantify crowd noise from the outdoor patio area at the nearest residences, BAC utilized reference file data for persons speaking in normal voices of 57 dB per person at 3 feet. The center of the outdoor patio area is located approximately 540 feet away from the residences to the west. At that distance, 225 people speaking in normal voices would equate to 35 dB L_{eq} .

Evaluation of Construction Noise at Existing Residences

During the construction phases of the proposed project, noise from construction activities would add to the noise environment in the immediate project vicinity. Activities involved in typical construction would generate maximum noise levels, as indicated in Table 8, ranging from 55 to 90 dB at a distance of 50 feet.

Table 8
Typical Construction Equipment Noise

Equipment Description	Maximum Noise Level at 50 feet, dBA
Auger drill rig	85
Backhoe	80
Bar bender	80
Boring jack power unit	80
Chain saw	85
Compactor (ground)	80
Compressor (air)	80
Concrete batch plant	83
Concrete mixer truck	85
Concrete pump truck	82
Concrete saw	90
Crane (mobile or stationary)	85
Dozer	85
Dump truck	84
Excavator	85
Flatbed truck	84
Front end loader	80
Generator (25 kilovolt-amperes [kVA] or less)	70
Generator (more than 25 kVA)	82
Grader	85
Hydra break ram	90
Jackhammer	85
Mounted impact hammer (hoe ram)	90
Paver	85
Pickup truck	55
Pneumatic tools	85
Pumps	77
Rock drill	85
Scraper	85
Soil mix drill rig	80
Tractor	84
Vacuum street sweeper	80
Vibratory concrete mixer	80

Source: Federal Highway Administration 2006.

The nearest existing residences to proposed Living Spaces building are located 300 feet away. At this distance, maximum noise levels would be expected to be approximately 39 to 74 dB L_{max} .

Evaluation of Construction Vibration Levels at Existing Residences

During project construction heavy equipment would be used for grading excavation, paving, and building construction, which would generate localized vibration in the immediate vicinity of the construction. As mentioned previously, the nearest residence is located approximately 25 feet from construction activities which would occur on the project site.

The range of vibration source levels for construction equipment commonly used in similar projects are shown in Table 9. The vibration levels depicted in Table 9 are representative of measurements at a distance of 25 feet from the equipment source.

Table 9
Vibration Source Levels for Construction Equipment

Equipment	Approximate RMS L_v¹ at 25 feet
Pile driver (impact) – upper range	112
Pile driver (impact) – typical	104
Pile driver (sonic) – upper range	105
Pile driver (sonic) – typical	93
Vibratory roller	94
Large bulldozer	87
Caisson drilling	87
Loaded trucks	86
Jackhammer	79
Small bulldozer	58
Notes:	
¹ RMS velocity in decibels (VdB) re 1 micro-inch/second	
Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual (2018)	

Because vibration levels generated by the type of construction equipment which will be required for this project dissipates very rapidly with distance, vibration levels at the nearest residences are expected to be below 70 VdB over the course of project construction activities.

Evaluation of On-Site and Off-Site Project Operations Vibration Levels

The project proposes the development of a furniture store that would include on-site operations such as delivery truck circulation, loading and unloading activities, and mechanical equipment. It is the experience of BAC that operations associated with limited loading dock operations such as the one proposed by the project do not typically have equipment that generates appreciable vibration. In addition, it is our understanding that the proposed development does not propose on-site equipment that will produce appreciable vibration. Lastly, vibration levels from heavy trucks traveling on a roadway, such as those generated from project heavy truck traffic, rarely generate vibration amplitudes high enough to cause structural or cosmetic damage.

During a site visit on February 20, 2019, vibration levels were below the threshold of perception at the project site and in the immediate project vicinity. Therefore, the existing vibration environment in the immediate project vicinity is considered to be negligible. Based on this observation, it is the professional opinion of BAC that vibration levels at the project site are well below the threshold of perception.

Evaluation of Impacts Relative to CEQA Criteria

Criteria A: **Generation of substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?**

Off-Site Traffic Noise Level Increases in the Project Vicinity

The Table 7 data indicate baseline traffic noise levels for all fifteen (15) roadway segments exceed 65 dB L_{dn} at a reference distance of 100 feet from the roadway centerline. Based on the FICON criteria shown in Table 4, a 1.5 dB increase is the threshold of significance where pre-project noise levels are in excess of 65 dB L_{dn} . Increases in traffic noise due to the project are predicted to range from 0.0 dB to 0.6 dB. Therefore, project-related increases in traffic noise levels on the local roadway network would not exceed the FICON standards of significance as identified in Table 4.

On-Site Truck Circulation Noise

At the nearest residences to the circulation route south of the Living Spaces furniture store, heavy- and medium-truck passby maximum noise levels are predicted to be 67 dB and 62 dB L_{max} , respectively. Predicted medium-truck passby noise levels of 62 dB L_{max} would be below the City of Roseville exterior noise level standards shown in Table 2 for both daytime and nighttime hours. However, predicted heavy-truck passby noise levels of 67 dB L_{max} would satisfy the daytime noise level standard of 70 dB L_{max} but would exceed the nighttime noise level standard of 65 dB L_{max} . As a result, the following mitigation measures are recommended for on-site truck circulation noise:

Mitigation for Criteria A: On-Site Truck Circulation Noise

In order to satisfy the City of Roseville nighttime maximum (L_{max}) exterior noise level criteria at the nearest existing residences, the following mitigation should be employed by the project developer to reduce on-site truck circulation noise exposure to a state of compliance:

MM-1: Should heavy truck arrivals/departures occur during nighttime hours, the trucks should access/depart the loading dock area via the circulation route to the north of the building. The routing of heavy trucks to the north would provide an additional setback of 200 feet from the residences and result in predicted maximum noise levels satisfactory relative to the City of Roseville exterior noise level standards.

OR

MM-2: Restrict heavy-truck deliveries to daytime hours, 7 AM to 10 PM.

Loading Dock Noise

Predicted maximum and average noise levels at the nearest residences resulting from truck unloading activities would be approximately 60 dB L_{max} and 40 dB L_{eq} . The predicted loading dock average and maximum noise levels would satisfy the City of Roseville daytime and nighttime noise level standards at the nearest

residences and would be at or below measured existing ambient conditions at those residences.

Back-up Generator Noise

Predicted maximum levels at the nearest residences resulting from generator operations would be approximately 52 dB L_{max} . Due to the brief period of daytime operation required for routine maintenance, the City's daytime exterior noise standard of 70 dB L_{max} is applied to the assessment of generator noise impacts. The predicted maximum noise levels due to back-up generator operations would satisfy the City of Roseville daytime maximum noise level standard at the nearest residences and would be at or below measured existing ambient conditions at those residences.

Mechanical Equipment Noise

At the nearest residences to the site, located 300 feet from any project-related HVAC equipment, average HVAC noise levels are predicted to be approximately 35-40 dB L_{eq} . These predicted levels would be well below the City of Roseville exterior noise level standards shown in Table 2 for both daytime and nighttime hours, and well below measured existing average noise levels reported in Table 5.

Parking Lot Activity Noise

Noise levels generated by worst-case parking lot activity operations are predicted to be 44 dB L_{eq} and 55 dB L_{max} at the nearest residences to the west of the project site. The predicted noise level of 55 dB L_{eq} would satisfy the City of Roseville daytime 70 dB L_{max} and nighttime 65 dB L_{max} noise standards. The predicted noise level of 44 dB L_{eq} would satisfy the City of Roseville daytime 50 dB L_{eq} and nighttime 45 dB L_{eq} noise standards applicable to this noise source. However, this level of parking lot activity during nighttime hours is highly unlikely as substantial numbers of nighttime parking lot movements in the parking areas beneath the power lines are not anticipated.

Restaurant Outdoor Patio Crowd Noise

Noise levels generated by crowd noise at the proposed restaurant outdoor patio are predicted to be 35 dB L_{eq} at the nearest residences to the west of the project site. This predicted level would be well below the City of Roseville exterior noise level standards shown in Table 2 for both daytime and nighttime hours, and well below measured existing average noise levels reported in Table 5.

Project Construction Noise

The nearest existing residences to proposed Living Spaces building are located 300 feet away. At this distance, maximum noise levels due to construction would be expected to be approximately 39 to 74 dB L_{max} . Noise levels in this range would

not represent a substantial short-term increase over ambient maximum noise levels shown in Table 5. During site grading and paving, heavy equipment will be in closer proximity to the existing residences, thereby resulting in higher noise levels than would be expected during building construction. As noted in the Regulatory Setting Section of this report, Section 9.24.030 of the Roseville Noise Ordinance exempts noise sources associated with construction provided such activities take place between 7:00 a.m. and 7:00 p.m. Monday through Friday, between the hours of 8:00 a.m. and 8:00 p.m. Saturday and Sunday, and that well-maintained construction equipment is fitted with factory installed muffling devices. Provided project construction activities are limited to these hours, and are maintained pursuant to these conditions, construction activities would be exempt and this impact would be considered less than significant.

However, if construction activities are proposed outside of the hours defined by Noise Ordinance Section 9.24.030, noise levels generated by construction activities would likely exceed the maximum noise level standards identified in Table 2 at the nearest residences. As a result, the following mitigation measures are recommended for project construction noise:

Mitigation for Criteria A: Construction Noise Control Measures

MM-3: To the maximum extent practical, the following measures should be incorporated into the project construction operations:

- Noise-generating construction activities shall not occur within the hours identified in Noise Ordinance Section 9.24.030.
- All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition.
- All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, state, or local agency shall comply with such regulations while in the course of project activity.
- Electrically powered equipment shall be used instead of pneumatic or internal-combustion-powered equipment, where feasible.
- Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors.
- Project area and site access road speed limits shall be established and enforced during the construction period.
- Nearby residences shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels.

After implementation of the mitigation measures identified in this section for noise generation due to on-site truck circulation and project construction, this impact is considered to be ***less than significant***.

Criteria B: Generation of excessive groundborne vibration or groundborne noise levels?

At the nearest existing residences to the proposed project area, construction-generated vibration levels are predicted to be less than the 70 VdB RMS. Because construction-generated vibration levels at nearby existing receptors would satisfy the strictest Federal Transportation Authority (FTA) groundborne vibration impact criteria (regardless of number of vibration events from a source), project construction would not result in the exposure of persons to or generation of excessive groundborne vibration levels.

As indicated in Table 7, the measured average vibration levels at the project site were well below the strictest FTA groundborne vibration impact criteria (ranged from 41-46 VdB RMS). Therefore, the project would not result in the exposure of persons to or generation of excessive groundborne vibration levels at the project site.

It is our understanding that the development is not proposing equipment that would generate significant vibration levels. Therefore, it is not expected that the proposed uses of the development will experience excessive groundborne vibration.

Because vibration levels due to and upon the proposed project will satisfy the applicable FTA groundborne impact vibration criteria, this impact is considered to be ***less than significant***.

Criteria C: For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Because the project site is not located in the vicinity of a private airstrip, or within two miles of a public airport, ***no noise impact*** is identified relative to this significance criteria.

Conclusions and Recommendations

This analysis concludes that with implementation of feasible noise mitigation measures, all potentially significant noise impacts at the nearest existing residences can be mitigated to a less than significant level. Finally, this analysis concludes that project-generated vibration will not result in adverse impacts at the nearest existing residences.

These conclusions are based on the data and assumptions cited herein and on the project site plans shown on Figures 2 and 3. Any substantive revisions to the project site plans or proposed operations could cause actual noise levels to vary relative to those predicted herein. BAC is not responsible for such revisions.

This concludes BAC's environmental noise analysis for the proposed NCRSP Parcel 49 – Living Spaces Furniture Store in Roseville, California. Please contact Jonathan Lopez at (916) 663-0500 or jonl@bacnoise.com with any questions regarding this assessment.

Appendix A

Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.
L_{dn}	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
L_{eq}	Equivalent or energy-averaged sound level.
L_{max}	The highest root-mean-square (RMS) sound level measured over a given period of time.
Loudness	A subjective term for the sensation of the magnitude of sound.
Masking	The amount (or the process) by which the threshold of audibility is for one sound is raised by the presence of another (masking) sound.
Noise	Unwanted sound.
Peak Noise	The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the Maximum level, which is the highest RMS level.
RT₆₀	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 sabin.
SEL	A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.



Appendix B-1**FHWA-RD-77-108 Highway Traffic Noise Prediction Model****Data Input Sheet**

Project #: 2019-032 Parcel 49 Living Spaces

Description: Baseline No Project

Ldn/CNEL: Ldn

Hard/Soft: Soft

Segment	Roadway Name	Segment Description	ADT	Day %	Eve %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance	Offset (dB)
1	Blue Oaks Blvd	West of Foothills Blvd	35,570	80		20	2	6	55	100	
2	Blue Oaks Blvd	East of Foothills Blvd	43,140	80		20	2	6	55	100	
3	Blue Oaks Blvd	West of Washington Blvd	37,175	80		20	2	6	55	100	
4	Blue Oaks Blvd	East of Washington Blvd	37,740	80		20	2	6	55	100	
5	Blue Oaks Blvd	East of SR 65 NB Ramps	28,340	80		20	2	6	55	100	
6	Washington Blvd	South of Blue Oaks Blvd	19,530	80		20	2	6	55	100	
7	Washington Blvd	North of Thrive Dr	20,400	80		20	2	6	55	100	
8	Washington Blvd	South of Thrive Dr	19,640	80		20	2	6	55	100	
9	Washington Blvd	North of Freedom Way	19,625	80		20	2	6	55	100	
10	Washington Blvd	South of Freedom Way	19,480	80		20	2	6	55	100	
11	Washington Blvd	North of Roseville Pkwy	18,920	80		20	2	6	55	100	
12	Washington Blvd	South of Roseville Pkwy	10,405	80		20	2	6	55	100	
13	Foothills Blvd	North of Blue Oaks Blvd	7,845	80		20	2	6	55	100	
14	Foothills Blvd	South of Blue Oaks Blvd	15,055	80		20	2	6	55	100	
15	Roseville Pkwy	East of Washington Blvd	10,600	80		20	2	6	55	100	

Appendix B-2**FHWA-RD-77-108 Highway Traffic Noise Prediction Model****Data Input Sheet**

Project #: 2019-032 Parcel 49 Living Spaces

Description: Baseline Plus Approved Uses

Ldn/CNEL: Ldn

Hard/Soft: Soft

Segment	Roadway Name	Segment Description	ADT	Day %	Eve %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance	Offset (dB)
1	Blue Oaks Blvd	West of Foothills Blvd	35,755	80		20	2	6	55	100	
2	Blue Oaks Blvd	East of Foothills Blvd	43,390	80		20	2	6	55	100	
3	Blue Oaks Blvd	West of Washington Blvd	37,330	80		20	2	6	55	100	
4	Blue Oaks Blvd	East of Washington Blvd	38,345	80		20	2	6	55	100	
5	Blue Oaks Blvd	East of SR 65 NB Ramps	28,715	80		20	2	6	55	100	
6	Washington Blvd	South of Blue Oaks Blvd	20,425	80		20	2	6	55	100	
7	Washington Blvd	North of Thrive Dr	21,495	80		20	2	6	55	100	
8	Washington Blvd	South of Thrive Dr	20,685	80		20	2	6	55	100	
9	Washington Blvd	North of Freedom Way	20,685	80		20	2	6	55	100	
10	Washington Blvd	South of Freedom Way	20,080	80		20	2	6	55	100	
11	Washington Blvd	North of Roseville Pkwy	19,520	80		20	2	6	55	100	
12	Washington Blvd	South of Roseville Pkwy	10,750	80		20	2	6	55	100	
13	Foothills Blvd	North of Blue Oaks Blvd	7,860	80		20	2	6	55	100	
14	Foothills Blvd	South of Blue Oaks Blvd	15,105	80		20	2	6	55	100	
15	Roseville Pkwy	East of Washington Blvd	10,855	80		20	2	6	55	100	

Appendix B-3**FHWA-RD-77-108 Highway Traffic Noise Prediction Model****Data Input Sheet**

Project #: 2019-032 Parcel 49 Living Spaces

Description: Baseline Plus Proposed Project

Ldn/CNEL: Ldn

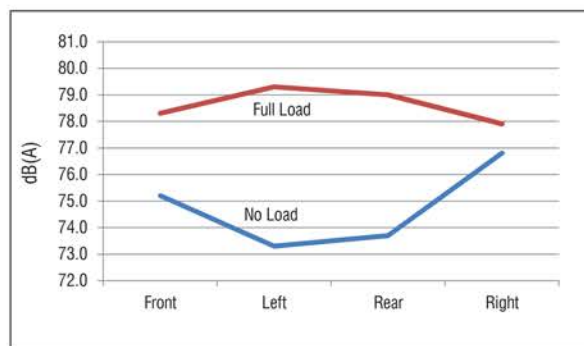
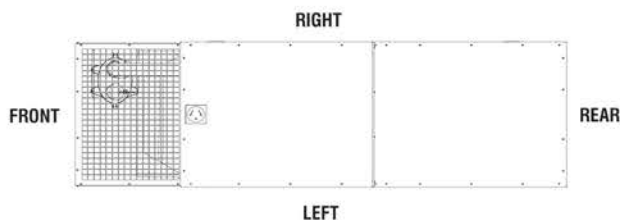
Hard/Soft: Soft

Segment	Roadway Name	Segment Description	ADT	Day %	Eve %	Night %	% Med. Trucks	% Hvy. Trucks	Speed	Distance	Offset (dB)
1	Blue Oaks Blvd	West of Foothills Blvd	35,900	80		20	2	6	55	100	
2	Blue Oaks Blvd	East of Foothills Blvd	43,595	80		20	2	6	55	100	
3	Blue Oaks Blvd	West of Washington Blvd	37,630	80		20	2	6	55	100	
4	Blue Oaks Blvd	East of Washington Blvd	38,745	80		20	2	6	55	100	
5	Blue Oaks Blvd	East of SR 65 NB Ramps	29,010	80		20	2	6	55	100	
6	Washington Blvd	South of Blue Oaks Blvd	22,095	80		20	2	6	55	100	
7	Washington Blvd	North of Thrive Dr	23,265	80		20	2	6	55	100	
8	Washington Blvd	South of Thrive Dr	22,385	80		20	2	6	55	100	
9	Washington Blvd	North of Freedom Way	22,385	80		20	2	6	55	100	
10	Washington Blvd	South of Freedom Way	20,605	80		20	2	6	55	100	
11	Washington Blvd	North of Roseville Pkwy	20,045	80		20	2	6	55	100	
12	Washington Blvd	South of Roseville Pkwy	11,045	80		20	2	6	55	100	
13	Foothills Blvd	North of Blue Oaks Blvd	7,875	80		20	2	6	55	100	
14	Foothills Blvd	South of Blue Oaks Blvd	15,150	80		20	2	6	55	100	
15	Roseville Pkwy	East of Washington Blvd	11,085	80		20	2	6	55	100	

LEVEL 2 ACOUSTIC ENCLOSURE SD130 6.7L FPT

60Hz NO-LOAD DATA, dB(A)										DISTANCE: 7 METERS
MICROPHONE LOCATION	1/1 OCTAVE BAND CENTER FREQUENCY (Hz)									dB(A)
	31.5	63	125	250	500	1000	2000	4000	8000	
FRONT	33.6	48.2	59.5	67.7	72.1	68.0	62.1	62.5	53.6	75.2
LEFT	31.6	48.0	62.6	63.8	69.6	67.4	61.4	60.3	53.6	73.3
REAR	29.1	53.3	61.6	65.7	70.8	66.8	58.1	57.4	49.6	73.7
RIGHT	34.6	51.8	64.1	66.6	73.7	70.2	65.1	64.3	57.6	76.8
AVERAGE	32.2	50.3	62.0	66.0	71.6	68.1	61.7	61.1	53.6	74.8

60Hz FULL-LOAD DATA, dB(A)										DISTANCE: 7 METERS
MICROPHONE LOCATION	1/1 OCTAVE BAND CENTER FREQUENCY (Hz)									dB(A)
	31.5	63	125	250	500	1000	2000	4000	8000	
FRONT	37.8	61.6	75.0	68.6	72.4	67.6	63.1	63.0	53.9	78.3
LEFT	41.3	63.1	76.3	66.1	73.9	68.6	64.3	62.4	54.9	79.3
REAR	38.1	64.0	77.3	66.3	71.0	65.9	59.9	57.9	49.8	79.0
RIGHT	38.5	62.7	75.9	63.9	69.7	67.2	62.9	61.1	53.6	77.9
AVERAGE	38.9	62.9	76.1	66.2	71.8	67.3	62.6	61.1	53.1	78.6



1. All positions at 23 feet (7 meters) from side faces of generator set.
2. Test conducted on a 100 foot diameter asphalt surface.
3. Sound pressure levels are subject to instrumentation, installation and testing conditions.

**Transportation Impact Study
North Central Roseville Specific Plan
Parcel 49 – Living Spaces**

Prepared for:
City of Roseville

April 5, 2019

RS19-3751

FEHR  PEERS

Table of Contents

Executive Summary	i
1. Introduction.....	1
Background.....	1
Project Description	4
Study Area.....	7
Study Scenarios and Time Periods.....	9
2. Study Methodology.....	11
Analysis Methods.....	11
Intersection Operations.....	11
Vehicle Queuing Evaluation	13
Traffic Forecasting.....	13
Significance Criteria	14
3. Existing Conditions.....	16
Existing Traffic Volumes	16
Parcel 49: Existing Traffic Levels.....	18
Intersection Operations.....	22
4. Baseline No Project.....	23
Land Uses	23
Vehicle Trip Generation	25
Vehicle Trip Distribution	26
Vehicle Trip Assignment	28
Intersection Operations.....	30
Queuing Analysis	30
5. Baseline Plus Approved Uses.....	33
Land Uses	33
Vehicle Trip Generation	36
Vehicle Trip Distribution	37
Vehicle Trip Assignment	37
Intersection Operations.....	39
Queuing Analysis	40
6. Baseline Plus Proposed Project	42
Land Uses	42
Vehicle Trip Generation	45
Vehicle Trip Distribution	46

Vehicle Trip Assignment	46
Intersection Operations.....	48
Queuing Analysis	49
7. On-Site Circulation Review	51
Review of Site Access.....	51
Review of On-Site Circulation.....	52
8. Conclusions.....	55

Appendices

Appendix A: NCRSP Parcel 49 Site Plan & Phasing Plan – January 2015

Appendix B: NCRSP Parcel 49 Site Plan & Phasing Plan – March 2019

Appendix C: Traffic Counts & Field Observations

Appendix D: Technical Calculations: Existing Conditions – Intersection Operations

Appendix E: Trip Distribution Analysis – Select Zone Travel Forecasting Model Plots

Appendix F: Technical Calculations: Baseline No Project Conditions – Intersection Operations

Appendix G: Technical Calculations: Baseline Plus Approved Uses Conditions – Intersection Operations

Appendix H: Technical Calculations: Baseline Plus Proposed Project – Intersection Operations

List of Figures

Figure 1: Parcel 49 Bayside Church/Topgolf Approved Site Plan – January 2015	2
Figure 2: Parcel 49 Living Spaces Proposed Site Plan – March 2019	5
Figure 3: Project Location & Study Area.....	8
Figure 4: Peak Hour Traffic Volumes and Lane Configurations – Existing Conditions	17
Figure 5: Parcel 49 Site Plan – Existing Conditions	19
Figure 6: Parcel 49 Site Plan – Baseline No Project Conditions.....	24
Figure 7: Vehicle Trip Distribution.....	27
Figure 8: Peak Hour Traffic Volumes and Lane Configurations – Baseline No Project Conditions	29
Figure 9: Parcel 49 Site Plan – Baseline Plus Approved Uses.....	35
Figure 10: Peak Hour Traffic Volumes and Lane Configurations – Baseline Plus Approved Uses	38
Figure 11: Parcel 49 Site Plan – Baseline Plus Proposed Project.....	44
Figure 12: Peak Hour Traffic Volumes and Lane Configurations – Baseline Plus Proposed Project	47
Figure 13: On-Site Circulation Recommendations	54

List of Tables

Table 1: Parcel 49 – Land Use Summary by Phase – 2015-2017.....	3
Table 2: Parcel 49 – Existing & Proposed Project Land Use Summary by Phase.....	6
Table 3: Level of Service Definitions – Signalized Intersections	12
Table 4: Parcel 49 – Existing Vehicle Trip Generation	20
Table 5: Topgolf – Vehicle Trip Generation Comparison	21
Table 6: Peak Hour Intersection Operations – Existing Conditions	22
Table 7: Parcel 49 – Baseline No Project Land Use Summary.....	23
Table 8: Parcel 49 Vehicle Trip Generation Estimate – Baseline No Project Conditions	25
Table 9: Peak Hour Intersection Operations – Baseline No Project Conditions	30
Table 10: Queuing Analysis Results – Baseline No Project Conditions.....	32
Table 11: Parcel 49 – Baseline Plus Approved Uses Land Use Summary.....	34
Table 12: Parcel 49 Vehicle Trip Generation Estimate – Baseline Plus Approved Uses.....	36
Table 13: Peak Hour Intersection Operations – Baseline Plus Approved Uses	39
Table 14: Queuing Analysis Results – Baseline Plus Approved Uses.....	41
Table 15: Parcel 49 – Baseline Plus Proposed Project Land Use Summary	43
Table 16: Parcel 49 Vehicle Trip Generation Estimate – Baseline Plus Proposed Project	45
Table 17: Peak Hour Intersection Operations – Baseline Plus Proposed Project	48
Table 18: Queuing Analysis Results – Baseline Plus Proposed Project	50

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Executive Summary

This study analyzes the traffic impacts associated with the proposed use modification at Parcel 49 in the North Central Roseville Specific Plan (NCRSP). The proposed use modification would replace a previously planned Bayside Covenant Church campus with a Living Spaces home furniture store, replace previously planned office buildings with restaurant pads, and add medical office and retail buildings to the site. Parcel 49 is in the southeast quadrant of the Washington Boulevard / Blue Oaks Boulevard intersection in Roseville, CA adjacent to State Route 65 (SR-65).

This study builds upon previous traffic studies for Parcel 49, which include:

- *Transportation Impact Study Report for North Central Roseville Specific Plan – Parcel 49* (January 2015), which evaluated the traffic impacts and mitigations for three distinct development phases, including Topgolf Roseville (Phase 1), a mixture of restaurant, retail, hotel, and office uses (Phase 2), and the Bayside Covenant Church complex (Phase 3).
- *NCRSP Parcel 49 – Phase 2A Traffic Analysis* (July 2016), which evaluated a proposed use modification in Phase 2 resulting in two hotels and a reduction in office and retail space.
- *Traffic Analysis of NCRSP Parcel 49, Phase 2B* (October 2017), which evaluated a proposed use modification for Phase 2B changing the mix of restaurant and retail uses and separating the office uses into Phase 2C.

This study's purpose is to determine how the proposed use modification would potentially affect the traffic conditions compared to the previously approved uses for the site. This study analyzes the following scenarios to accomplish this purpose.

- Existing Conditions: represents winter 2019 conditions to establish the existing traffic setting.
- Baseline No Project Conditions: adds vehicle trips generated by development in Phase 2A and Phase 2B (i.e., all of Phase 2 shown in Table 2 with the exception of the 84,000 square feet of office space) that is currently under construction and anticipated to be open in the near-term future. This represents a near-term baseline upon which to compare the proposed project and the approved uses for Parcel 49.
- Baseline Plus Approved Uses: considers build out of Parcel 49 based on the currently approved uses and site plan that would be constructed after Phase 2A and Phase 2B. This includes the addition of the Bayside Covenant Church complex and office space primarily in the center and eastern portions of Parcel 49.

- 
- Baseline Plus Proposed Project: analyzes the proposed site plan and use modifications for Parcel 49 that would be constructed after Phase 2A and Phase 2B. This includes the proposed Living Spaces home furniture store (Phase 3A), restaurants pads along the eastern portion of the site (Phase 3B), and medical office and retail buildings along the western portion of the site (Phase 3C).

Based on a review of the City of Roseville's cumulative travel forecasting model and discussions with City of Roseville staff, a cumulative (i.e., long-term) traffic analysis was not required for this study. The City's cumulative travel forecasting model contains more land use than the proposed project, and City staff verified that the number of trips included in the model exceeds that generated by the proposed project. Therefore, the traffic generated by the proposed project is adequately captured in the City's cumulative traffic modeling. Previous traffic studies for the approved development on Parcel 49 similarly did not conduct cumulative traffic analyses.

Previous traffic studies for Parcel 49 analyzed Saturday evening (before church service) and Sunday midday (after church service) periods in addition to the conventional weekday a.m. and p.m. peak hour periods to reflect peak travel activity at the proposed Bayside Covenant Church complex. The Bayside Covenant Church complex would be replaced with uses that generate substantially fewer trips during the Saturday evening and Sunday midday periods if the proposed project is approved. Therefore, the trips generated by Parcel 49 would be substantially less with the proposed use modification during these weekend periods. Since traffic levels during the Saturday evening and Sunday midday periods are less than the weekday a.m. and p.m. peak hours, these weekend hours are no longer critical traffic periods and do not warrant analysis. Therefore, this study analyzes traffic conditions during the weekday a.m. and p.m. peak hour periods only.

Previous traffic studies for Parcel 49 used traffic data collected in 2014 to represent existing conditions. New traffic counts were obtained for this study since new development and roadway projects in the region over the last five years have resulted in changes in traffic patterns in the study area.

Parcel 49 with the proposed use modification will generate 675 and 726 net weekday a.m. and p.m. peak hour trips, respectively. This is an increase compared to the 518 and 563 net weekday a.m. and p.m. peak hour trips, respectively, generated by build out of the currently approved uses. While the proposed use modification results in increased trips, it does not result in new or additional traffic impacts during the weekday a.m. and p.m. peak hours at intersections near the project site along Washington Boulevard and Blue Oaks Boulevard.

Maximum vehicle queues for critical movements in the study area would be longer than existing and Baseline Plus Approved Uses conditions during the weekday a.m. and p.m. peak hours. However, these maximum queues are not forecasted to impede inbound or outbound traffic for Parcel 49. Furthermore, the maximum inbound queues on Washington Boulevard at Freedom Way (i.e., southbound left-turn and

northbound right-turn movements) would be sufficiently accommodated in the existing turn pockets; and inbound queues on Freedom Way and Thrive Drive would not spillback and cause operational issues on Washington Boulevard.

The results of this study show that the recently completed second northbound right-turn lane on Washington Boulevard at Blue Oaks Boulevard is expected to effectively serve future volumes. This is consistent with the proposed mitigation analysis prepared for the *Transportation Impact Study Report for North Central Roseville Specific Plan – Parcel 49* from January 2015.

1. Introduction

This study analyzes the traffic impacts associated with the proposed use modification at Parcel 49 in the North Central Roseville Specific Plan (NCRSP). The proposed use modification would replace a previously planned Bayside Covenant Church campus with a Living Spaces home furniture store, replace previously planned office buildings with restaurant pads, and add medical office and retail buildings to the site. Parcel 49 is in the southeast quadrant of the Washington Boulevard / Blue Oaks Boulevard intersection in Roseville, CA adjacent to State Route 65 (SR-65).

Background

Fehr & Peers prepared the *Transportation Impact Study Report for North Central Roseville Specific Plan – Parcel 49* in January 2015. That study evaluated the traffic impacts and mitigations for three distinct development phases of NCRSP Parcel 49, which was approved by the City of Roseville in February 2015. Phase 1 was the Topgolf facility, which opened in September 2016. Phase 2 consisted of a mixture of restaurant, retail, hotel and office uses. Phase 3 consisted of the Bayside Covenant Church complex, which included both church and office buildings. **Figure 1** presents the site plan for Parcel 49 that was analyzed in the January 2015 study. This site plan also shows the location of Freedom Way, Thrive Drive, and Pride Way, which are referred to throughout this report. Appendix A also provides the site plan and phasing plan approved in February 2015.

Fehr & Peers subsequently prepared two traffic analyses for proposed use modifications to Phase 2. In July 2016, Fehr & Peers analyzed the proposed changes to Phase 2A, which included reducing the amount of retail and office space and adding a second hotel in the area north of Freedom Way and east of Pride Way, which was approved by the City of Roseville in October 2016. In October 2017, Fehr & Peers analyzed changes associated with Phase 2B, which further modified the mix of restaurant and retail space for the area north of Freedom Way and west of Pride Way, and separated the planned office buildings into Phase 2C. This use modification was ultimately approved by the City of Roseville in December 2017. Appendix B includes an updated phasing plan that shows the location of Phases 2A and 2B on Parcel 49.

Since the May 2017 traffic analysis, development of Phases 2A and 2B has moved forward. A 25-space park-and-ride lot accessed from the south leg of the Freedom Way / Pride Way roundabout was constructed, and a 104-room Marriott Residence Inn at the northeast corner of Freedom Way / Pride Way recently opened in December 2018. A 107-room Home2 Suites hotel located north of Thrive Drive is anticipated to open this spring, and the retail and restaurant uses in Phase 2B are currently under construction.



Table 1 presents a land use summary of the site plan that was originally approved by the City of Roseville in February 2015 and the subsequent use modifications that were approved by the City of Roseville in October 2016 and December 2017 for Phases 2A and 2B, respectively. It also presents the status of each use within each phase as of January 31, 2019.

Table 1: Parcel 49 – Land Use Summary by Phase – 2015-2017

Land Use	Approved Site Plan February 2015 ¹	Approved Site Plan after Phase 2A & 2B Modifications December 2017 ²	Status ³
Phase 1			
Topgolf	64,232 SF	64,232 SF	Opened Sept. 2016
Phase 2			
Restaurant: Fast Food w/ Drive-Thru	3,200 SF	5,800 SF	Under Construction
Restaurant: Sit-Down	8,000 SF	10,875 SF	Under Construction
Retail	37,800 SF	10,575 SF	Under Construction
Hotel ⁴	83,700 SF (125 rooms)	148,790 SF (211 rooms)	Hotel 1: Open Dec. 2018 Hotel 2: Under Construction
Office	91,500 SF	84,000 SF ⁵	Approved – Not Constructed
Park-and-Ride	25 spaces	25 spaces	Constructed
Phase 3			
Bayside Covenant Church	130,000 SF	130,000 SF	Approved – Not Constructed
Office	25,000 SF	25,000 SF	Approved – Not Constructed

Notes:

SF = square feet

1. Data from the City of Roseville Planning Division Staff Report – Planning Commission Meeting on February 26, 2015 for the Major Project Permit, Conditional Use Permit, & Tentative Subdivision Map – NCRSP PCL 49 Bayside Church/Topgolf – 9000 Washington Bl – File# PL14-0252.

2. Data from the City of Roseville Planning Division Staff Report – Planning Commission Meeting on December 14, 2017 for the Major Project Permit Modification – NCRSP PCL 49 Freedom Point – 1928 Freedom Way – File# PL17-0055.

3. Status as of January 31, 2019.

4. The Approved Site Plan in 2015 consisted of one hotel with 125 rooms. The Phase 2A modification replaced proposed retail and office buildings with a second hotel. The original hotel was reduced to 107 rooms, and the proposed second hotel included 104 rooms, for a total of 211 rooms (107+104=211).

5. Remaining office development in Phase 2 was identified as “Phase 2C” in latest approved site plan in December 2017.

Source: City of Roseville, 2015; City of Roseville, 2017.



Project Description

The landowner for Parcel 49 proposes to modify the configuration and sizes of uses on the property. This use modification proposes a Living Spaces store consisting of a 108,500 square-foot home furniture store and 1,500 square-foot restaurant to replace the originally proposed church and office buildings in the Bayside Covenant Church complex. Three office buildings originally proposed as part of Phase 2C are proposed to be replaced by three restaurant pads. Lastly, the project proposes new medical office buildings at the southwest corner of the Freedom Way / Pride Way roundabout and a new retail building southwest of Topgolf.

Figure 2 presents the Parcel 49 site plan with the proposed site plan modifications analyzed in this study.

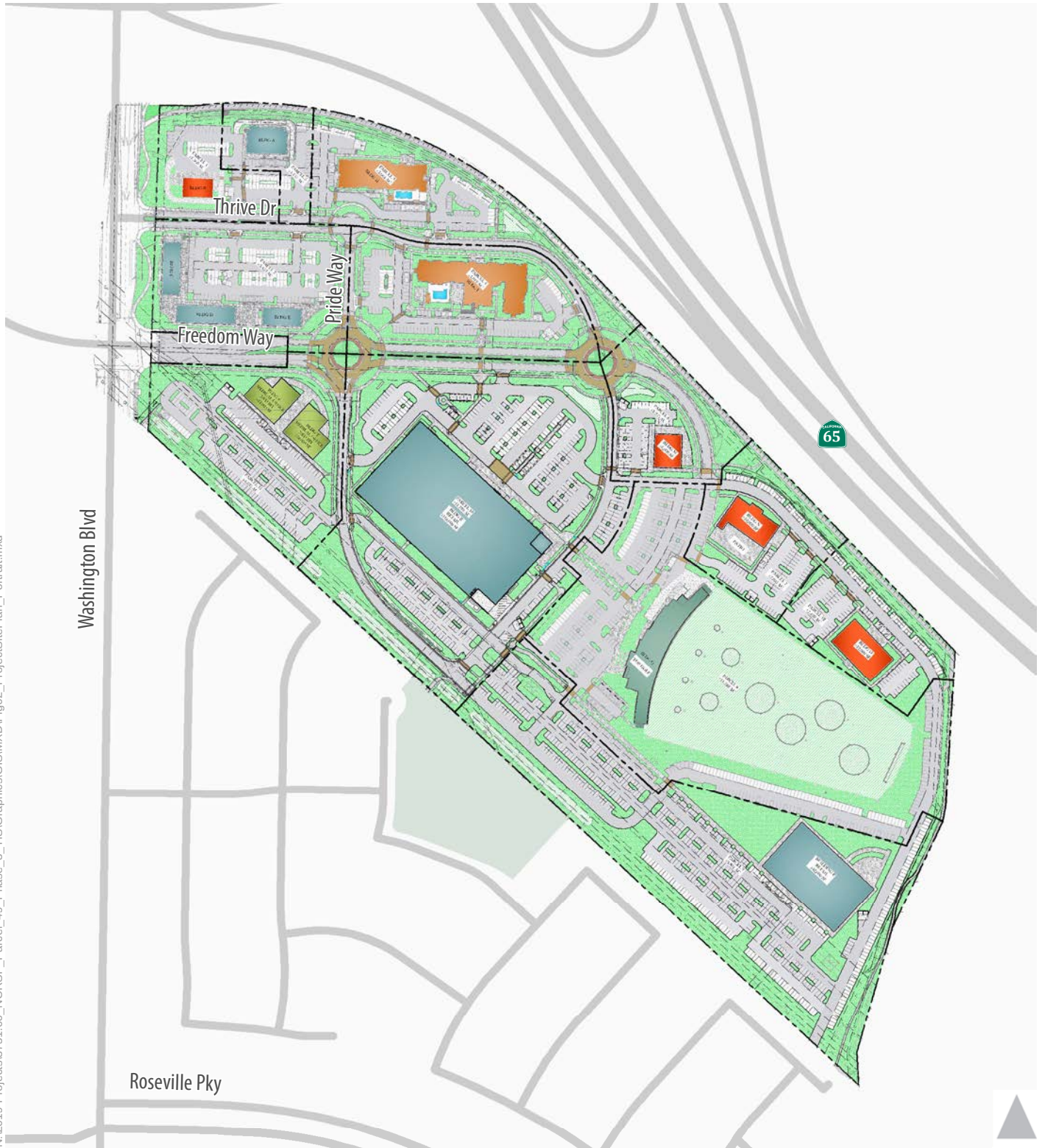


Figure 2

Parcel 49 Living Spaces
Proposed Site Plan - March 2019



Table 2 presents a land use summary of the proposed use modifications and compares it to the currently approved land uses as of December 2017 (i.e., after the approved use modifications for Phases 2A and 2B). This includes existing uses that are already open, such as Topgolf and the Marriott Residence Inn, and uses under construction in Phase 2A and Phase 2B. Appendix B also provides the Parcel 49 site plan with the proposed use modifications, updated phasing plan, and detailed description of the land use modifications by parcel.

Table 2: Parcel 49 – Existing & Proposed Project Land Use Summary by Phase

Land Use	Approved Site Plan – December 2017 ¹	Proposed Site Plan – January 2019 ²	Net Change
Phase 1			
Topgolf	64,232 SF	64,232 SF	-
Phase 2			
Restaurant: Fast Food	5,800 SF	5,800 SF	-
Restaurant: Sit-Down	10,875 SF	10,875 SF	-
Retail	10,575 SF	10,575 SF	-
Hotel	148,790 SF (211 rooms)	141,667 SF (211 rooms)	-7,123 SF ³
Office	84,000 SF	-	-84,000 SF
Park-and-Ride	25 spaces	25 spaces	-
Phase 3			
Bayside Covenant Church	130,000 SF	-	-130,000 SF
Office	25,000 SF	-	-25,000 SF
Living Spaces: home furniture store	-	108,500 SF	+108,500 SF
Living Spaces: restaurant	-	1,500 SF	+1,500 SF
Restaurant	-	28,000 SF	+28,000 SF
Medical Office	-	24,000 SF	+24,000 SF
Retail	-	40,000 SF	+40,000 SF

Notes:

SF = square feet

1. Data from the City of Roseville Planning Division Staff Report – Planning Commission Meeting on December 14, 2017 for the Major Project Permit Modification – NCRSP PCL 49 Freedom Point – 1928 Freedom Way – File# PL17-0055.

2. Data from the NCRSP Parcel 49 – Living Spaces Project Description, dated January 15, 2019 provided by the project applicant.

3. Reduction to hotel square footage reflects adjustments made between entitlements and construction.

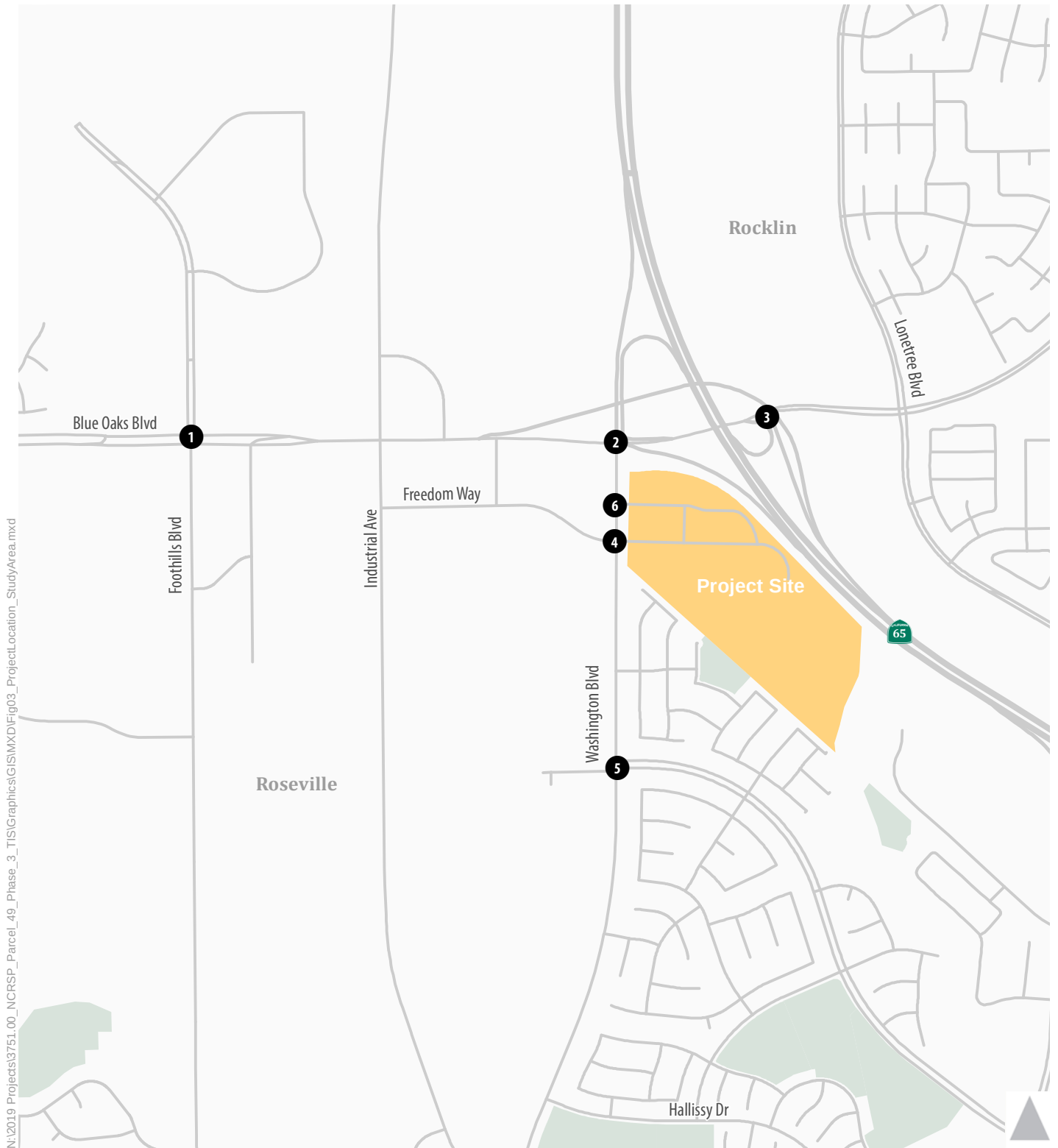
Source: City of Roseville, 2017; *NCRSP Parcel 49 – Living Spaces Project Description*, 2019.

Study Area

This study analyzes the traffic operations (i.e., level of service) for the following five intersections during weekday a.m. and p.m. peak hour periods:

1. Blue Oaks Boulevard / Foothills Boulevard
2. Blue Oaks Boulevard / Washington Boulevard/SR-65 Southbound Ramps
3. Blue Oaks Boulevard / SR-65 Northbound Ramps
4. Freedom Way / Washington Boulevard
5. Roseville Parkway / Washington Boulevard

Figure 3 shows the location of the five study intersections and the Parcel 49 project site. These five study intersections were selected based on their proximity to project site and their likelihood to be used by vehicle trips to and from Parcel 49. Trips generated by the proposed project would be greatest at these five intersections as traffic associated with the project site would become more dispersed outside this study area.



- 1 Study Intersection
- Project Site



Figure 3
Project Location & Study Area

Study Scenarios and Time Periods

Development on Parcel 49 is already underway, with Topgolf and the Marriott Residence Inn open for business, the remainder of Phases 2A and 2B under construction, and an approved set of planned uses and site plan for Phase 2C and Phase 3. The approved site plan and planned uses for Parcel 49 were analyzed in previous traffic studies. The proposed use modification would affect those planned but unconstructed uses in Phase 2C and Phase 3, per the Project Description above. This study's purpose is to determine how the proposed use modification would potentially affect the traffic conditions compared to the previously approved uses for the site. This study analyzes the following scenarios to accomplish this purpose.

- Existing Conditions: represents winter 2019 conditions to establish the existing traffic setting.
- Baseline No Project Conditions: adds vehicle trips generated by development in Phase 2A and Phase 2B (i.e., all of Phase 2 shown in Table 2 with the exception of the 84,000 square feet of office space) that is currently under construction and anticipated to be open in the near-term future. This represents a near-term baseline upon which to compare the proposed project and the approved uses for Parcel 49.
- Baseline Plus Approved Uses: considers build out of Parcel 49 based on the currently approved uses and site plan that would be constructed after Phase 2A and Phase 2B. This includes the addition of the Bayside Covenant Church complex and office space primarily in the center and eastern portions of Parcel 49.
- Baseline Plus Proposed Project: analyzes the proposed site plan and use modifications for Parcel 49 that would be constructed after Phase 2A and Phase 2B. This includes the proposed Living Spaces home furniture store (Phase 3A), restaurants pads along the eastern portion of the site (Phase 3B), and medical office and retail buildings along the western portion of the site (Phase 3C).

Based on a review of the City of Roseville's cumulative travel forecasting model and discussions with City of Roseville staff, a cumulative (i.e., long-term) traffic analysis was not required for this study. The City's cumulative travel forecasting model contains more land use than the proposed project, and City staff verified that the number of trips included in the model exceeds that generated by the proposed project. Therefore, the traffic generated by the proposed project is adequately captured in the City's cumulative traffic modeling. Previous traffic studies for the approved development on Parcel 49 similarly did not conduct cumulative traffic analyses.

Previous traffic studies for Parcel 49 analyzed Saturday evening (before church service) and Sunday midday (after church service) periods in addition to the conventional weekday a.m. and p.m. peak hour periods to reflect peak travel activity at the proposed Bayside Covenant Church complex. The January 2015 traffic study



forecasted the Bayside Covenant Church use to generate 1,172 trips during the Saturday evening peak hour and 1,407 trips during the Sunday midday peak hour; over 60% and 69% of the entire site's trip generation during those periods, respectively. The Bayside Covenant Church complex would be replaced with uses that generate substantially fewer trips during the Saturday evening and Sunday midday periods if the proposed project is approved. Therefore, the trips generated by Parcel 49 would be substantially less with the proposed use modification during these weekend periods. Since traffic levels during the Saturday evening and Sunday midday periods are less than the weekday a.m. and p.m. peak hours, these weekend hours are no longer critical traffic periods and do not warrant analysis. Therefore, this study analyzes traffic conditions during the weekday a.m. and p.m. peak hour periods only.

2. Study Methodology

This chapter presents the analysis methodology and significance criteria applied in this study.

Analysis Methods

This study analyzes traffic operations using level of service (LOS) as the primary measure of performance. Automobile LOS is a qualitative description of traffic flow from the perspective of motorists. The *Highway Capacity Manual* (HCM) defines six levels of service from LOS A representing the least congested traffic conditions, to LOS F representing the most congested traffic conditions. These grades represent the perspective of drivers and are an indication of the comfort and convenience associated with driving, as well as speed, travel time, traffic interruptions, and freedom to maneuver.

Intersection Operations

Intersection LOS is based on the control delay experienced by motorists traveling through the intersection. At signalized intersections, the LOS is determined by the average control delay per vehicle experienced by all motorists travelling through the intersection, as described in Volume 3 of the HCM, 6th Edition (Transportation Research Board, 2016). This study analyzes traffic operations at signalized intersections using the procedures described in Chapter 19 of the HCM 6th Edition. Signalized intersection LOS is based on the weighted average control delay measured in seconds per vehicle for the overall intersection. Control delay includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration. **Table 3** presents the delay range for each LOS for signalized intersections.



Table 3: Level of Service Definitions – Signalized Intersections

Level of Service	Description	Average Control Delay ¹
A	Volume-to-capacity ratio is low and either progression is exceptionally favorable or cycle length is very short. Most vehicles arrive during the green phase and travel through the intersection without stopping.	≤ 10
B	Volume-to-capacity ratio is low and either progression is highly favorable or the cycle length is short. More vehicles stop than with LOS A.	> 10 to 20
C	Progression is favorable or the cycle length is moderate. Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear at this level. The number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	> 20 to 35
D	Volume-to-capacity ratio is high and either progression is ineffective or the cycle length is long. Many vehicles stop and individual cycle failures are noticeable.	> 35 to 55
E	Volume-to-capacity ratio is high, progression is unfavorable, and the cycle length is long. Individual cycle failures are frequent.	> 55 to 80
F	Volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	> 80

Notes:

1. Average control delay presented in seconds per vehicle. Delay values are rounded to the nearest second and evaluated for LOS based on the above thresholds (i.e., 10 seconds per vehicle = LOS A)

Source: Highway Capacity Manual 6th Edition, Transportation Research Board, 2016.

This study analyzes operations at all study intersections using the SimTraffic microsimulation module of the Synchro traffic analysis software. SimTraffic considers interactions between adjacent intersections, turn lane spillbacks, coordinated signal timing, and upstream/downstream bottlenecks. SimTraffic is preferable to use when operating conditions are near capacity, turn lane storage exceedance is common, and/or intersections are spaced closely together, particularly as part of a coordinated system.

The signals along Blue Oaks Boulevard are currently coordinated to facilitate the primary east-west traffic flow between West Roseville and SR-65. The SimTraffic microsimulation model used in this study includes the Niblick Drive, Alantown Drive, and Fidelity Way intersections, as well as the SR-65 northbound to westbound flyover merge along the Blue Oaks Boulevard corridor to more accurately model traffic flow.

As a microsimulation model, SimTraffic uses random seed values to determine when vehicles enter the network, what driver behavior values to assign, and what vehicle performance parameters to assign. The random seed is meant to account for the variation in driver behavior and day-to-day variation in traffic conditions. Therefore, this study conducts 10 simulation runs and reports the average of these results. This is representative of a 90 to 95 percent confidence level for most performance measures. However, the

variation between runs can sometimes result in counterintuitive results when traffic volume changes between scenarios are relatively minor. For example, SimTraffic results may show a minor increase in traffic volume resulting in a counterintuitive minor decrease in average delay at an intersection as a result of the random seeding and variation among multiple runs. The inclusion of multiple runs and averaging the results of these multiple runs is intended to minimize this variation and accurately capture the effect of adding project trips.

Vehicle Queuing Evaluation

This study also uses SimTraffic to report maximum queues on Washington Boulevard and the Parcel 49 access points (i.e., Freedom Way and Thrive Drive). The focus of the queuing evaluation is to determine if vehicle queues would affect project ingress/egress or negatively affect operations on Washington Boulevard. Specifically, this study evaluates queues on the following movements:

- Washington Boulevard: northbound approach at Blue Oaks Boulevard to determine if queues would hinder outbound movements from Parcel 49.
- Outbound (i.e., westbound) approaches on Thrive Drive and Freedom Way at Washington Boulevard to determine if outbound queues would potentially block or impede inbound movements. For example, if the westbound queue on Thrive Drive at Washington Boulevard would block inbound left-turns at the first commercial driveway; or if westbound queues on Freedom Way at Washington Boulevard would stack back into the roundabout at Pride Way and hinder inbound traffic flow.
- Inbound queues on Washington Boulevard at Freedom Way (i.e., southbound left-turn and northbound right-turn) to determine additional queue storage is recommended.
- Inbound (i.e., eastbound) queues on Thrive Drive and Freedom Way to determine if these would back onto Washington Boulevard.

Traffic Forecasting

This study generally uses trip generation rates contained in the *Trip Generation Manual, 10th Edition*, published by the Institute of Transportation Engineers (ITE) in 2017. Specifically, this study uses trip generation data from the *Trip Generation Manual* for hotel, restaurant, fast food, retail, office, church, medical office, and furniture store uses. However, Topgolf is a unique entertainment and dining facility that does not match a use in the ITE *Trip Generation Manual*. The *Transportation Impact Study Report for North Central Roseville Specific Plan – Parcel 49* in January 2015 used data collected at a Topgolf facility in Scottsdale, Arizona to forecast the trip generation for the proposed Topgolf facility at that time. However,



now that the Roseville Topgolf location has been open for more than two years, this study uses existing traffic counts collected in January 2019 to represent the trip generation of the Topgolf facility. The existing conditions chapter presents a comparison of this observed traffic data to the Scottsdale, Arizona data used in the January 2015 TIS.

Trip Internalization

Since Parcel 49 is proposed to include a mix of retail, restaurant, hotel, office, and entertainment uses, some of the trips generated would remain internal to the site as additional development comes online. This study estimates the internal trips using the MXD+ trip generation model. The MXD+ trip generation model accounts for the density (i.e., amount) and diversity (i.e., mix) of land uses along with the project site's regional context, to estimate internalization. The estimated trip internalization varies between scenarios based on the amount and diversity of land uses proposed with each scenario.

Pass-by Trips

Similarly, some of the trips that are generated by restaurant and retail uses on Parcel 49 would be existing trips on Washington Boulevard and Blue Oaks Boulevard that currently pass by the site. This study estimates the amount of pass by trips based on data contained in the *Trip Generation Handbook, 3rd Edition*, published by the Institute of Transportation Engineers (ITE) in 2017. These "pass-by" trips shift from trips traveling along Washington Boulevard or Blue Oaks Boulevard to become ingress/egress trips to the project site. As such, they are included in the inbound and outbound movements at the Freedom Way and Thrive Drive driveways, and result in minor reductions in through movements on Washington Boulevard at Freedom Way and Blue Oaks Boulevard at Washington Boulevard as these existing trips divert towards Parcel 49.

Significance Criteria

The City of Roseville's *General Plan 2035* (June 2016) identifies a level of service policy that calls for maintaining LOS C or better operations at a minimum of 70 percent of all signalized intersections and roadway segments in the City during the a.m. and p.m. peak hours. Exceptions to the LOS "C" standard may be considered for intersections where the City finds that the required improvements are unacceptable based on established criteria identified in the General Plan implementation measures. In addition, intersections within Pedestrian Districts are excluded from the City's LOS policy.

The General Plan acknowledges that City's 2035 Capital Improvement Program (CIP) traffic model anticipates 24 signalized City intersections will function at less than LOS C during the a.m. peak hour and 47 signalized City intersections will function at less than LOS C during the p.m. peak hour with improvements

identified in the City's CIP. The following two study intersections are included in the list of intersections projected to operate at less than LOS C during either the a.m. or p.m. peak hour (projected 2035 LOS is shown in parentheses):

- Blue Oaks Boulevard / Foothills Boulevard (LOS F – p.m. peak hour)
- Blue Oaks Boulevard / Washington Boulevard/SR-65 Southbound Ramps (LOS D – a.m. peak hour; LOS E – p.m. peak hour)

This study uses the following thresholds of significance to determine whether the proposed project would result in a significant traffic impact. The proposed project would have a significant impact if one of the following conditions were to occur.

1. Cause a signalized intersection that operates at LOS C or better to operate at LOS D or worse during the weekday a.m. or p.m. peak hours
2. Cause a signalized intersection that operates at LOS D or LOS E to worsen by one or more LOS levels (i.e., from LOS D to LOS E) during the weekday a.m. or p.m. peak hours
3. Cause an increase in the average intersection control delay of 12.5 seconds or more at a signalized intersection that operates at LOS F during the weekday a.m. or p.m. peak hours
4. Cause one or more of the two signalized intersections listed above to operate worse than its General Plan adopted 2035 CIP LOS during the weekday a.m. or p.m. peak hours



3. Existing Conditions

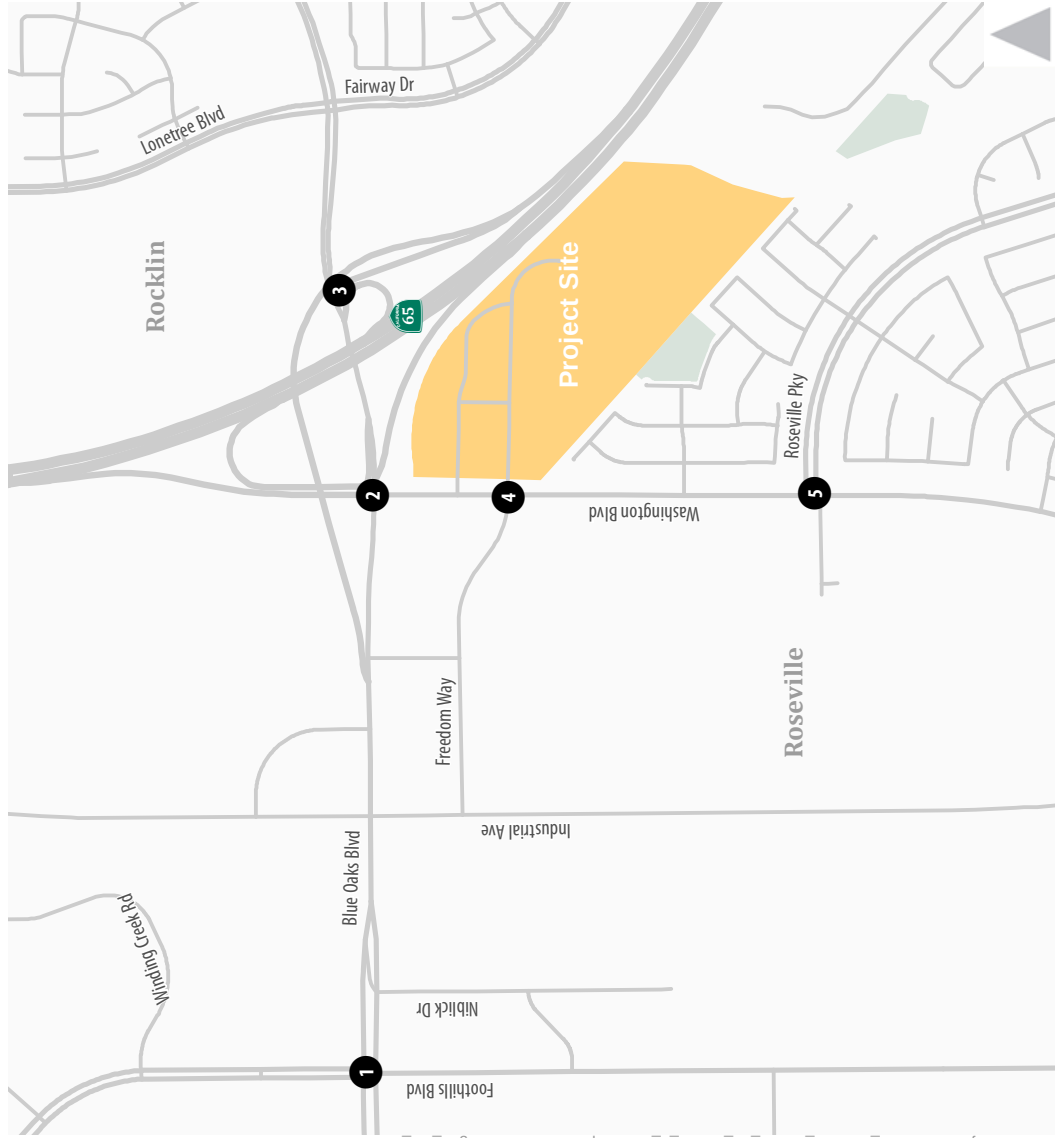
This chapter describes the existing traffic conditions within the study area, including the traffic operations at study intersections.

Existing Traffic Volumes

Previous traffic studies for Parcel 49 used traffic data collected in 2014 to represent existing conditions. New traffic counts were obtained for this study since a number of changes have occurred in the area in the five years since that original traffic data was collected. Specifically, additional residential and non-residential development has occurred in West Roseville and Rocklin, which has led to increased traffic volumes on Blue Oaks Boulevard. Additionally, Topgolf Roseville opened on the project site in September 2016, new roadway improvements were recently completed on Washington Boulevard, and construction on the I-80 / SR-65 interchange improvements has begun. All these factors have resulted in changes in traffic patterns in the study area since 2014.

Intersection turning movement counts were obtained for study intersections on Thursday, January 31, 2019 during the morning (7:00 a.m. to 9:00 a.m.) and evening (4:00 p.m. to 6:00 p.m.) peak periods (refer to Appendix C for raw traffic count data). Weather conditions were partly cloudy with above average temperatures for January, and traffic flow through the study area was reflective of typical weekday conditions. Traffic counts at the Blue Oaks Boulevard / Foothills Boulevard and Roseville Parkway / Washington Boulevard intersections were obtained from the City of Roseville traffic count database for January 31, 2019. Traffic counts for the remaining three study intersections, as well as the Blue Oaks Boulevard / Alantown Drive, Blue Oaks Boulevard / Fidelity Way, and the SR-65 northbound to westbound Blue Oaks Boulevard flyover ramp were collected in the field by National Data & Surveying Services.

Figure 4 presents the intersection lane configurations, traffic control, and existing weekday a.m. and p.m. peak hour traffic volumes for the five study intersections. The a.m. peak hour is defined as the one-hour of peak traffic flow (which is the highest total volume count over four consecutive 15-minute count periods) counted between 7:00 a.m. and 9:00 a.m. on a typical weekday. The p.m. peak hour is defined as the one-hour of peak traffic flow counted between 4:00 p.m. and 6:00 p.m. on a typical weekday. Since the five study intersections function as a system, this study uses a global peak hour that applies to all study intersections. The observed global a.m. peak hour occurred from 7:30 to 8:30 a.m. and the global p.m. peak hour occurred from 4:45 to 5:45 p.m. These represent the collective peak hour of traffic for all five study intersections.



- 1 Study Intersection
- Project Site

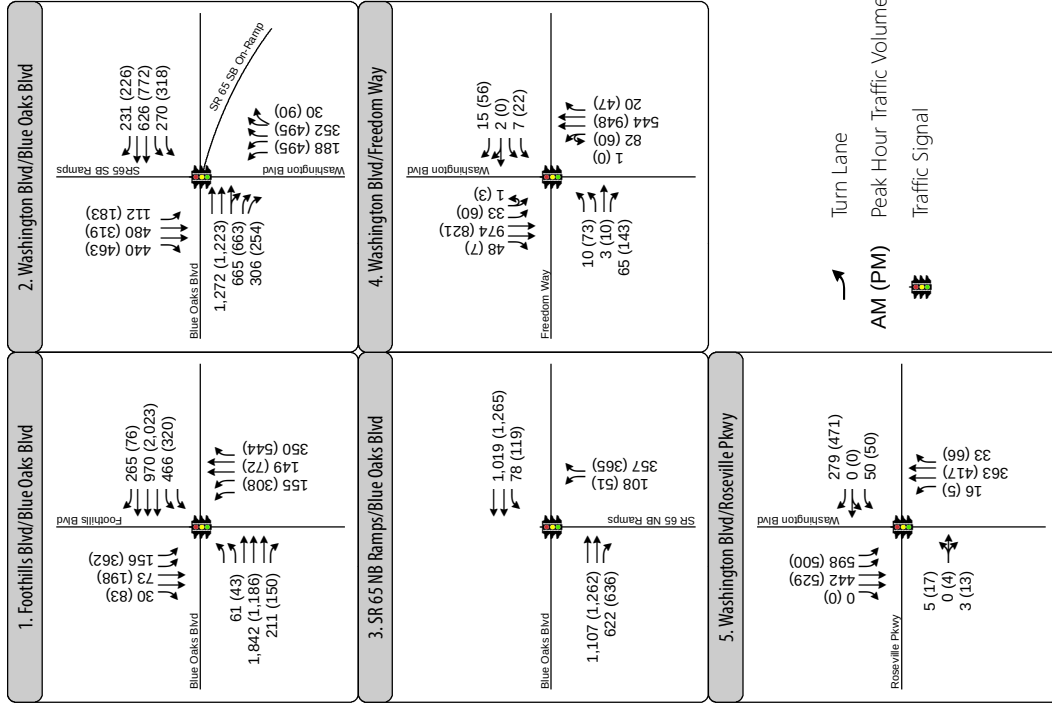


Figure 4
Peak Hour Traffic Volumes
and Lane Configurations -
Existing Conditions





The City of Roseville recently completed roadway projects along Washington Boulevard near the project. This included widening Washington Boulevard to four lanes by adding a second southbound through lane south of the project site and adding a second southbound left-turn lane at the Washington Boulevard / Roseville Parkway intersection. Furthermore, a second northbound right-turn lane on Washington Boulevard at Blue Oaks Boulevard opened to traffic just prior to the traffic data collection in January 2019. The existing conditions traffic analysis and the lane configurations shown in **Figure 4** reflect these recently completed improvements.

Parcel 49: Existing Traffic Levels

Figure 5 presents the site plan for Parcel 49 with the existing uses that are open to the public. The existing uses on Parcel 49 include:

- Topgolf Indoor/Outdoor Recreation/Entertainment Facility (64,232 square feet) – opened September 2016
- Marriott Residence Inn hotel (77,975 square feet with 104 rooms) – opened December 2018
- 25-space Park-and-Ride lot

The traffic counts collected at Freedom Way / Washington Boulevard show the existing a.m. and p.m. peak hour vehicle trip generation for Parcel 49. Freedom Way is currently the only access into and out of Parcel 49, as Thrive Drive is currently closed to public access at Washington Boulevard. These traffic counts reflect vehicle trips generated by Topgolf and the Marriott Residence Inn, as well as vehicle trips generated by the on-going construction of Phase 2A and 2B.



Figure 5

Parcel 49 Site Plan -
Existing Conditions





Fehr & Peers staff observed travel patterns on Freedom Way during the a.m. and p.m. peak period to identify the vehicle trips generated by each facility or activity (refer to Appendix C for raw data). These field observations included tallying vehicle trips generated by the Marriott Residence Inn and construction activity, while acknowledging that the remainder of trips are generated by Topgolf. No vehicle trips were observed to/from the existing park-and-ride lot during the a.m. and p.m. peak hours. Similarly, minimal internal trip activity was observed. **Table 4** summarizes the results of these observations.

Table 4: Parcel 49 – Existing Vehicle Trip Generation

Land Use/Activity	A.M. Peak Hour ¹			P.M. Peak Hour ²		
	In	Out	Total	In	Out	Total
Construction Trips	18	6	24	1	8	9
Marriott Residence Inn	7	14	21	14	20	34
Topgolf	31	4	35	102	50	152
Parcel 49 Total ³	56	24	80	117	78	195

Notes:

Based on data collected on Thursday, January 31, 2019.

1. Morning peak hour for adjacent street traffic occurred from 7:30 a.m. to 8:30 a.m.

2. Afternoon peak hour for adjacent street traffic occurred from 4:45 p.m. to 5:45 p.m.

3. Total trips generated by Parcel 49 based on inbound and outbound trips counted at the Washington Boulevard / Freedom Way intersection.

Source: Fehr & Peers, 2019.

Topgolf Roseville Trip Generation

As noted in the Study Methodology chapter, the *Transportation Impact Study Report for North Central Roseville Specific Plan – Parcel 49* in January 2015 estimated the Topgolf vehicle trip generation based on a facility in Scottsdale, Arizona since the study was prepared prior to the opening of Topgolf Roseville. **Table 5** presents a comparison of this vehicle trip generation estimate to the observed vehicle trip generation at the Topgolf Roseville facility.

Table 5: Topgolf – Vehicle Trip Generation Comparison

Topgolf Location	A.M. Peak Hour ¹			P.M. Peak Hour ²		
	In	Out	Total	In	Out	Total
Scottsdale, AZ ¹	28	4	32	91	92	183
Roseville, CA ²	31	4	35	102	50	152
Difference ³	+3	0	+3	+11	-42	-31

Notes:

1. Based on data collected on Friday, August 29, 2014 at the Scottsdale, AZ Topgolf facility.
2. Based on data collected on Thursday, January 31, 2019 at the Roseville, CA Topgolf facility.
3. Difference between the two sites = Roseville, CA – Scottsdale, AZ

Source: Fehr & Peers, 2019.

As shown in **Table 5**, the observed vehicle trip generation for the Roseville Topgolf facility closely matched the Scottsdale facility during the a.m. peak hour. During the p.m. peak hour, the Scottsdale facility had a higher overall trip generation and a more even balance between inbound and outbound trips. This could be explained based on a couple factors:

- Based on our field observations of the Topgolf Roseville facility, it appears to attract a post-work happy hour crowd during a normal weekday evening peak period, hence the higher inbound trips and fewer outbound trips.
- By comparison, Scottsdale, AZ is a tourist destination city, and tourist activity would explain both a higher overall p.m. peak hour trip generation and a more even inbound-outbound split.

Based on these observations, this study uses the observed trip generation for the Topgolf Roseville facility, as it both reflects the Roseville specific context and is based on actual observations of the Parcel 49 site.

Marriott Residence Inn Trip Generation

This study also found that the observed existing trip generation for the Marriott Residence Inn was about half the calculated trip generation estimate based on data contained in the *Trip Generation Manual, 10th Edition* (Institute of Transportation Engineers, 2017). Since the Marriott Residence Inn recently opened, it is possible that the hotel was not full at the time of the January 2019 traffic counts, and that vehicle traffic levels are lower than they would be in the future, particularly during more active recreational times of the year. Therefore, the Baseline No Project, Baseline Plus Approved Uses, and Baseline Plus Proposed Project scenarios use the *Trip Generation Manual* vehicle trip generation estimates for the Marriott Residence Inn to present a conservative analysis.

Intersection Operations

Table 6 presents the existing weekday a.m. and p.m. peak hour traffic operations analysis results at the five study intersections (refer to Appendix D for technical calculations). As shown, all study intersections operate at LOS D or better under existing conditions. The Blue Oaks Boulevard / Foothills Boulevard and Blue Oaks Boulevard / Washington Boulevard intersections operate at LOS D during both the a.m. and p.m. peak hours. This is consistent with conditions shown in the City of Roseville General Plan, which acknowledges that these two intersections function at less than LOS C.

Table 6: Peak Hour Intersection Operations – Existing Conditions

Intersection	Traffic Control	Peak Hour	Existing Conditions	
			Delay ¹	LOS ²
1. Blue Oaks Blvd. / Foothills Blvd.	Signal	A.M.	37	D
		P.M.	37	D
2. Blue Oaks Blvd. / Washington Blvd./SR 65 Southbound Ramps	Signal	A.M.	35	D
		P.M.	42	D
3. Blue Oaks Blvd. / SR 65 Northbound Ramps	Signal	A.M.	14	B
		P.M.	16	B
4. Freedom Way / Washington Blvd.	Signal	A.M.	10	B
		P.M.	16	B
5. Roseville Pkwy. / Washington Blvd.	Signal	A.M.	14	B
		P.M.	15	B

Notes:

1. Average control delay (rounded to nearest second) for signalized intersections is the weighted average for all movements.

2. LOS = level of service

Source: Fehr & Peers, 2019.

4. Baseline No Project

This chapter presents the anticipated traffic levels under Baseline No Project conditions. This scenario adds vehicle trips generated by development in Phase 2A and Phase 2B on Parcel 49, which is currently under construction and anticipated to be open in the near-term future. This scenario represents a near-term baseline upon which to compare the proposed project and the approved uses for Parcel 49.

Land Uses

Phase 2A and Phase 2B include hotel, retail, restaurant, and fast food uses located north of Freedom Way on Parcel 49. **Figure 6** presents the site plan for Parcel 49 under Baseline No Project conditions with Phases 2A and 2B added to existing development. Thrive Drive would directly serve the restaurant and retail uses in Phases 2A and 2B, and therefore would be open to traffic at Washington Boulevard as a right-in/right-out driveway, providing a second access point for Parcel 49. **Table 7** summarizes the land use inputs used in this study for Parcel 49 under Baseline No Project conditions.

Table 7: Parcel 49 – Baseline No Project Land Use Summary

Land Use	Existing Conditions	Baseline No Project	Net Change
Phase 1			
Topgolf	64,232 SF	64,232 SF	-
Phase 2A			
Hotel (Residence Inn) ¹	77,975 SF (104 rooms)	77,975 SF (104 rooms)	-
Hotel (Home2 Suites) ¹	-	63,692 SF (107 rooms)	+63,692 SF (107 rooms)
Park-and-Ride	25 spaces	25 spaces	-
Phase 2B			
Restaurant: Fast Food	-	5,800 SF	+5,800 SF
Restaurant: Sit-Down	-	10,875 SF	+10,875 SF
Retail	-	10,575 SF	+10,575 SF

Notes:

SF = square feet

Building area information obtained from NCRSP Parcel 49 – Living Spaces Project Description, dated January 15, 2019 provided by the project applicant

1. Hotel square footage reflect constructed space (slightly lower than entitled)

Source: NCRSP Parcel 49 – Living Spaces Project Description, 2019.



 Baseline No Project Conditions



Figure 6
Parcel 49 Site Plan -
Baseline No Project Conditions

Vehicle Trip Generation

This study estimates the vehicle trip generation for Phase 2A and Phase 2B using trip generation data contained in *Trip Generation Manual, 10th Edition* (Institute of Transportation Engineers, 2017). **Table 8** presents the weekday a.m. and p.m. peak hour vehicle trip generation estimate for Parcel 49 with Phase 2A and Phase 2B fully occupied.

Table 8: Parcel 49 Vehicle Trip Generation Estimate – Baseline No Project Conditions

Phase	Land Use	Units	A.M. Peak Hour			P.M. Peak Hour		
			Total	In	Out	Total	In	Out
1	Topgolf ¹	64.2 KSF	35	31	4	152	102	50
2A	Residence Inn Hotel	104 rooms	47	28	19	52	27	25
	Home2 Suites Hotel	107 rooms	48	28	20	54	28	26
2B	Restaurant: Fast Food	5.8 KSF	233	119	114	189	98	91
	Restaurant: Sit-Down	10.9 KSF	108	59	49	106	66	40
	Retail	10.6 KSF	10	6	4	40	19	21
	Park-and-Ride	25 spaces	11	9	2	11	3	8
Gross Trips ²			492	280	212	604	343	261
Internal Trip Capture ³			-14	-7	-7	-52	-26	-26
Pass-by Trips ⁴			-137	-71	-66	-154	-84	-70
Net Trips ⁵			341	202	139	398	233	165

Notes:

KSF = thousand square feet

- Topgolf trip generation based on observed counts collected on January 31, 2019.
- Gross trip generation estimate reflects total trips generated prior to internal trip capture and pass-by reductions. With the exception of Topgolf, the gross trip generation estimate is calculated using trip generation data contained in *Trip Generation Manual, 10th Edition* (Institute of Transportation Engineers, 2017), using the land use categories for hotel (ITE 310), fast food restaurant with drive thru (ITE 934), high turnover sit-down restaurant (ITE 932), shopping center (ITE 820), and park-and-ride lot (ITE 90).
- Internal trip capture is calculated using the MXD+ trip generation model and is estimated to be 2.8% during the a.m. peak hour and 8.6% during the p.m. peak hour.
- Pass-by trip reduction is assumed to be 20% for retail and sit-down restaurant uses, and 49% for fast food restaurant uses during the a.m. peak hour. During the p.m. peak hour, the pass-by trip reduction is estimated to be 43% for sit-down restaurant, 50% for fast food restaurant, and 34% for retail uses based on the average pass-by percentages contained in the ITE *Trip Generation Handbook, 3rd Edition*.
- Net new trip generation is calculated by subtracting the internal trip capture and pass-by trip reduction from the gross trip generation estimate.

Source: Fehr & Peers, 2019.

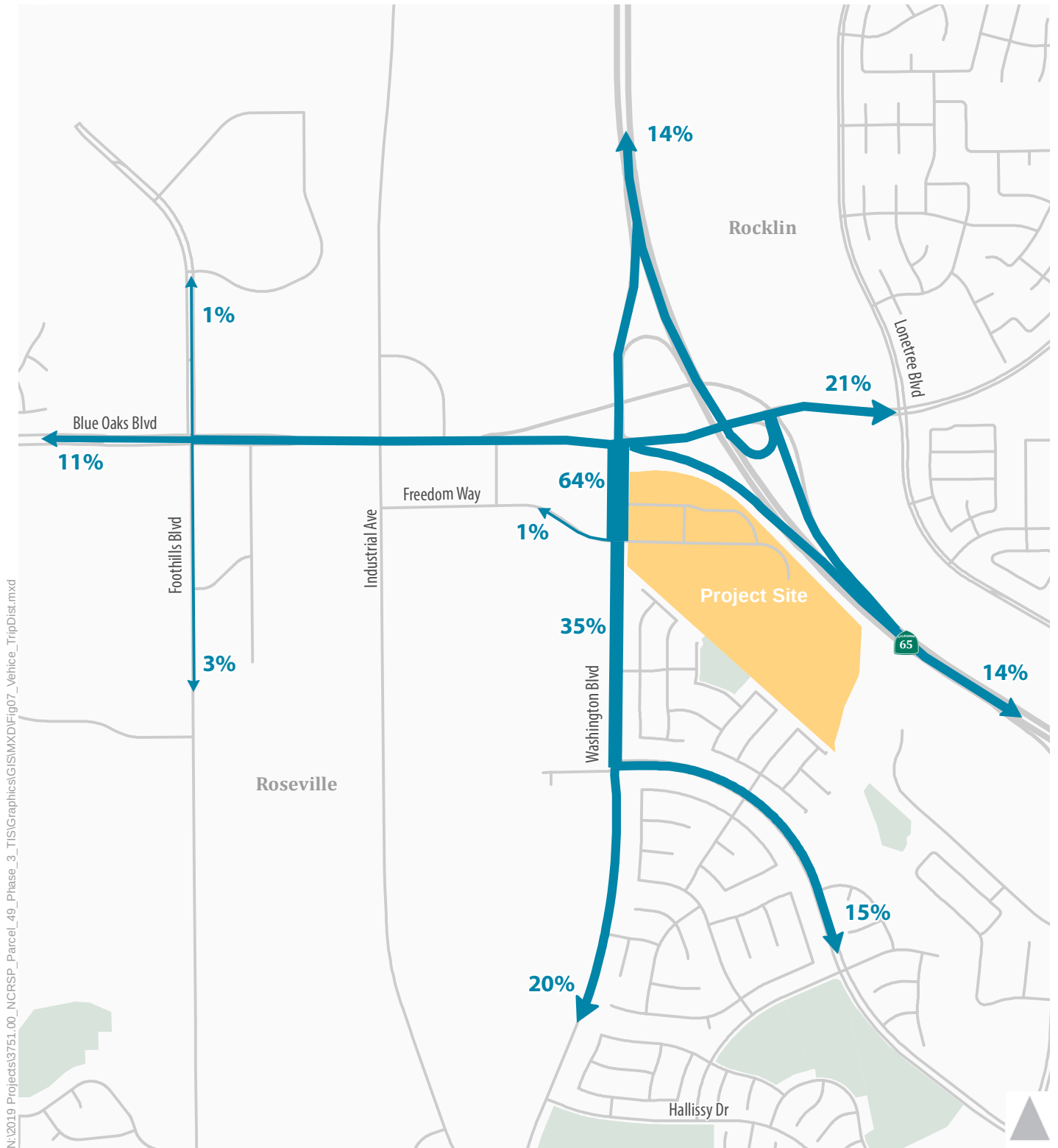


The estimate in **Table 8** reflects existing observed vehicle trip generation for the Topgolf recreation facility (see page 20). Construction vehicle trips are removed since construction activity on Phase 2A and 2B would be completed. The trip generation estimate for the Marriott Residence Inn is based on trip generation data contained in *Trip Generation Manual, 10th Edition* instead of existing observed trip activity as described on page 21. **Table 8** also reflects an increase in vehicle trips generated by the park-and-ride lot since no trips were observed under existing conditions.

Table 8 also shows the forecasted number of trips that would remain internal to Parcel 49 and existing pass-by trips that would divert to the site from previously traveling along Washington Boulevard or Blue Oaks Boulevard. The internal trip capture is estimated using the MXD+ trip generation model, and pass-by reduction is determined using the average pass-by percentages contained in the ITE *Trip Generation Handbook, 3rd Edition*.

Vehicle Trip Distribution

The project vehicle trip distribution is based on a review of existing traffic volumes and travel patterns, the location of complementary uses, and a select zone analysis of the City of Roseville CIP travel forecasting model. The select zone analysis isolates and tracks the trips generated by Parcel 49. Given the mixed-use nature of the project site, a select zone analysis was conducted for each use to determine if the travel forecasting model generated differing distribution patterns. This select zone evaluation showed that the distribution pattern was generally consistent for all uses contemplated for Parcel 49 (see Appendix E). **Figure 7** presents the vehicle trip distribution for Parcel 49. As shown in **Figure 7**, approximately 64 percent of vehicle trips generated by Parcel 49 is expected to travel to/from the north towards Blue Oaks Boulevard with 35 percent of vehicle trips traveling to/from the south towards Roseville Parkway.



- ➡ Trip Distribution
- Project Site

Figure 7
Vehicle Trip Distribution





Vehicle Trip Assignment

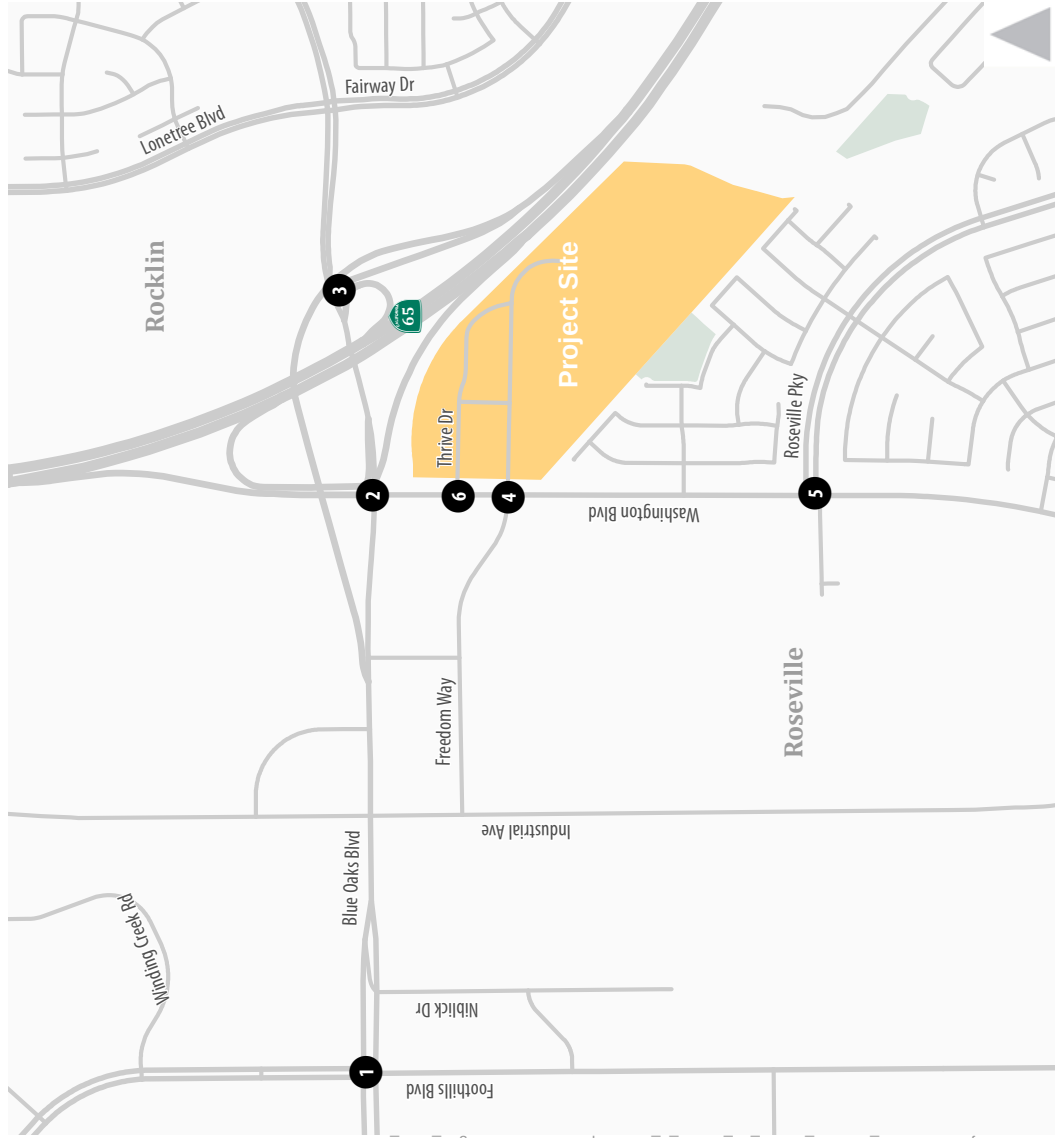
Existing construction vehicle trips included in the existing traffic counts would no longer occur once Phases 2A and 2B are completed and occupied. Similarly, the Baseline No Project analysis replaces the observed vehicle trip generation for the Marriott Residence Inn with higher vehicle trip generation estimates based on trip generation rates in the *Trip Generation Manual* as shown in **Table 8**. Therefore, construction and Marriott Residence Inn trips are removed from existing traffic counts prior to assigning new trips generated by Phases 2A and 2B.

The new trips generated by Phases 2A and 2B are added to study intersections based on the trip generation shown in **Table 8** and the trip distribution shown in **Figure 7**. The Phase 2A trip generation includes the higher vehicle trip generation estimate for the Marriott Residence Inn.

The trip assignment considers the addition of Thrive Drive as a right-in/right-out access at Washington Boulevard. Since Thrive Drive would directly serve the restaurant and retail development in Phase 2B and provides more direct access to the Home2 Suites Hotel in Phase 2A, most of the additional trips generated by Parcel 49 under Baseline No Project conditions are forecasted to use Thrive Drive instead of Freedom Way, particularly outbound trips traveling to the north. The trip assignment also reflects Thrive Drive as a secondary exit route for trips traveling to the north from Topgolf and the Marriott Residence Inn. Inbound trips from the north are still forecasted to enter via Freedom Way since southbound U-turns at the Washington Boulevard / Freedom Way intersection are prohibited.

The trip assignment also considers the pass-by reduction shown in **Table 8**. The origins of pass-by trips are determined based on existing traffic volumes for eastbound and westbound traffic on Blue Oaks Boulevard at Washington Boulevard and northbound and southbound traffic on Washington Boulevard at Freedom Way. For example, the existing eastbound through volume on Blue Oaks Boulevard at Washington Boulevard is approximately double the existing westbound through volume. Therefore, approximately twice as many pass-by trips are taken from the eastbound through movement compared to the westbound through movement. These pass-by trips result in slight reductions in existing through movements and movements towards SR-65 as existing trips divert towards Parcel 49.

Figure 8 presents the resulting weekday a.m. and p.m. peak hour turning movement forecasts at study intersections under Baseline No Project conditions.



- 1 Study Intersection
- Project Site

- Turn Lane
- AM (PM)
- Peak Hour Traffic Volume
- Traffic Signal

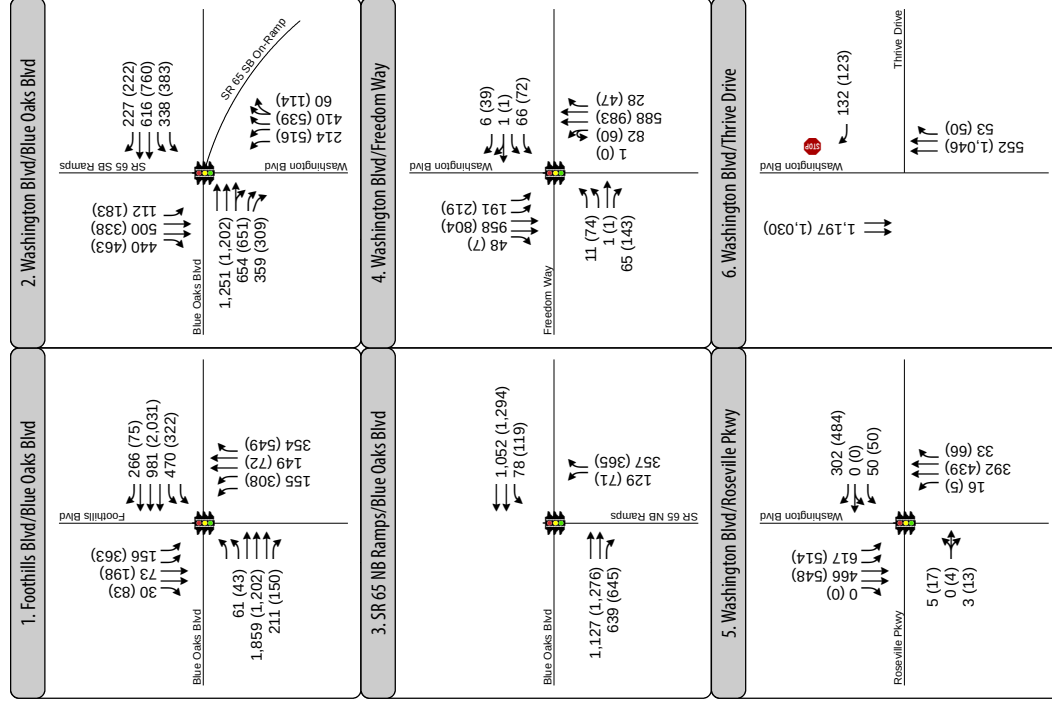


Figure 8
Peak Hour Traffic Volumes
and Lane Configurations -
Baseline No Project Conditions



Intersection Operations

Table 9 presents the Baseline No Project weekday a.m. and p.m. peak hour traffic operations analysis results at the five study intersections (refer to Appendix F for technical calculations). As shown, all study intersections continue to operate at LOS D or better under Baseline No Project conditions. The Freedom Way / Washington Boulevard intersection is forecasted to degrade from LOS B to LOS C operations during the p.m. peak hour. However, LOS C conditions are acceptable per the City's LOS policy. The Blue Oaks Boulevard / Foothills Boulevard and Blue Oaks Boulevard / Washington Boulevard intersections continue to operate at LOS D during both the a.m. and p.m. peak hours. This is consistent with the conditions anticipated in the City of Roseville General Plan, which acknowledges that these two intersections will function at less than LOS C, and remains the same as existing conditions.

Table 9: Peak Hour Intersection Operations – Baseline No Project Conditions

Intersection	Traffic Control	Peak Hour	Existing Conditions		Baseline No Project	
			Delay ¹	LOS ²	Delay ¹	LOS ²
1. Blue Oaks Blvd. / Foothills Blvd.	Signal	A.M.	37	D	38	D
		P.M.	37	D	37	D
2. Blue Oaks Blvd. / Washington Blvd./SR 65 Southbound Ramps	Signal	A.M.	35	D	40	D
		P.M.	42	D	43	D
3. Blue Oaks Blvd. / SR 65 Northbound Ramps	Signal	A.M.	14	B	14	B
		P.M.	16	B	16	B
4. Freedom Way / Washington Blvd.	Signal	A.M.	10	B	17	B
		P.M.	16	B	22	C
5. Roseville Pkwy. / Washington Blvd.	Signal	A.M.	14	B	15	B
		P.M.	15	B	14	B

Notes:

1. Average control delay (rounded to nearest second) for signalized intersections is the weighted average for all movements.

2. LOS = level of service

Source: Fehr & Peers, 2019.

Queuing Analysis

This study evaluates queuing on northbound Washington Boulevard at Blue Oaks Boulevard to determine if vehicle queues would affect project egress. Similarly, the study evaluates inbound queuing on Washington Boulevard at Freedom Way to determine if additional access improvements are necessary. Lastly, the study

evaluates inbound and outbound queues at the Freedom Way and Thrive Drive driveways to determine if stacking on project access driveways would negatively affect operations on Washington Boulevard. This queuing analysis is based on outputs from the SimTraffic microsimulation model.

This study assigns trips generated by Phases 2A and 2B to Freedom Way, Thrive Drive, and Pride Way as well as driveways into parking lots from these internal roadways based on the trip generation for each land use. These trips are then modeled in the SimTraffic microsimulation software. The outputs from the microsimulation software are processed to determine the forecasted maximum vehicle queues for inbound and outbound trips. **Table 10** presents the anticipated queuing during the a.m. and p.m. peak hours under existing and Baseline No Project conditions.

Based on the results shown in **Table 10**, maximum vehicle queues on northbound Washington Boulevard at Blue Oaks Boulevard would be up to 125 feet longer than existing conditions but are not forecasted to block exiting traffic from Parcel 49 at Thrive Drive. Maximum inbound queues on Washington Boulevard at Freedom Way (i.e., southbound left-turn and northbound right-turn movements) would be sufficiently accommodated in the existing turn pockets.

Outbound vehicle queues on Thrive Drive would not hinder inbound traffic by stacking back and blocking internal driveways. Similarly, outbound vehicle queues on Freedom Way would not stack back to the Pride Way roundabout to hinder inbound traffic flow. Therefore, inbound vehicle movements on Freedom Way and Thrive Drive would not experience queues that spillback and cause operational issues on Washington Boulevard.

Table 10: Queuing Analysis Results – Baseline No Project Conditions

Intersection	Movement/ Approach	Available Storage ²	Peak Hour	Maximum Vehicle Queue ¹	
				Existing Conditions	Baseline No Project
Blue Oaks Blvd. / Washington Blvd.	Northbound Left-Turn	425 ft. ³	A.M.	150 ft.	175 ft.
			P.M.	300 ft.	375 ft.
	Northbound Right-Turn	425 ft. ³	A.M.	225 ft.	350 ft.
			P.M.	300 ft.	325 ft.
Thrive Dr. / Washington Blvd.	Westbound Right-Turn	200 ft. ⁴	A.M.	N/A	75 ft.
			P.M.		100 ft.
Thrive Dr. / Driveway 1	Eastbound Left-Turn	75 ft.	A.M.	N/A	25 ft.
			P.M.		25 ft.
Freedom Way / Washington Blvd.	Westbound Left-Turn	225 ft.	A.M.	25 ft.	75 ft.
			P.M.	50 ft.	75 ft.
	Westbound Through	450 ft.	A.M.	25 ft.	25 ft.
			P.M.	50 ft.	50 ft.
	Westbound Right-Turn	350 ft.	A.M.	25 ft.	25 ft.
			P.M.	25 ft.	50 ft.
	Southbound Left-Turn	275 ft.	A.M.	75 ft.	175 ft.
			P.M.	100 ft.	200 ft.
	Northbound Right-Turn	325 ft.	A.M.	25 ft.	25 ft.
			P.M.	50 ft.	100 ft.
Freedom Way / Pride Way	Eastbound Approach	400 ft.	A.M.	25 ft.	25 ft.
			P.M.	25 ft.	25 ft.

Notes:

N/A = not applicable

1. Maximum vehicle queue results are based on an average of outputs from 10 SimTraffic microsimulation runs and rounded upward to the nearest 25-foot interval.

2. Storage lengths are based on estimated measurements from aerial imagery.

3. Storage distance for the Washington Boulevard northbound movements at Blue Oaks Boulevard is measured from the limit line to Thrive Drive to assess whether queues would potentially block egress from Thrive Drive onto Washington Boulevard.

4. Storage distance for Thrive Drive is the approximate distance from Washington Boulevard to the first (i.e., westernmost) driveway to assess whether queues would potentially block inbound traffic on Thrive Drive.

Source: Fehr & Peers, 2019.

5. Baseline Plus Approved Uses

This chapter presents the anticipated traffic levels under Baseline Plus Approved Uses conditions. This scenario includes buildout of Parcel 49 according to the current land use plan that the City of Roseville approved in December 2017. This reflects the proposed use modifications that were approved for Phases 2A and 2B, which is analyzed under Baseline No Project conditions, plus the currently proposed development in Phase 2C and Phase 3. This scenario represents a future development condition on Parcel 49 that would occur without the proposed project (i.e., without the proposed use modifications and changes to the site plan and phasing plan).

Land Uses

Figure 9 presents the site plan for Parcel 49 under Baseline Plus Approved Uses conditions. Under this scenario, Parcel 49 would be built out with the addition of office buildings (Phase 2C) and the Bayside Covenant Church complex (Phase 3) added to existing and under construction development. **Table 11** summarizes the land use inputs for Parcel 49 under Baseline Plus Approved Uses conditions.

Table 11: Parcel 49 – Baseline Plus Approved Uses Land Use Summary

Land Use	Baseline No Project	Baseline Plus Approved Uses	Net Change
Phase 1			
Topgolf	64,232 SF	64,232 SF	-
Phase 2A & 2B			
Hotel (Residence Inn) ¹	77,975 SF (104 rooms)	77,975 SF (104 rooms)	-
Hotel (Home2 Suites) ¹	63,692 SF (107 rooms)	63,692 SF (107 rooms)	-
Park-and-Ride	25 spaces	25 spaces	-
Restaurant: Fast Food	5,800 SF	5,800 SF	-
Restaurant: Sit-Down	10,875 SF	10,875 SF	-
Retail	10,575 SF	10,575 SF	-
Phase 2C			
Office	-	84,000 SF	+84,000 SF
Phase 3			
Bayside Covenant Church	-	130,000 SF	+130,000 SF
Office	-	25,000 SF	+25,000 SF

Notes:

SF = square feet

Building area information obtained from City of Roseville Planning Division Staff Report – Planning Commission Meeting on December 14, 2017 for the Major Project Permit Modification – NCRSP PCL 49 Freedom Point – 1928 Freedom Way – File# PL17-0055 and confirmed against NCRSP Parcel 49 – Living Spaces Project Description, dated January 15, 2019.

1. Hotel square footage reflect constructed space (slightly lower than entitled)

Source: City of Roseville, 2017; *NCRSP Parcel 49 – Living Spaces Project Description*, 2019.



- Baseline
- Approved Uses

Figure 9
Parcel 49 Site Plan -
Baseline Plus Approved Uses



Vehicle Trip Generation

Table 12 presents the weekday a.m. and p.m. peak hour vehicle trip generation estimate for Parcel 49 under Baseline Plus Approved Uses conditions.

Table 12: Parcel 49 Vehicle Trip Generation Estimate – Baseline Plus Approved Uses

Phase	Land Use	Units	A.M. Peak Hour			P.M. Peak Hour		
			Total	In	Out	Total	In	Out
1	Topgolf ¹	64.2 KSF	35	31	4	152	102	50
2A	Residence Inn Hotel	104 rooms	47	28	19	52	27	25
	Home2 Suites Hotel	107 rooms	48	28	20	54	28	26
2B	Restaurant: Fast Food	5.8 KSF	233	119	114	189	98	91
	Restaurant: Sit-Down	10.9 KSF	108	59	49	106	66	40
	Retail	10.6 KSF	10	6	4	40	19	21
	Park-and-Ride	25 spaces	11	9	2	11	3	8
2C	Office	84.0 KSF	105	90	15	96	15	81
3	Church	130.0 KSF	46	28	18	52	23	29
	Office	25.0 KSF	50	43	7	31	5	26
Gross Trips ²			693	441	252	783	386	397
Internal Trip Capture ³			-38	-19	-19	-66	-33	-33
Pass-by Trips ⁴			-137	-71	-66	-154	-84	-70
Net Trips ⁵			518	351	167	563	269	294

Notes:

KSF = thousand square feet

- Topgolf trip generation based on observed counts collected on January 31, 2019.
- Gross trip generation estimate reflects total trips generated prior to internal trip capture and pass-by reductions. With the exception of Topgolf, the gross trip generation estimate is calculated using trip generation data contained in *Trip Generation Manual, 10th Edition* (Institute of Transportation Engineers, 2017), using the land use categories for hotel (ITE 310), fast food restaurant with drive thru (ITE 934), high turnover sit-down restaurant (ITE 932), shopping center (ITE 820), park-and-ride lot (ITE 90), general office building (ITE 710), and church (ITE 560).
- Internal trip capture is calculated using the MXD+ trip generation model and is estimated to be 5.5% during the a.m. peak hour and 8.4% during the p.m. peak hour.
- Pass-by trip reduction is assumed to be 20% for retail and sit-down restaurant uses, and 49% for fast food restaurant uses during the a.m. peak hour. During the p.m. peak hour, the pass-by trip reduction is estimated to be 43% for sit-down restaurant, 50% for fast food restaurant, and 34% for retail uses based on the average pass-by percentages contained in the *ITE Trip Generation Handbook, 3rd Edition*.
- Net new trip generation is calculated by subtracting the internal trip capture and pass-by trip reduction from the gross trip generation estimate.

Source: Fehr & Peers, 2019.

The vehicle trip generation estimate presented in **Table 12** reflects buildout of the currently approved land use and site plan for Parcel 49 by adding office buildings (Phase 2C) and the Bayside Covenant Church complex (Phase 3) to the Baseline No Project trip generation. As with Baseline No Project conditions, this study estimates the vehicle trip generation for the office and church components using trip generation data contained in *Trip Generation Manual, 10th Edition* (Institute of Transportation Engineers, 2017).

Table 12 also updates the estimated internal trip capture that would occur under Baseline Plus Approved Uses conditions. The total number of internal trips is anticipated to increase compared to Baseline No Project conditions as a result of the increase in amount and diversity of uses. For example, the addition of office and church uses would likely result in a few employees or visitors at these uses to also visit retail, restaurant, or Topgolf uses on the site. The forecasted pass-by trip reduction remains the same as Baseline No Project conditions since buildout of the approved uses (i.e., office and church in Phase 2C and Phase 3) would not change the amount of retail, restaurant, and fast food uses on Parcel 49.

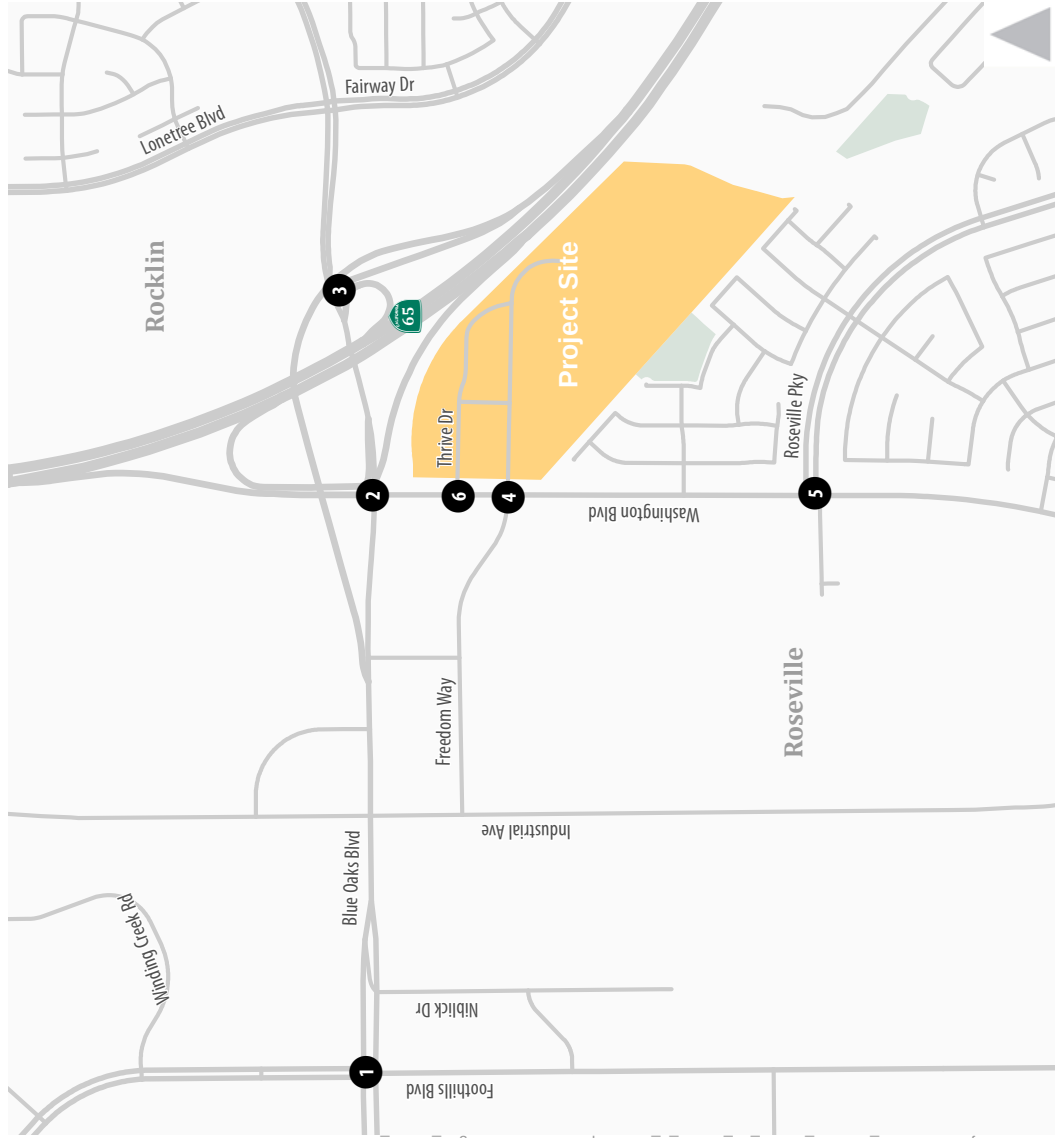
Vehicle Trip Distribution

The distribution of vehicle trips under Baseline Plus Approved Uses conditions is expected to be the same as the distribution of Baseline No Project trips (see **Figure 7**). This is based on the select zone analysis that was conducted for church and office uses (see Appendix E), and is consistent with the trip distribution in the *Transportation Impact Study Report for North Central Roseville Specific Plan – Parcel 49*, which is the latest analysis of the approved office and church uses in Phase 2C and Phase 3.

Vehicle Trip Assignment

The new trips generated by Phase 2C and Phase 3 are added to study intersections based on the trip generation shown in **Table 12** and the trip distribution shown in **Figure 7**.

Figure 10 presents the resulting weekday a.m. and p.m. peak hour turning movement forecasts at study intersections under Baseline Plus Approved Uses conditions.



- 1** Study Intersection
- Project Site

- Turn Lane
- AM (PM)
- Traffic Signal

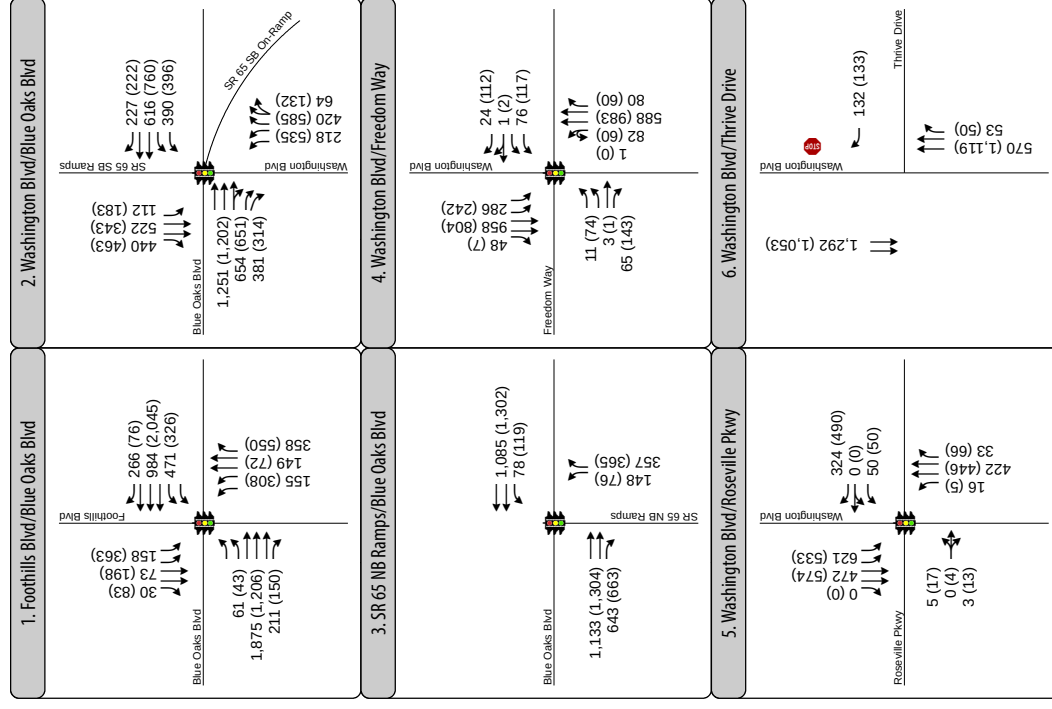


Figure 10
Peak Hour Traffic Volumes
and Lane Configurations -
Baseline Plus Approved Uses



Intersection Operations

Table 13 presents the Baseline Plus Approved Uses weekday a.m. and p.m. peak hour traffic operations analysis results at the five study intersections (refer to Appendix G for technical calculations). As shown, all study intersections continue to operate at LOS D or better under Baseline Plus Approved Uses conditions. The Freedom Way / Washington Boulevard intersection operates at LOS B during the a.m. peak hour and LOS C during the p.m. peak hour, which is the same as Baseline No Project conditions and considered acceptable per the City's LOS policy. The Blue Oaks Boulevard / Foothills Boulevard and Blue Oaks Boulevard / Washington Boulevard intersections continue to operate at LOS D during both the a.m. and p.m. peak hours. This is consistent with the conditions anticipated in the City of Roseville General Plan, which acknowledges that these two intersections will function at less than LOS C, and remains the same as existing and Baseline No Project conditions.

Table 13: Peak Hour Intersection Operations – Baseline Plus Approved Uses

Intersection	Traffic Control	Peak Hour	Existing Conditions		Baseline No Project		Baseline + Approved	
			Delay ¹	LOS ²	Delay ¹	LOS ²	Delay ¹	LOS ²
1. Blue Oaks Blvd. / Foothills Blvd.	Signal	A.M.	37	D	38	D	42	D
		P.M.	37	D	37	D	36	D
2. Blue Oaks Blvd. / Washington Blvd./SR 65 Southbound Ramps	Signal	A.M.	35	D	40	D	47	D
		P.M.	42	D	43	D	43	D
3. Blue Oaks Blvd. / SR 65 Northbound Ramps	Signal	A.M.	14	B	14	B	14	B
		P.M.	16	B	16	B	16	B
4. Freedom Way / Washington Blvd.	Signal	A.M.	10	B	17	B	20	B
		P.M.	16	B	22	C	25	C
5. Roseville Pkwy. / Washington Blvd.	Signal	A.M.	14	B	15	B	15	B
		P.M.	15	B	14	B	15	B

Notes:

1. Average control delay (rounded to nearest second) for signalized intersections is the weighted average for all movements.

2. LOS = level of service

Source: Fehr & Peers, 2019.



Queuing Analysis

Outputs from the SimTraffic microsimulation software are processed to determine the forecasted maximum vehicle queues for inbound and outbound trips. **Table 14** presents the anticipated queuing during the a.m. and p.m. peak hours under Baseline Plus Approved Uses conditions.

Based on the results shown in **Table 14**, queues on northbound Washington Boulevard at Blue Oaks Boulevard would be up to 75 feet longer than existing conditions but are not forecasted to block exiting traffic from Parcel 49 at Thrive Drive. Maximum inbound queues on Washington Boulevard at Freedom Way (i.e., southbound left-turn and northbound right-turn movements) would be sufficiently accommodated in the existing turn pockets.

Outbound vehicle queues on Thrive Drive would not hinder inbound traffic by stacking back and blocking internal driveways. Similarly, outbound vehicle queues on Freedom Way would not stack back to the Pride Way roundabout to hinder inbound traffic flow. Therefore, inbound vehicle movements on Freedom Way and Thrive Drive would not experience queues that spillback and cause operational issues on Washington Boulevard.

Table 14: Queuing Analysis Results – Baseline Plus Approved Uses

Intersection	Movement/ Approach	Available Storage ²	Peak Hour	Maximum Vehicle Queue ¹		
				Existing Conditions	Baseline No Project	Baseline + Approved
Blue Oaks Blvd. / Washington Blvd.	Northbound Left-Turn	425 ft. ³	A.M.	150 ft.	175 ft.	175 ft.
			P.M.	300 ft.	375 ft.	375 ft.
	Northbound Right-Turn	425 ft. ³	A.M.	225 ft.	350 ft.	275 ft.
			P.M.	300 ft.	325 ft.	350 ft.
Thrive Dr. / Washington Blvd.	Westbound Right-Turn	200 ft. ⁴	A.M.	N/A	75 ft.	100 ft.
			P.M.		100 ft.	125 ft.
Thrive Dr. / Driveway 1	Eastbound Left-Turn	75 ft.	A.M.	N/A	25 ft.	25 ft.
			P.M.		25 ft.	25 ft.
Freedom Way / Washington Blvd.	Westbound Left-Turn	225 ft.	A.M.	25 ft.	75 ft.	75 ft.
			P.M.	50 ft.	75 ft.	100 ft.
	Westbound Through	450 ft.	A.M.	25 ft.	25 ft.	25 ft.
			P.M.	50 ft.	50 ft.	75 ft.
	Westbound Right-Turn	350 ft.	A.M.	25 ft.	25 ft.	50 ft.
			P.M.	25 ft.	50 ft.	75 ft.
	Southbound Left-Turn	275 ft.	A.M.	75 ft.	175 ft.	225 ft.
			P.M.	100 ft.	200 ft.	200 ft.
	Northbound Right-Turn	325 ft.	A.M.	25 ft.	25 ft.	50 ft.
			P.M.	50 ft.	100 ft.	125 ft.
Freedom Way / Pride Way	Eastbound Approach	400 ft.	A.M.	25 ft.	25 ft.	75 ft.
			P.M.	25 ft.	25 ft.	75 ft.

Notes:

N/A = not applicable

1. Maximum vehicle queue results are based on an average of outputs from 10 SimTraffic microsimulation runs and rounded upward to the nearest 25-foot interval.

2. Available storage lengths are based on estimated measurements from aerial imagery.

3. Storage distance for the Washington Boulevard northbound movements at Blue Oaks Boulevard is measured from the limit line to Thrive Drive to assess whether queues would potentially block egress from Thrive Drive onto Washington Boulevard.

4. Storage distance for Thrive Drive is the approximate distance from Washington Boulevard to the first (i.e., westernmost) driveway.

Source: Fehr & Peers, 2019.



6. Baseline Plus Proposed Project

This chapter presents the anticipated traffic levels under Baseline Plus Proposed Project conditions. This scenario analyzes buildout of Parcel 49 with the proposed use modification for Phase 2C and Phase 3 of the currently approved land use plan. Specifically, this scenario includes:

- a proposed Living Spaces home furniture store and restaurant replacing the currently planned Bayside Covenant Church complex
- three proposed restaurant pads in lieu of three planned office buildings
- two two-floor medical office buildings
- a one-floor retail building

This scenario reflects these proposed land use modifications added to Baseline No Project conditions.

Land Uses

Figure 11 presents the site plan for Parcel 49 under Baseline Plus Proposed Project conditions. Under this scenario, Parcel 49 would be built out with the proposed Living Spaces home furniture store and restaurant, three restaurant pads, two medical office buildings, and a retail building added to existing and under construction development. **Table 15** summarizes the land use inputs for Parcel 49 under Baseline Plus Proposed Project conditions. See **Table 2** for a summary of how the proposed project compares to the currently approved land uses by phase.

Table 15: Parcel 49 – Baseline Plus Proposed Project Land Use Summary

Land Use	Baseline No Project	Baseline Plus Proposed Project	Net Change
Phase 1			
Topgolf	64,232 SF	64,232 SF	-
Phase 2A & 2B			
Hotel (Residence Inn) ¹	77,975 SF (104 rooms)	77,975 SF (104 rooms)	-
Hotel (Home2 Suites) ¹	63,692 SF (107 rooms)	63,692 SF (107 rooms)	-
Park-and-Ride	25 spaces	25 spaces	-
Restaurant: Fast Food	5,800 SF	5,800 SF	-
Restaurant: Sit-Down	10,875 SF	10,875 SF	-
Retail	10,575 SF	10,575 SF	-
Proposed Use Modification			
Living Spaces Home Furniture Store	-	108,500 SF	+108,500 SF
Restaurant	-	29,500 SF	+29,500 SF
Medical Office	-	24,000 SF	+24,000 SF
Retail	-	40,000 SF	+40,000 SF

Notes:

SF = square feet

Building area information obtained from NCRSP Parcel 49 – Living Spaces Project Description, dated January 15, 2019.

1. Hotel square footage reflect constructed space (slightly lower than entitled)

Source: NCRSP Parcel 49 – Living Spaces Project Description, 2019.

Washington Blvd

Roseville Pky

Thrive Dr

Freedom Way

Pride Way

65

- Baseline
- Proposed Project

Figure 11

Parcel 49 Site Plan - Baseline Plus Proposed Project



Vehicle Trip Generation

Table 16 presents the weekday a.m. and p.m. peak hour vehicle trip generation estimate for Parcel 49 under Baseline Plus Proposed Project conditions.

Table 16: Parcel 49 Vehicle Trip Generation Estimate – Baseline Plus Proposed Project

Phase	Land Use	Units	A.M. Peak Hour			P.M. Peak Hour		
			Total	In	Out	Total	In	Out
1	Topgolf ¹	64.2 KSF	35	31	4	152	102	50
2A	Residence Inn Hotel	104 rooms	47	28	19	52	27	25
	Home2 Suites Hotel	107 rooms	48	28	20	54	28	26
2B	Restaurant: Fast Food	5.8 KSF	233	119	114	189	98	91
	Restaurant: Sit-Down	10.9 KSF	108	59	49	106	66	40
	Retail	10.6 KSF	10	6	4	40	19	21
	Park-and-Ride	25 spaces	11	9	2	11	3	8
3	Living Spaces Home Furniture	108.5 KSF	27	19	8	45	21	24
	Restaurant: Sit-Down	29.5 KSF	293	161	132	288	179	109
	Medical Office	24.0 KSF	63	49	14	83	23	60
	Retail	40.0 KSF	38	24	14	152	73	79
Gross Trips ²			913	533	380	1,172	639	533
Internal Trip Capture ³			-34	-17	-17	-116	-58	-58
Pass-by Trips ⁴			-204	-108	-96	-330	-186	-144
Net Trips ⁵			675	408	267	726	395	331

Notes:

KSF = thousand square feet

1. Topgolf trip generation based on observed counts collected on January 31, 2019.

2. Gross trip generation estimate reflects total trips generated prior to internal trip capture and pass-by reductions. With the exception of Topgolf, the gross trip generation estimate is calculated using trip generation data contained in *Trip Generation Manual, 10th Edition* (Institute of Transportation Engineers, 2017), using the land use categories for hotel (ITE 310), fast food restaurant with drive thru (ITE 934), high turnover sit-down restaurant (ITE 932), shopping center (ITE 820), park-and-ride lot (ITE 90), furniture store (ITE 890), and medical-dental office building (ITE 720).

3. Internal trip capture is calculated using the MXD+ trip generation model and is estimated to be 3.7% during the a.m. peak hour and 10.0% during the p.m. peak hour.

4. Pass-by trip reduction is assumed to be 20% for retail and sit-down restaurant uses, and 49% for fast food restaurant uses during the a.m. peak hour. During the p.m. peak hour, the pass-by trip reduction is estimated to be 43% for sit-down restaurant, 50% for fast food restaurant, and 34% for retail uses based on the average pass-by percentages contained in the *ITE Trip Generation Handbook, 3rd Edition*.

5. Net new trip generation is calculated by subtracting the internal trip capture and pass-by trip reduction from the gross trip generation estimate.

Source: Fehr & Peers, 2019.



The vehicle trip generation estimate presented in **Table 16** reflects buildout of the proposed use modification for Parcel 49. It reflects the addition of the proposed uses to the Baseline No Project trip generation. Consistent with the other scenarios, this study estimates the vehicle trip generation using trip generation data contained in *Trip Generation Manual, 10th Edition* (Institute of Transportation Engineers, 2017) for the Living Spaces home furniture store, restaurant, medical office, and retail uses.

Table 16 also updates the estimated internal trip capture that would occur under Baseline Plus Proposed Project conditions. The total number of internal trips is anticipated to increase compared to Baseline No Project conditions and be similar to Baseline Plus Approved Uses.

The forecasted pass-by trip reduction is anticipated to increase compared to Baseline No Project and Baseline Plus Approved Uses conditions since the proposed use modification includes additional retail and restaurant uses. Per the ITE *Trip Generation Handbook, 3rd Edition*, a portion of the trips generated by retail and restaurant trips are expected to be existing pass-by trips, as shown in **Table 16**.

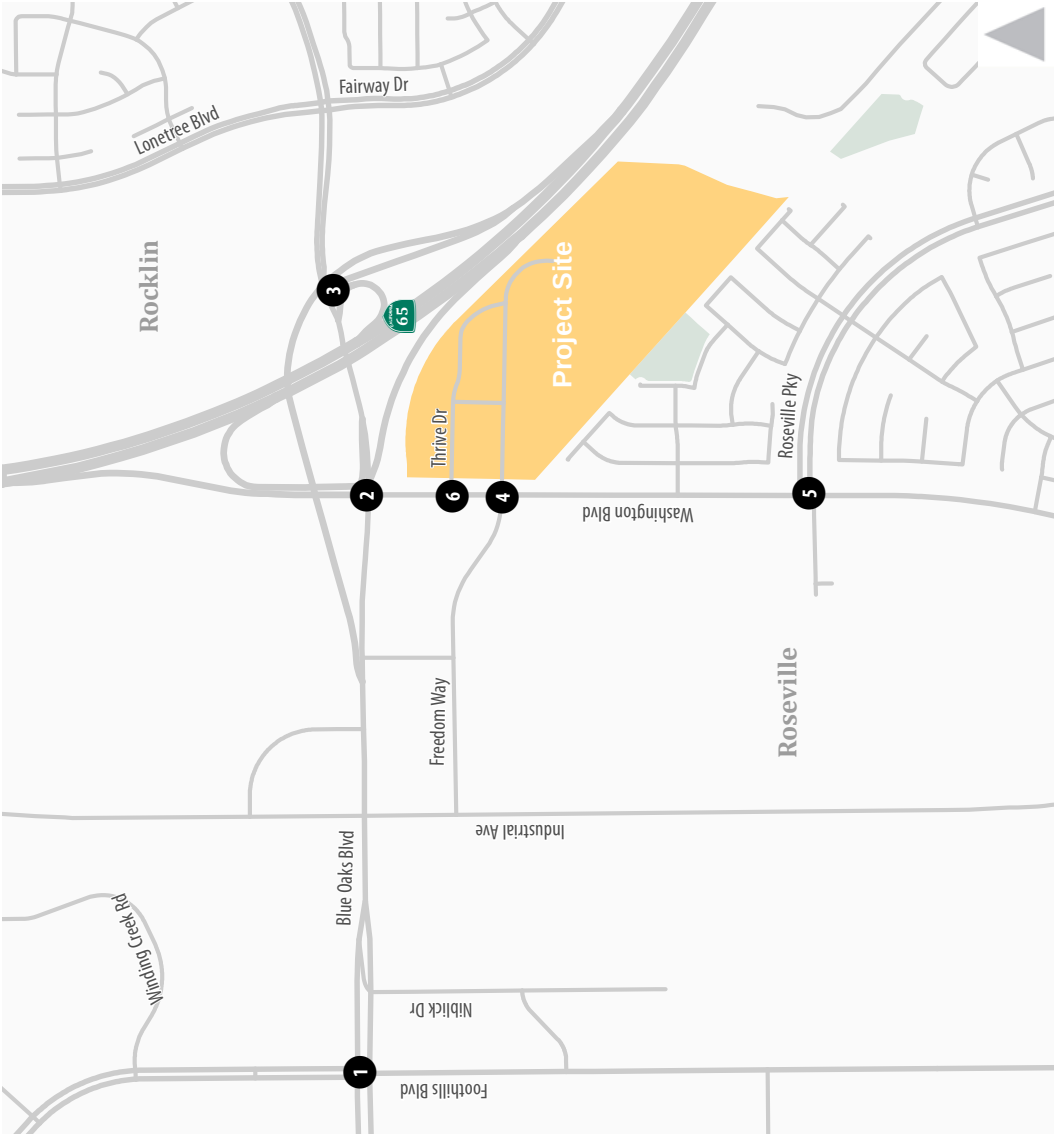
Vehicle Trip Distribution

The distribution of vehicle trips under Baseline Plus Proposed Project conditions is expected to be the same as the distribution of Baseline No Project trips (see **Figure 7**). This is based on the select zone analysis that was conducted for retail, restaurant, and office uses (see Appendix E), and is consistent with the trip distribution in the *Transportation Impact Study Report for North Central Roseville Specific Plan – Parcel 49*.

Vehicle Trip Assignment

The new trips generated by the proposed project are added to study intersections based on the trip generation shown in **Table 16** and the trip distribution shown in **Figure 7**. The trip assignment also considers the increase in pass-by reduction shown in **Table 16**. The origins of the additional pass-by trips are determined based on existing traffic volumes for eastbound and westbound traffic on Blue Oaks Boulevard at Washington Boulevard and northbound and southbound traffic on Washington Boulevard at Freedom Way, consistent with the methodology applied for Baseline No Project and Baseline Plus Approved Uses conditions. This results in slight reductions in existing through movements and movements towards SR-65 compared to Baseline No Project conditions as additional existing trips divert towards Parcel 49.

Figure 12 presents the resulting weekday a.m. and p.m. peak hour turning movement forecasts at study intersections under Baseline Plus Proposed Project conditions.



- 1 Study Intersection
- Project Site

1. Foothills Blvd/Blue Oaks Blvd	2. Washington Blvd/Blue Oaks Blvd
Blue Oaks Blvd 155 (308) 149 (72) 360 (554) 155 (308) 149 (72) 360 (554) 267 (76) 993 (2,045) 474 (326) 159 (364) 30 (83) 73 (198) 1,881 (1,220) 211 (150) 61 (43)	Blue Oaks Blvd 1,240 (1,175) 648 (637) 407 (374) 440 (463) 529 (361) 112 (183) 225 (217) 610 (743) 418 (462) SR 65 SB Ramps 237 (552) 463 (616) 85 (149) SR 65 SB On-Ramp
3. SR 65 NB Ramps/Blue Oaks Blvd	4. Washington Blvd/Freedom Way
Blue Oaks Blvd 1,152 (1,306) 656 (665) 1,097 (1,328) 78 (119) SR 65 NB Ramps 156 (94) 357 (365)	Washington Blvd 97 (195) 2 (2) 118 (145) 1 (0) 82 (60) 584 (965) 104 (122) Freedom Way 11 (74) 3 (2) 65 (143) 48 (7) 950 (783) 356 (407)
5. Washington Blvd/Roseville Pkwy	6. Washington Blvd/Thrive Drive
Washington Blvd 333 (509) 0 (0) 50 (50) 433 (471) 33 (66) 16 (5) 491 (578) 636 (536) 0 (0) Roseville Pkwy 5 (17) 0 (4) 3 (13)	Washington Blvd 639 (1,184) 53 (50) 1,354 (1,197) 146 (133) Thrive Drive

- Turn Lane
- AM (PM)
- Peak Hour Traffic Volume
- Traffic Signal

Figure 12
Peak Hour Traffic Volumes
and Lane Configurations -
Baseline Plus Proposed Project



Intersection Operations

Table 17 presents the Baseline Plus Proposed Project weekday a.m. and p.m. peak hour traffic operations analysis results at the five study intersections (refer to Appendix H for technical calculations). As shown, all study intersections continue to operate at LOS D or better under Baseline Plus Proposed Project conditions. The Freedom Way / Washington Boulevard intersection is forecasted to operate at LOS C during the a.m. and p.m. peak hours. This is a degradation from LOS B operations during the a.m. peak hour when compared to Baseline No Project and Baseline Plus Approved Uses conditions. However, LOS C conditions are considered acceptable per the City's LOS policy. The Blue Oaks Boulevard / Foothills Boulevard and Blue Oaks Boulevard / Washington Boulevard intersections continue to operate at LOS D during both the a.m. and p.m. peak hours. This is consistent with the conditions anticipated in the City of Roseville General Plan, which acknowledges that these two intersections will function at less than LOS C, and remains the same as existing, Baseline No Project, and Baseline Plus Approved Uses conditions.

Table 17: Peak Hour Intersection Operations – Baseline Plus Proposed Project

Intersection	Traffic Control	Peak Hour	Existing Conditions		Baseline No Project		Baseline + Approved		Baseline + Project	
			Delay ¹	LOS ²	Delay ¹	LOS ²	Delay ¹	LOS ²	Delay ¹	LOS ²
1. Blue Oaks Blvd. / Foothills Blvd.	Signal	A.M.	37	D	38	D	42	D	41	D
		P.M.	37	D	37	D	36	D	37	D
2. Blue Oaks Blvd. / Washington Blvd./SR 65 Southbound Ramps	Signal	A.M.	35	D	40	D	47	D	50	D
		P.M.	42	D	43	D	43	D	51	D
3. Blue Oaks Blvd. / SR 65 Northbound Ramps	Signal	A.M.	14	B	14	B	14	B	14	B
		P.M.	16	B	16	B	16	B	16	B
4. Freedom Way / Washington Blvd.	Signal	A.M.	10	B	17	B	20	B	21	C
		P.M.	16	B	22	C	25	C	28	C
5. Roseville Pkwy. / Washington Blvd.	Signal	A.M.	14	B	15	B	15	B	15	B
		P.M.	15	B	14	B	15	B	14	B

Notes:

1. Average control delay (rounded to nearest second) for signalized intersections is the weighted average for all movements.

2. LOS = level of service

Source: Fehr & Peers, 2019.

Queuing Analysis

Outputs from the SimTraffic microsimulation software are processed to determine the forecasted maximum vehicle queues for inbound and outbound trips. **Table 18** presents the anticipated queuing during the a.m. and p.m. peak hours under Baseline Plus Proposed Project conditions.

Based on the results shown in **Table 18**, maximum queues on northbound Washington Boulevard at Blue Oaks Boulevard would be up to 50 feet longer than Baseline Plus Approved Uses conditions and would extend back to Thrive Drive. However, these maximum queues would not block exiting traffic from Parcel 49 at Thrive Drive. As a result, outbound vehicle queues on Thrive Drive would not block internal driveway or impede inbound traffic.

Similarly, outbound vehicle queues on Freedom Way would be 25 to 50 feet longer than Baseline No Project and Baseline Plus Approved Uses conditions but would not stack back to the Pride Way roundabout to hinder inbound traffic flow. Therefore, inbound vehicle movements on Freedom Way and Thrive Drive would not experience queues that spillback and cause operational issues on Washington Boulevard.

Maximum inbound queues on Washington Boulevard at Freedom Way (i.e., southbound left-turn and northbound right-turn movements) would be sufficiently accommodated in the existing turn pockets. The northbound through traffic queue on Washington Boulevard is forecasted to occasionally block access to the northbound right-turn pocket, but this is forecasted to be an infrequent occurrence (approximately 6 percent of the time during the p.m. peak hour, per the SimTraffic microsimulation analysis results).



Table 18: Queuing Analysis Results – Baseline Plus Proposed Project

Intersection	Movement/ Approach	Available Storage ²	Peak Hour	Maximum Vehicle Queue ¹			
				Existing Conditions	Baseline No Project	Baseline + Approved	Baseline + Project
Blue Oaks Blvd. / Washington Blvd.	Northbound Left-Turn	425 ft. ³	A.M.	150 ft.	175 ft.	175 ft.	175 ft.
			P.M.	300 ft.	375 ft.	375 ft.	425 ft.
	Northbound Right-Turn	425 ft. ³	A.M.	225 ft.	350 ft.	275 ft.	300 ft.
			P.M.	300 ft.	325 ft.	350 ft.	400 ft.
Thrive Dr. / Washington Blvd.	Westbound Right-Turn	200 ft. ⁴	A.M.	N/A	75 ft.	100 ft.	100 ft.
			P.M.		100 ft.	125 ft.	125 ft.
Thrive Dr. / Driveway 1	Eastbound Left-Turn	75 ft.	A.M.	N/A	25 ft.	25 ft.	25 ft.
			P.M.		25 ft.	25 ft.	25 ft.
Freedom Way / Washington Blvd.	Westbound Left-Turn	225 ft.	A.M.	25 ft.	75 ft.	75 ft.	100 ft.
			P.M.	50 ft.	75 ft.	100 ft.	125 ft.
	Westbound Through	450 ft.	A.M.	25 ft.	25 ft.	25 ft.	50 ft.
			P.M.	50 ft.	50 ft.	75 ft.	100 ft.
	Westbound Right-Turn	325 ft.	A.M.	25 ft.	25 ft.	50 ft.	75 ft.
			P.M.	25 ft.	50 ft.	75 ft.	100 ft.
	Southbound Left-Turn	275 ft.	A.M.	75 ft.	175 ft.	225 ft.	225 ft.
			P.M.	100 ft.	200 ft.	200 ft.	250 ft.
Freedom Way / Pride Way	Eastbound Approach	400 ft.	A.M.	25 ft.	25 ft.	75 ft.	150 ft.
			P.M.	25 ft.	25 ft.	75 ft.	225 ft.

Notes:

N/A = not applicable

1. Maximum vehicle queue results are based on an average of outputs from 10 SimTraffic microsimulation runs and rounded upward to the nearest 25-foot interval.
2. Storage lengths are based on estimated measurements from aerial imagery.
3. Storage distance for the Washington Boulevard northbound movements at Blue Oaks Boulevard is measured from the limit line to Thrive Drive to assess whether queues would potentially block access from Thrive Drive onto Washington Boulevard.
4. Storage distance for Thrive Drive is the approximate distance from Washington Boulevard to the first (i.e., westernmost) driveway to assess whether queues would potentially block inbound traffic on Thrive Drive.
5. The queue report for the northbound right-turn includes queuing that occurs when northbound through queues occasionally block access to the right turn-pocket. Observations of the microsimulation analysis runs showed that the maximum queue in the right-turn pocket is 5 vehicles, or approximately 125 feet as reported above. The blockage of the right-turn pocket is a 6 percent occurrence during the p.m. peak hour per the microsimulation analysis results.

Source: Fehr & Peers, 2019.

7. On-Site Circulation Review

This section reviews site access and on-site circulation for Parcel 49. The site access and on-site circulation for Parcel 49 was originally reviewed during the preparation of the *Transportation Impact Study Report for North Central Roseville Specific Plan – Parcel 49* in January 2015. Access and circulation on Thrive Drive was further evaluated in the October 2017 traffic analysis for Phase 2B.

The results of these earlier reviews yielded the following findings and recommendations:

- Removed a proposed driveway on the south side of Freedom Way between Washington Boulevard and Pride Way
- Added a temporary ingress-only driveway from northbound Washington Boulevard south of Freedom Way. This temporary driveway would provide direct access to the parking areas east of the proposed Bayside Covenant Church complex and only be open before church services to facilitate traffic flow into the site.
- Increased the storage length for the eastbound left-turn lane on Thrive Drive at the westerly driveway adjacent to the proposed fast-food restaurant

Review of Site Access

It is important that the access points to Parcel 49 be designed with adequate on-site storage for vehicles desiring to exit. If outbound vehicle queues stack onto the site, access to internal driveways may be blocked, which could cause inbound traffic to spill back onto Washington Boulevard.

The following tables in earlier chapters present inbound and outbound queues on Freedom Way and Thrive Drive:

- Baseline No Project: Table 10
- Baseline Plus Approved Uses: Table 14
- Baseline Plus Proposed Project: Table 18

These tables show that outbound vehicle queues on Freedom Way and Thrive Drive would not block inbound traffic; and inbound vehicle queues on Freedom Way and Thrive Drive would not spillback and cause operational issues on Washington Boulevard.



As noted above, a temporary ingress-only driveway from northbound Washington Boulevard was originally proposed to facilitate traffic flow into the site before church services at the Bayside Covenant Church. With the proposed use modification and removal of the planned Bayside Covenant Church complex, there would no longer be a large pulse of inbound traffic prior to a church service. Therefore, this temporary ingress-only driveway is no longer necessary.

Review of On-Site Circulation

Previous traffic studies reviewed the on-site circulation for Parcel 49. With the proposed use modification and removal of the planned Bayside Covenant Church complex, there is not expected to be large pulses of inbound traffic flows or outbound traffic flows before or after a church service. Therefore, the temporary traffic management with potential one-way circulation on internal streets before and after services identified in previous studies would no longer be necessary.

Overall, the internal circulation system is designed to allow efficient and convenient travel to/from public streets. The internal roadway network provides efficient access to existing and proposed uses, with parking areas and parking circulation separated from the primary entry and exit roadways (i.e., Freedom Way, Thrive Drive, and Pride Way).

The proposed driveway from Freedom Way into Parcel 10 (Living Spaces) has the shortest proposed throat depth at approximately 25 feet. However, this driveway would serve relatively little traffic for the following reasons:

- There are two additional access points to the parking lot for Living Spaces to the west and east.
- This driveway is right-in/right-out only due to the existing raised median on Freedom Way
- The western driveway would be more attractive for outbound traffic as it provides a more direct route to Washington Boulevard
- The trip generation for Living Spaces is relatively low compared to other uses on the site (see Table 16) with 24 outbound trips during the weekday p.m. peak hour

Therefore, while this driveway has a relatively short throat depth for outbound storage, it is unlikely to experience queues that would block inbound trips. Furthermore, this driveway is far enough interior to the site at approximately 300 feet east of the Pride Way roundabout that it would not impact operations on Washington Boulevard. All other proposed driveways to interior streets would provide at least 50 feet of throat depth, which would be sufficient given the relatively low volume of traffic on interior streets away from the main access points on Freedom Way and Thrive Drive.

In addition to the existing sidewalks along the project frontage on Washington Boulevard and on existing interior streets such as Freedom Way and Thrive Drive, an extensive internal system of sidewalks and crosswalks is proposed to connect the new proposed uses to other planned uses on the site.

The following on-site circulation recommendations are offered (see **Figure 13**):

- Consider adding a hammerhead three-point turn around at the dead-end parking aisle to the south of Building O. This would facilitate vehicles turning around if all spaces are occupied.
- The site plan currently shows 4 ADA spaces fronting the proposed medical office buildings (Buildings S and T). According to Chapter 11B-208.2 of the California Building Code, a minimum of 6 accessible spaces should be provided based on the 167 total spaces provided for the two medical office buildings.
- The current drop-off/pick-up area in front of the medical office buildings looks like it has capacity for one vehicle. Consider extending the drop-off/pick-up area to provide space for at least two vehicles.
- Consider adding pedestrian connections between the parking area immediately fronting the medical office buildings and the parking areas west of the main drive aisle to facilitate pedestrian access between Buildings S and T and the parking areas that serve these buildings.
- Consider adding a crosswalk across the access road between Parcel 10 and Parcel 11 near the northwest corner of Building R to provide a pedestrian connection between the medical office buildings and the sidewalk continuing along the east side of the access road.
- The radius on the drive aisle near the northwest corner of Building R where it connects to the access road seems tight.
- The first row drive aisle adjacent to Building P is over 500 feet long. The lack of any break in this drive aisle could result in higher speeds and driver frustration without access between adjacent drive aisles over such a long distance. Consider adding a break in this drive aisle to facilitate circulation between drive aisles.

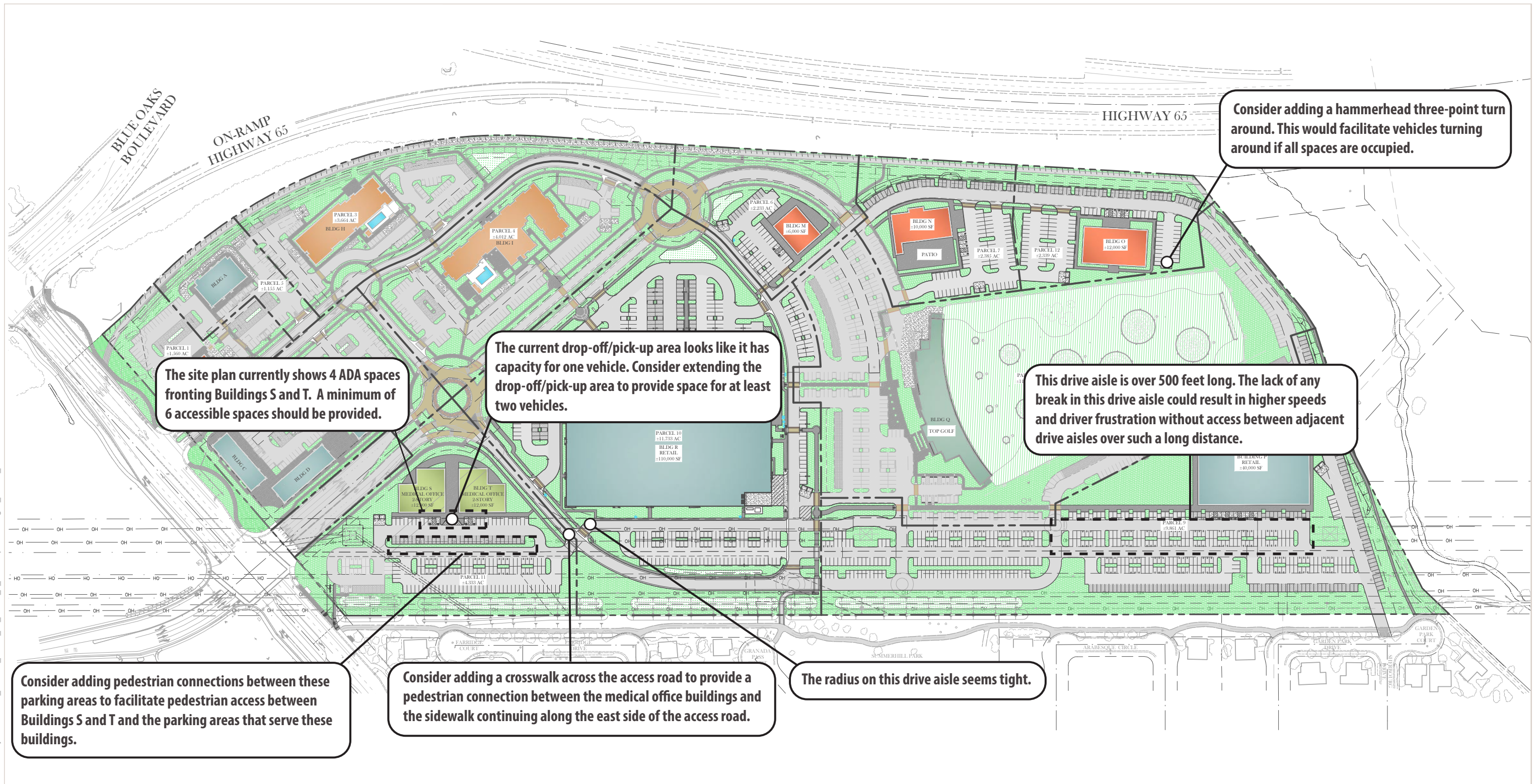


Figure 13
On-Site Circulation Recommendations

8. Conclusions

The proposed use modification on Parcel 49 does not result in new or additional traffic impacts during the weekday a.m. and p.m. peak hours at intersections near the project site along Washington Boulevard and Blue Oaks Boulevard. The Blue Oaks Boulevard / Foothills Boulevard and Blue Oaks Boulevard / Washington Boulevard intersections are projected to operate at LOS D during both the a.m. and p.m. peak hours. This is consistent with the conditions anticipated in the City of Roseville General Plan, which acknowledges that these two intersections will function at less than LOS C, and remains the same as existing, Baseline No Project, and Baseline Plus Approved Uses conditions. All other study intersections operate at an acceptable LOS C or better during the weekday a.m. and p.m. peak hours.

Maximum vehicle queues on northbound Washington Boulevard at Blue Oaks Boulevard would extend back to Thrive Drive, which is 100 feet longer than existing conditions and 50 feet longer than Baseline Plus Approved Uses conditions. However, these maximum queues would not block exiting traffic from Parcel 49 at Thrive Drive. As a result, outbound vehicle queues on Thrive Drive would not block internal driveways or impede inbound traffic.

Similarly, outbound vehicle queues on Freedom Way would be 25 to 50 feet longer than Baseline No Project and Baseline Plus Approved Uses conditions but would not stack back to the Pride Way roundabout to hinder inbound traffic. Therefore, inbound vehicle movements on Freedom Way and Thrive Drive would not experience queues that spillback and cause operational issues on Washington Boulevard.

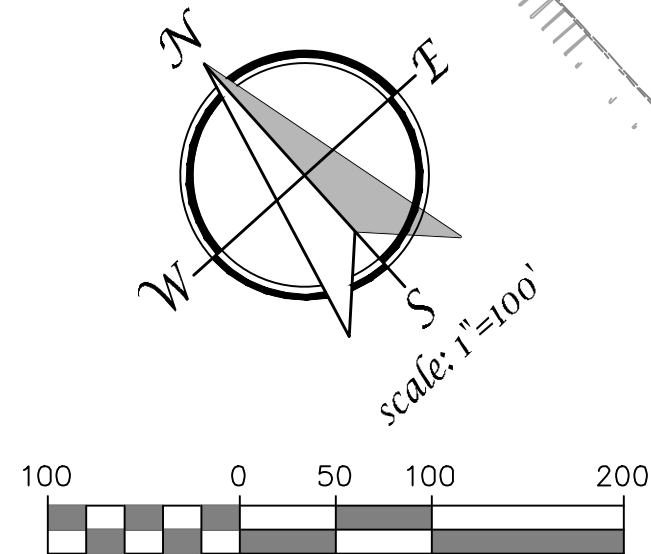
Maximum inbound queues on Washington Boulevard at Freedom Way (i.e., southbound left-turn and northbound right-turn movements) would be sufficiently accommodated in the existing turn pockets. The northbound through traffic queue on Washington Boulevard at Freedom Way is forecasted to occasionally block access to the northbound right-turn pocket, but this is forecasted to be an infrequent occurrence (approximately 6 percent of the time during the p.m. peak hour, per the SimTraffic microsimulation analysis results).

The results of this study show that the recently completed second northbound right-turn lane on Washington Boulevard at Blue Oaks Boulevard is expected to effectively serve future volumes. This is consistent with the proposed mitigation analysis prepared for the *Transportation Impact Study Report for North Central Roseville Specific Plan – Parcel 49* from January 2015.

Appendix A:

NCRSP Parcel 49 Site Plan & Phasing Plan – January 2015

HIGHWAY 65



HIGHLAND RESERVE - PARCEL 49 FLOOR AREA SUMMARY				
Space	Use	Stores	Approximate	SQ. FT.
A	Restaurant/Fast Food	1		3,200
B	Restaurant	1		4,800
C	Restaurant	1		3,200
RESTAURANT TOTAL:				11,200
L	Office	1		7,500
M	Office	2		16,000
O	Office	2		34,000
P	Office	2		34,000
R	Office	2		25,000
OFFICE TOTAL:				116,500
D	Retail	1		4,000
E	Retail	1		5,000
F	Retail	1		4,000
G	Retail	1		2,000
I	Retail	1		9,600
J	Retail	1		4,000
K	Retail	1		4,000
GENERAL RETAIL TOTAL:				37,800
H	Hotel (125 rooms)	3		27,900
HOTEL TOTAL:				27,900
Q	Outdoor Recreation (Trop Golf)	3		64,230
RECREATION TOTAL:				64,230
S	Church (Children Activity/Classrooms) (25 class rooms)	1		50,000
T	Church (Assembly) (2,800 seats)	1		60,000
U	Church (Youth Space - Activity/Classrooms) (20 classrooms)	2		20,000
USERS TOTAL:				130,000
SITE TOTALS:				387,630

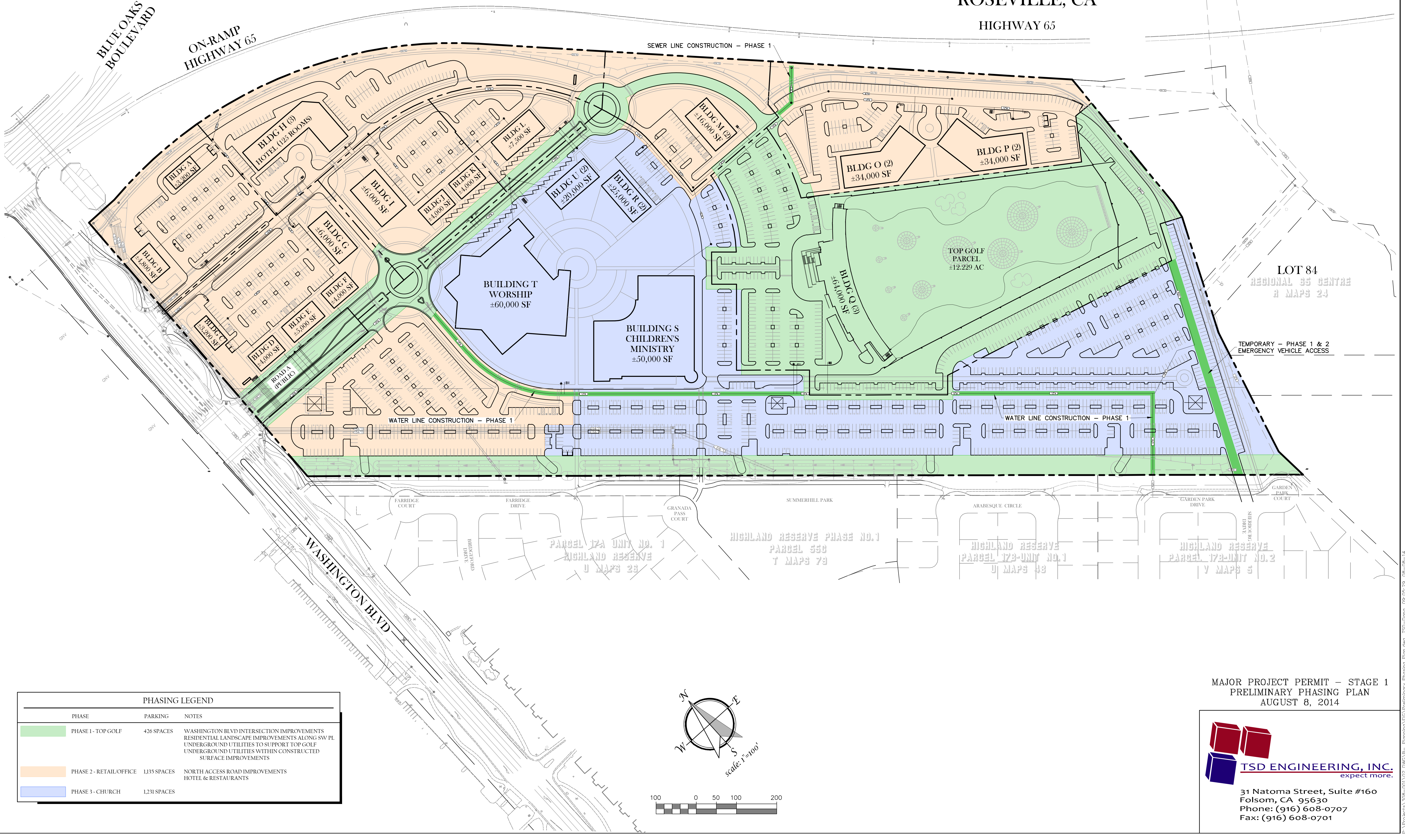


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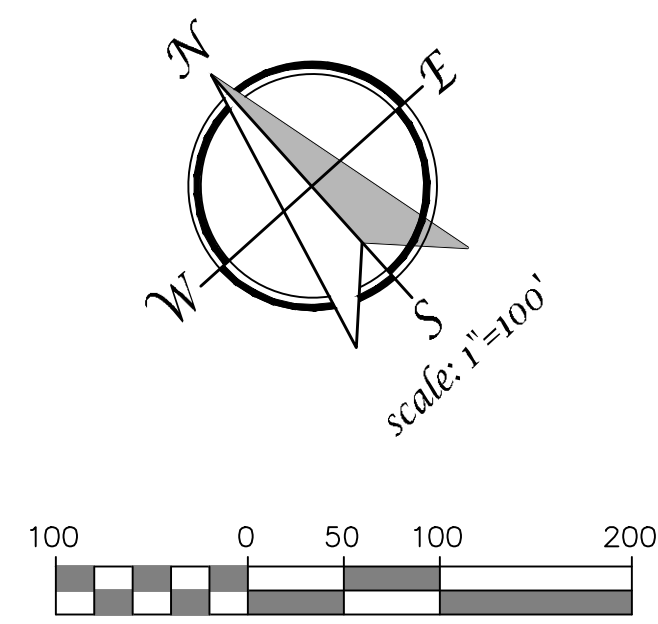
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Fax: (916) 608-0701

PRELIMINARY PHASING PLAN
NCRSP - PARCEL 49
MAJOR PROJECT PERMIT - STAGE 1
ROSEVILLE, CA

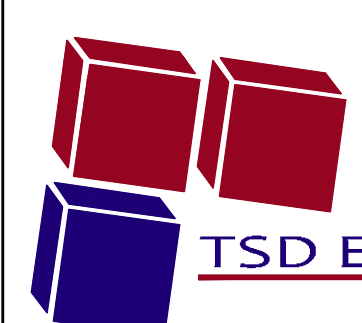
HIGHWAY 65



PHASING LEGEND		
PHASE	PARKING	NOTES
PHASE 1 - TOP GOLF	426 SPACES	WASHINGTON BLVD INTERSECTION IMPROVEMENTS RESIDENTIAL LANDSCAPE IMPROVEMENTS ALONG SW PL UNDERGROUND UTILITIES TO SUPPORT TOP GOLF UNDERGROUND UTILITIES WITHIN CONSTRUCTED SURFACE IMPROVEMENTS
PHASE 2 - RETAIL/OFFICE	1,135 SPACES	NORTH ACCESS ROAD IMPROVEMENTS HOTEL & RESTAURANTS
PHASE 3 - CHURCH	1,231 SPACES	



MAJOR PROJECT PERMIT - STAGE 1
PRELIMINARY PHASING PLAN
AUGUST 8, 2014



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Appendix B:

NCRSP Parcel 49 Site Plan & Phasing Plan – March 2019

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NCRSP - PARCEL 49 FLOOR AREA SUMMARY				
Space	Use	Stories	Approximate	SQ. FT.
A	Restaurant/Fast Food	1		2,200
A	Restaurant	1		3,000
B	Restaurant/Fast Food	1		3,600
C	Restaurant	1		2,000
D	Restaurant	1		3,375
E	Restaurant	1		2,500
M	Restaurant	1		6,000
N	Restaurant	1		10,000
O	Restaurant	1		12,000
R	Restaurant	1		1,500
RESTAURANT TOTAL:				46,175
OFFICE TOTAL:				-
S	Medical Office	2		12,000
T	Medical Office	2		12,000
MEDICAL OFFICE TOTAL:				24,000
A	Retail	1		1,200
C	Retail	1		4,000
D	Retail	1		3,375
E	Retail	1		2,000
P	Retail	1		40,000
R	Retail	1		106,500
RETAIL TOTAL:				159,075
H	Hotel (107 rooms)	4		63,692
I	Hotel (104 rooms)	4		77,975
HOTEL TOTAL:				141,667
Q	Outdoor Recreation (Top Golf)	5		64,232
RECREATION TOTAL:				64,232
SITE TOTALS:				435,149



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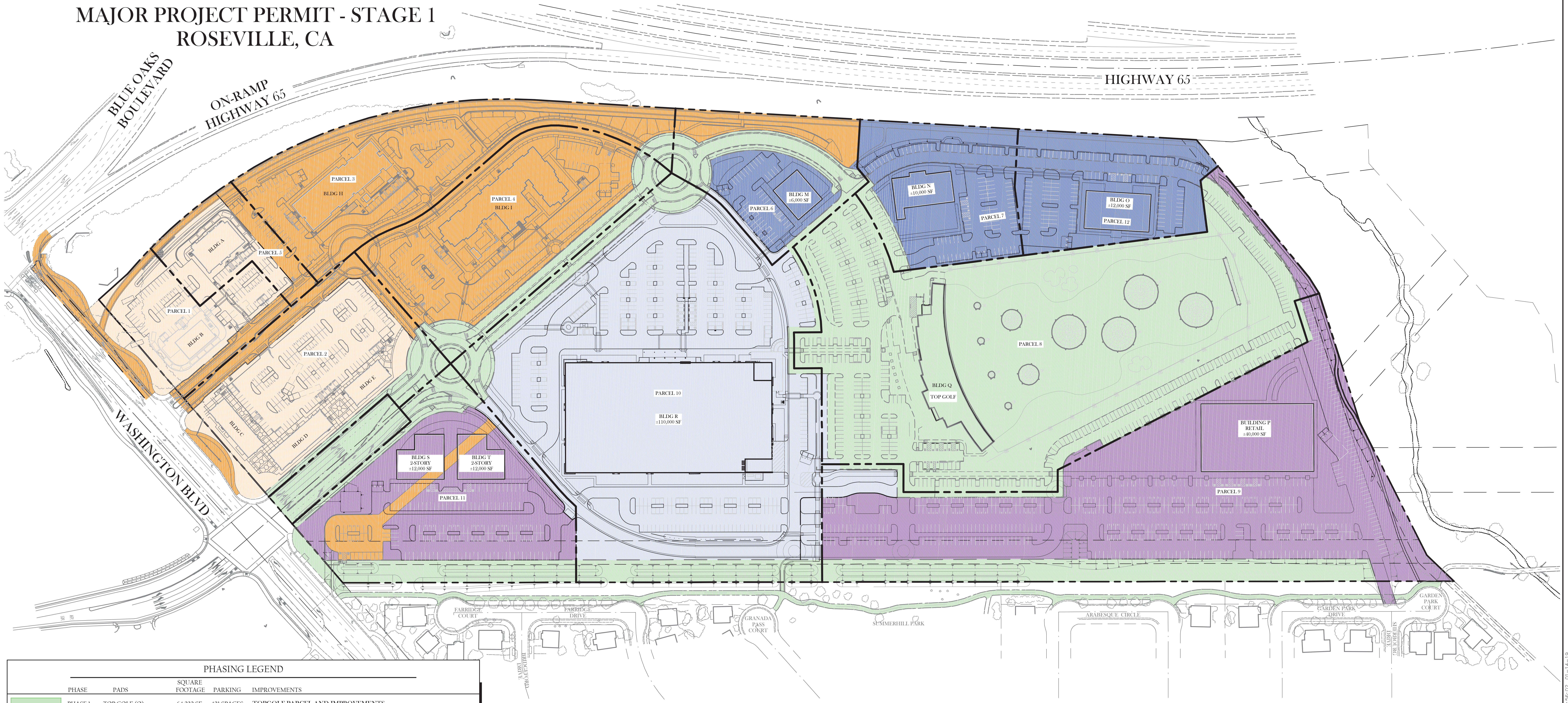
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MODIFIED - PRELIMINARY PHASING PLAN

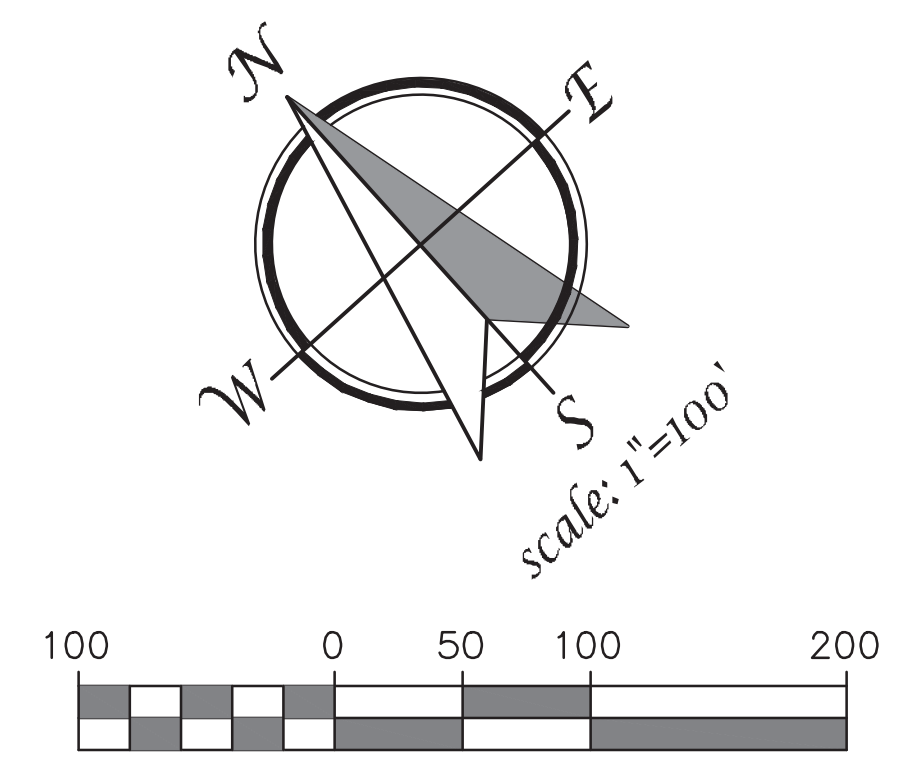
NCRSP - PARCEL 49

MAJOR PROJECT PERMIT - STAGE 1

ROSEVILLE, CA



PHASING LEGEND				
PHASE	PADS	SQUARE FOOTAGE	PARKING	IMPROVEMENTS
PHASE 1	TOP GOLF (Q)	64,232 SF	421 SPACES	TOPGOLF PARCEL AND IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES WASHINGTON BLVD SIGNAL AND INTERSECTION IMPROVEMENTS FREEDOM WAY, ROUNDABOUTS PAVED SECTION TO CONNECT FREEDOM WAY TO TOPGOLF PARCEL LANDSCAPE BUFFER/TRANSITION ADJACENT TO RESIDENTIAL USES UNDERGROUND UTILITIES WITHIN CONSTRUCTED SURFACE IMPS TEMPORARY ACCESS FROM TOPGOLF PARCEL SOUTH TO EVA UNDERGROUND UTILITIES TO SUPPORT TOPGOLF WATER LINE (THROUGH PHASE 3 AREA) SEWER LINE CONNECTION TO NORTH (THROUGH PHASE 3 AREA)
PHASE 2A	HOTEL (H,I)	141,667 SF	214 SPACES	BUILDINGS H & I IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES THRIVE DRIVE & PRIDE WAY IMPROVEMENTS WASHINGTON BLVD RIGHT-TURN IMPROVEMENTS WASHINGTON BLVD LANDSCAPE FRONTAGE IMPROVEMENTS PARK AND RIDE LOT
PHASE 2B	RESTAURANT (A-E) RETAIL (A,C,D,E)	16,675 SF 10,575 SF 27,250 SF	261 SPACES	BUILDINGS A-E IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES
PHASE 3A	RETAIL (R)	110,000 SF	377 SPACES	BUILDINGS R IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES
PHASE 3B	RESTAURANT (M-O)	28,000 SF	295 SPACES	BUILDINGS M-O IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES
PHASE 3C	MEDICAL OFFICE (S,T) RETAIL (P)	24,000 SF 40,000 SF	167 SPACES 575 SPACES	BUILDINGS P, S & T IMPROVEMENTS INCLUDING PARKING, LANDSCAPING, UTILITIES
		435,149 SF	2,310 SPACES	



MAJOR PROJECT PERMIT – STAGE 1

MODIFIED PRELIMINARY PHASING PLAN

JANUARY 14, 2019

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Parcel 49 Land Use													
Building	Suite	Land Use				Building Area				Hotel Rooms			
		Original TIS	Phase 2A	Phase 2B	Living Spaces	Original TIS	Phase 2A	Phase 2B	Living Spaces	Original TIS	Phase 2A	Phase 2B	Living Spaces
		Feb 2015	Oct 2016	Dec 2017	Mar 2019	Feb 2015	Oct 2016	Dec 2017	Mar 2019	Feb 2015	Oct 2016	Dec 2017	Mar 2019
A	1	Restaurant	Restaurant	Fast Food	Fast Food	3,200	3,200	2,200	2,200				
	2			Restaurant	Restaurant			3,000	3,000				
	3			Retail	Retail			1,200	1,200				
B		Restaurant	Restaurant	Fast Food	Fast Food	4,800	4,800	3,600	3,600				
C	1	Restaurant	Restaurant	Restaurant	Restaurant	3,200	3,200	2,000	2,000				
	2			Retail	Retail			4,000	4,000				
D	1	Retail	Retail	Restaurant	Restaurant	4,000	4,000	3,375	3,375				
	2			Retail	Retail			3,375	3,375				
E	1	Retail	Retail	Restaurant	Restaurant	5,000	5,000	2,500	2,500				
	2			Retail	Retail			2,000	2,000				
F		Retail	Retail	-	-	4,000	4,000						
G		Retail	Retail	-	-	7,200	7,200						
H		Hotel	Hotel	Hotel	Hotel	27,900	65,278	65,278	63,692	125	107	107	107
I		Retail	Hotel	Hotel	Hotel	9,600	83,512	83,512	77,975		104	104	104
J		Retail	-	-	-	4,000							
K		Retail	-	-	-	4,000							
L		Office	-	-	-	7,500							
M		Office	Office	Office	Restaurant	16,000	16,000	16,000	6,000				
N		-	-	-	Restaurant				10,000				
O		Office	Office	Office	Restaurant	34,000	34,000	34,000	12,000				
P		Office	Office	Office	Retail	34,000	34,000	34,000	40,000				
Q		Top Golf	Top Golf	Top Golf	Top Golf	64,232	64,232	64,232	64,232				
R	1	Office	Office	Office	Furniture Store	25,000	25,000	25,000	108,500				
	2				Restaurant				1,500				
S		Church	Church	Church	Medical Office	60,000	60,000	60,000	12,000				
T		Church	Church	Church	Medical Office	50,000	50,000	50,000	12,000				
U		Church	Church	Church	-	20,000	20,000	20,000					

Summary by Land Use Type									
Land Use		Building Area				Hotel Rooms			
		Original TIS	Phase 2A	Phase 2B	Living Spaces	Original TIS	Phase 2A	Phase 2B	Living Spaces
		Feb 2015	Oct 2016	Dec 2017	Mar 2019	Feb 2015	Oct 2016	Dec 2017	Mar 2019
Fast Food		0	0	5,800	5,800				
Restaurant		11,200	11,200	10,875	40,375				
Office		116,500	109,000	109,000	0				
Retail		37,800	20,200	10,575	50,575				
Furniture Store		0	0	0	108,500				
Hotel		27,900	148,790	148,790	141,667	125	211	211	211
Top Golf		64,232	64,232	64,232	64,232				
Church		130,000	130,000	130,000	0				
Medical Office		0	0	0	24,000				
Total		387,632	483,422	479,272	435,149	125	211	211	211

Appendix C:

Traffic Counts & Field Observations

Intersection Traffic Count Data Summary

AM Peak Hour

ID	Intersection	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	Total	Individual Peak Hour	Total	Global Peak Hour	Individual PHF of Individual Peak Hour	Individual HV% of Individual Peak Hour	Individual PHF of Global Peak Hour	Individual HV% of Global Peak Hour	Global PHF of Global Peak Hour	Global HV% of Global Peak Hour
1	Blue Oaks Blvd / Foothills	0	155	149	350	0	156	73	30	0	61	1,831	211	0	466	960	265	4,707	7:30 AM	4,707	7:30 AM	0.89	0%	0.89	0%	0.91	2%
2	Blue Oaks Blvd / Washington Blvd	0	182	0	337	0	105	480	440	0	0	1,269	306	0	266	616	227	4,228	7:30 AM	4,228	7:30 AM	0.90	2%	0.90	2%	0.91	2%
3	Blue Oaks Blvd / SR 65 NB Ramps	0	108	0	357	0	0	0	0	0	0	1,095	620	0	78	1,019	0	3,277	7:30 AM	3,277	7:30 AM	0.88	2%	0.88	2%	0.91	2%
4	Washington Blvd / Freedom Way	1	82	519	20	1	33	966	48	0	10	3	65	0	7	2	15	1,772	7:30 AM	1,772	7:30 AM	0.90	3%	0.90	3%	0.91	2%
5	Washington Blvd / Roseville Pkwy	0	16	363	33	0	598	442	0	0	5	0	3	0	50	0	279	1,789	7:30 AM	1,789	7:30 AM	0.90	0%	0.90	0%	0.91	2%

PM Peak Hour

ID	Intersection	NBU	NBL	NBT	NBR	SBU	SBL	SBT	SBR	EBU	EBL	EBT	EBR	WBU	WBL	WBT	WBR	Total	Individual Peak Hour	Total	Global Peak Hour	Individual PHF of Individual Peak Hour	Individual HV% of Individual Peak Hour	Individual PHF of Global Peak Hour	Individual HV% of Global Peak Hour	Global PHF of Global Peak Hour	Global HV% of Global Peak Hour
1	Blue Oaks Blvd / Foothills	0	308	72	544	0	362	198	83	0	43	1,179	150	0	320	2,023	76	5,358	4:30 PM	5,358	4:45 PM	0.92	0%	0.91	0%	0.91	1%
2	Blue Oaks Blvd / Washington Blvd	0	495	0	495	0	180	319	463	0	0	1,210	253	0	318	772	226	4,731	4:45 PM	4,731	4:45 PM	0.91	1%	0.91	1%	0.91	1%
3	Blue Oaks Blvd / SR 65 NB Ramps	0	51	0	365	0	0	0	0	0	0	1,262	636	0	119	1,256	0	3,689	5:00 PM	3,722	4:45 PM	0.91	0%	0.91	0%	0.91	1%
4	Washington Blvd / Freedom Way	0	60	936	47	3	60	818	7	0	73	10	143	0	22	0	58	2,237	4:45 PM	2,237	4:45 PM	0.90	1%	0.90	1%	0.91	1%
5	Washington Blvd / Roseville Pkwy	0	5	405	66	0	500	529	0	0	17	4	13	0	50	0	471	2,060	4:45 PM	2,060	4:45 PM	0.91	0%	0.91	0%	0.91	1%

Turning Movement Volume Report

Report Date: 2/11/2019 4:56:09 PM

From 1/31/2019 to 1/31/2019

Blue Oaks Blvd & Foothills Blvd

AM Peak Period

Intersection: 90

Time	N				S				E				W				Int Total
	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total	
31/01/19 06:00-06:15	6	21	32	59	22	13	7	42	10	159	18	187	79	42	46	167	455
31/01/19 06:15-06:30	10	10	26	46	23	12	9	44	2	179	13	194	46	75	24	145	429
31/01/19 06:30-06:45	17	14	26	57	28	12	7	47	11	227	34	272	45	80	38	163	539
31/01/19 06:45-07:00	18	9	40	67	21	11	3	35	6	277	33	316	67	117	22	206	624
31/01/19 07:00-07:15	24	24	49	97	37	9	6	52	13	304	43	360	81	119	43	243	752
31/01/19 07:15-07:30	25	13	49	87	34	10	3	47	13	374	82	469	76	126	43	245	848
31/01/19 07:30-07:45	17	37	73	127	37	11	4	52	13	505	92	610	85	113	64	262	1051
31/01/19 07:45-08:00	37	40	93	170	41	16	8	65	16	506	61	583	90	202	59	351	1169
31/01/19 08:00-08:15	43	49	103	195	33	23	12	68	22	536	56	614	127	233	79	439	1316
31/01/19 08:15-08:30	50	35	80	165	43	10	4	57	9	389	45	443	113	236	67	416	1081
31/01/19 08:30-08:45	25	25	74	124	39	24	6	69	14	400	49	463	136	289	60	485	1141
31/01/19 08:45-09:00	68	34	53	155	42	18	5	65	13	377	36	426	89	220	47	356	1002
31/01/19 09:00-09:15	46	18	65	129	51	4	2	57	25	485	74	584	95	220	43	358	1128
31/01/19 09:15-09:30	32	24	48	104	54	10	3	67	24	364	45	433	66	196	50	312	916
31/01/19 09:30-09:45	32	24	45	101	38	11	3	52	16	293	33	342	69	177	28	274	769
31/01/19 09:45-10:00	24	14	36	74	38	20	3	61	6	292	29	327	49	181	26	256	718
Summary	474	391	892	1757	581	214	85	880	213	5667	743	6623	1313	2626	739	4678	13938

Page:

1/1

Turning Movement Volume Report

Report Date: 2/11/2019 4:56:31 PM

From 1/31/2019 to 1/31/2019

Blue Oaks Blvd / Foothills Blvd

PM Peak Period

Intersection: 90

Time	N				S				E				W				Int Total
	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total	
31/01/19 15:00-15:15	70	19	91	180	50	21	13	84	11	271	34	316	61	413	27	501	1081
31/01/19 15:15-15:30	75	10	90	175	59	35	13	107	10	286	32	328	57	433	19	509	1119
31/01/19 15:30-15:45	55	6	75	136	45	25	8	78	12	294	69	375	67	479	20	566	1155
31/01/19 15:45-16:00	68	14	121	203	62	42	13	117	11	297	46	354	79	458	28	565	1239
31/01/19 16:00-16:15	57	19	118	194	64	37	14	115	21	281	34	336	72	474	46	592	1237
31/01/19 16:15-16:30	69	19	116	204	97	91	32	220	18	270	37	325	77	420	40	537	1286
31/01/19 16:30-16:45	65	15	122	202	78	48	17	143	17	272	38	327	81	383	22	486	1158
31/01/19 16:45-17:00	86	11	122	219	126	69	29	224	14	276	37	327	76	429	9	514	1284
31/01/19 17:00-17:15	76	15	123	214	86	38	18	142	16	320	36	372	73	478	20	571	1299
31/01/19 17:15-17:30	79	20	166	265	137	79	29	245	13	262	30	305	73	431	19	523	1338
31/01/19 17:30-17:45	75	20	138	233	81	45	21	147	7	298	46	351	99	611	26	736	1467
31/01/19 17:45-18:00	78	17	117	212	58	36	15	109	7	299	38	344	75	503	11	589	1254
31/01/19 18:00-18:15	75	10	109	194	53	34	16	103	7	293	41	341	75	459	11	545	1183
31/01/19 18:15-18:30	74	15	116	205	79	26	19	124	20	318	44	382	60	433	11	504	1215
31/01/19 18:30-18:45	45	13	92	150	53	23	17	93	21	322	29	372	48	423	8	479	1094
31/01/19 18:45-19:00	68	12	87	167	29	20	10	59	5	261	26	292	51	372	15	438	956
Summary	1115	235	1803	3153	1157	669	284	2110	210	4620	617	5447	1124	7199	332	8655	19365

Page:

1/1

National Data & Surveying ServicesIntersection Turning Movement Count

Location: Washington Blvd & Blue Oaks Blvd
City: Roseville
Control: Signalized

Project ID: 19-07040-003
Date: 1/31/2019

Total

NS/EW Streets:		Washington Blvd					Washington Blvd					Blue Oaks Blvd					Blue Oaks Blvd					
AM		NORTHBOUND					SOUTHBOUND					EASTBOUND					WESTBOUND					
		2	0	1	0	0	1	2	1	0	0	0	4	1	0	0	2	2	1	0	0	TOTAL
		NL	NT	NR	NU	NR2	SL	ST	SR	SU	SL2	EL	ET	ER	EU	ET2	WL	WT	WR	WU	WU2	
	7:00 AM	17	0	62	0	14	9	56	74	0	0	0	143	79	0	200	44	78	63	0	0	839
	7:15 AM	14	0	78	0	9	18	93	82	0	3	0	239	94	0	226	46	67	39	0	0	1008
	7:30 AM	47	0	94	0	9	25	103	87	0	1	0	293	78	0	198	73	115	42	0	0	1165
	7:45 AM	49	0	88	0	6	28	140	115	0	5	0	385	83	0	162	71	171	44	0	0	1347
	8:00 AM	47	0	83	0	10	32	119	122	0	0	0	326	69	0	151	66	174	89	0	0	1288
	8:15 AM	39	0	72	0	5	20	118	116	0	1	0	265	76	0	154	56	156	52	0	0	1130
	8:30 AM	40	0	62	0	14	22	70	80	0	1	0	223	61	0	161	43	142	57	0	0	976
	8:45 AM	41	0	65	0	8	23	65	85	0	0	0	278	74	0	230	40	107	47	0	0	1063
		NL	NT	NR	NU	NR2	SL	ST	SR	SU	SL2	EL	ET	ER	EU	ET2	WL	WT	WR	WU	WU2	TOTAL
	TOTAL VOLUMES :	294	0	604	0	75	177	764	761	0	11	0	2152	614	0	1482	439	1010	433	0	0	8816
	APPROACH %'s :	####	0.00%	####	0.00%	7.71%	####	#####	####	0.00%	0.64%	0.00%	####	####	0.00%	####	####	####	####	0.00%	0.00%	
	PEAK HR :	07:30 AM - 08:30 AM																				TOTAL
	PEAK HR VOL :	182	0	337	0	30	105	480	440	0	7	0	1269	306	0	665	266	616	227	0	0	4930
	PEAK HR FACTOR :	0.929	0.000	0.896	0.000	0.750	0.820	0.857	0.902	0.000	0.350	0.000	0.824	0.922	0.000	0.840	0.911	0.885	0.638	0.000	0.000	0.915

PM	NORTHBOUND					SOUTHBOUND					EASTBOUND					WESTBOUND					TOTAL
	2 NL	0 NT	1 NR	0 NU	0 NR2	1 SL	2 ST	1 SR	0 SU	0 SL2	0 EL	4 ET	1 ER	0 EU	0 ET2	2 WL	2 WT	1 WR	0 WU	0 WU2	
4:00 PM	119	0	92	0	34	30	74	100	0	1	0	245	64	0	156	62	176	37	0	0	1190
4:15 PM	90	0	103	0	32	37	74	98	0	1	0	279	54	0	155	57	196	47	0	0	1223
4:30 PM	108	0	111	0	29	37	84	94	0	0	0	276	54	0	177	54	194	63	0	0	1281
4:45 PM	89	0	108	0	14	32	95	115	0	1	0	316	69	0	159	68	166	54	0	0	1286
5:00 PM	145	0	150	0	30	49	64	103	0	0	0	320	63	0	199	106	223	71	0	0	1523
5:15 PM	142	0	112	0	21	51	92	130	0	1	0	325	56	0	148	63	203	43	0	0	1387
5:30 PM	119	0	125	0	25	48	68	115	0	1	0	249	65	0	153	81	180	58	0	0	1287
5:45 PM	104	0	117	0	14	35	59	75	0	0	0	305	52	0	150	59	174	62	0	0	1206
TOTAL VOLUMES : APPROACH %'s :	NL 916	NT 0	NR 918	NU 0	NR2 199	SL 319	ST 610	SR 830	SU 0	SL2 5	EL 0	ET 2315	ER 477	EU 0	ET2 1297	WL 550	WT 1512	WR 435	WU 0	WU2 0	TOTAL 10383
PEAK HR :	04:45 PM - 05:45 PM																				TOTAL
PEAK HR VOL :	495	0	495	0	90	180	319	463	0	3	0	1210	253	0	659	318	772	226	0	0	5483
PEAK HR FACTOR :	0.853	0.000	0.825 0.831	0.000	0.750	0.882	0.839	0.890 0.880	0.000	0.750	0.000	0.931	0.917 0.912	0.000	0.828	0.750	0.865	0.796 0.823	0.000	0.000	0.900

National Data & Surveying Services Intersection Turning Movement Count

Location: SR 65 NB Ramps & Blue Oaks Blvd
City: Roseville
Control: Signalized

Project ID: 19-07040-004
Date: 1/31/2019

Total

NS/EW Streets:	SR 65 NB Ramps				SR 65 NB Ramps				Blue Oaks Blvd				Blue Oaks Blvd				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	1 NL	0 NT	1 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	2 ET	1 ER	0 EU	1 WL	2 WT	0 WR	0 WU	
7:00 AM	26	0	54	0	0	0	0	0	0	108	116	0	17	152	0	0	473
7:15 AM	20	0	69	0	0	0	0	0	0	173	161	0	28	135	0	0	586
7:30 AM	28	0	84	0	0	0	0	0	0	267	148	0	32	196	0	0	755
7:45 AM	30	0	107	0	0	0	0	0	0	315	181	0	19	277	0	0	929
8:00 AM	27	0	89	0	0	0	0	0	0	297	154	0	18	281	0	0	866
8:15 AM	23	0	77	0	0	0	0	0	0	216	137	0	9	265	0	0	727
8:30 AM	24	0	83	0	0	0	0	0	0	176	118	0	8	198	0	0	607
8:45 AM	25	0	87	0	0	0	0	0	0	252	129	0	15	182	0	0	690
TOTAL VOLUMES :	NL 203	NT 0	NR 650	NU 0	SL 0	ST 0	SR 0	SU 0	EL 0	ET 1804	ER 1144	EU 0	WL 146	WT 1686	WR 0	WU 0	TOTAL 5633
APPROACH %'s :	23.80%	0.00%	76.20%	0.00%					0.00%	61.19%	38.81%	0.00%	7.97%	92.03%	0.00%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	108	0	357	0	0	0	0	0	0	1095	620	0	78	1019	0	0	3277
PEAK HR FACTOR :	0.900	0.000	0.834	0.000	0.000	0.000	0.000	0.000	0.000	0.869	0.856	0.000	0.609	0.907	0.000	0.000	0.882
	0.849									0.864				0.917			

PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	1 NL	0 NT	1 NR	0 NU	0 SL	0 ST	0 SR	0 SU	0 EL	2 ET	1 ER	0 EU	1 WL	2 WT	0 WR	0 WU	
4:00 PM	16	0	74	0	0	0	0	0	0	244	128	0	25	270	0	0	757
4:15 PM	18	0	112	0	0	0	0	0	0	252	148	0	25	288	0	0	843
4:30 PM	13	0	95	0	0	0	0	0	0	269	159	0	29	283	0	0	848
4:45 PM	17	0	79	0	0	0	0	0	0	306	166	0	24	268	0	0	860
5:00 PM	16	0	98	0	0	0	0	0	0	329	179	0	29	374	0	0	1025
5:15 PM	8	0	96	0	0	0	0	0	0	335	164	0	34	319	0	0	956
5:30 PM	10	0	92	0	0	0	0	0	0	292	127	0	32	295	0	0	848
5:45 PM	18	0	104	0	0	0	0	0	0	298	140	0	36	297	0	0	893
TOTAL VOLUMES :	NL 116	NT 0	NR 750	NU 0	SL 0	ST 0	SR 0	SU 0	EL 0	ET 2325	ER 1211	EU 0	WL 234	WT 2394	WR 0	WU 0	TOTAL 7030
APPROACH %'s :	13.39%	0.00%	86.61%	0.00%					0.00%	65.75%	34.25%	0.00%	8.90%	91.10%	0.00%	0.00%	
PEAK HR :	05:00 PM - 06:00 PM																TOTAL
PEAK HR VOL :	52	0	390	0	0	0	0	0	0	1254	610	0	131	1285	0	0	3722
PEAK HR FACTOR :	0.722	0.000	0.938	0.000	0.000	0.000	0.000	0.000	0.000	0.936	0.852	0.000	0.910	0.859	0.000	0.000	0.908
	0.906									0.917				0.878			

National Data & Surveying Services

Intersection Turning Movement Count

Location: Washington Blvd & Freedom Way
City: Roseville
Control: Signalized

Project ID: 19-07040-005
Date: 1/31/2019

Total

NS/EW Streets:	Washington Blvd				Washington Blvd				Freedom Way				Freedom Way				
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	1 NL	2 NT	1 NR	0 NU	2 SL	2 ST	1 SR	0 SU	2 EL	1 ET	1 ER	0 EU	2 WL	0.5 WT	1.5 WR	0 WU	
7:00 AM	8	77	2	0	8	154	10	0	0	1	10	0	0	0	10	0	280
7:15 AM	17	100	8	0	10	222	8	0	0	0	9	0	3	1	8	0	386
7:30 AM	16	127	3	0	9	220	8	0	1	0	14	0	2	2	5	0	407
7:45 AM	23	147	5	1	5	267	12	0	1	1	20	0	4	0	4	0	490
8:00 AM	24	136	3	0	7	237	16	0	7	2	17	0	0	0	2	0	451
8:15 AM	19	109	9	0	12	242	12	1	1	0	14	0	1	0	4	0	424
8:30 AM	17	110	2	0	8	161	8	0	3	1	12	0	2	1	1	0	326
8:45 AM	8	125	5	0	10	148	12	0	2	1	15	0	1	0	2	0	329
TOTAL VOLUMES :	NL 132	NT 931	NR 37	NU 1	SL 69	ST 1651	SR 86	SU 1	EL 15	ET 6	ER 111	EU 0	WL 13	WT 4	WR 36	WU 0	TOTAL 3093
APPROACH %'s :	11.99%	84.56%	3.36%	0.09%	3.82%	91.37%	4.76%	0.06%	11.36%	4.55%	84.09%	0.00%	24.53%	7.55%	67.92%	0.00%	
PEAK HR :	07:30 AM - 08:30 AM																TOTAL
PEAK HR VOL :	82	519	20	1	33	966	48	1	10	3	65	0	7	2	15	0	1772
PEAK HR FACTOR :	0.854	0.883	0.556	0.250	0.688	0.904	0.750	0.250	0.357	0.375	0.813	0.000	0.438	0.250	0.750	0.000	0.904
	0.884				0.923				0.750				0.667				
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL
	1 NL	2 NT	1 NR	0 NU	2 SL	2 ST	1 SR	0 SU	2 EL	1 ET	1 ER	0 EU	2 WL	0.5 WT	1.5 WR	0 WU	
4:00 PM	8	218	3	0	9	169	10	0	22	1	36	0	13	1	13	0	503
4:15 PM	7	184	10	0	14	181	2	2	15	1	30	0	7	0	12	0	465
4:30 PM	9	221	9	0	15	163	3	0	13	4	42	0	3	0	20	0	502
4:45 PM	16	184	12	0	25	216	2	1	12	5	37	0	5	0	13	0	528
5:00 PM	9	281	17	0	16	198	1	0	26	3	43	0	12	0	18	0	624
5:15 PM	22	231	10	0	8	214	3	2	18	1	30	0	4	0	11	0	554
5:30 PM	13	240	8	0	11	190	1	0	17	1	33	0	1	0	16	0	531
5:45 PM	6	202	9	0	18	164	2	0	13	3	20	0	5	1	18	0	461
TOTAL VOLUMES :	NL 90	NT 1761	NR 78	NU 0	SL 116	ST 1495	SR 24	SU 5	EL 136	ET 19	ER 271	EU 0	WL 50	WT 2	WR 121	WU 0	TOTAL 4168
APPROACH %'s :	4.67%	91.29%	4.04%	0.00%	7.07%	91.16%	1.46%	0.30%	31.92%	4.46%	63.62%	0.00%	28.90%	1.16%	69.94%	0.00%	
PEAK HR :	04:45 PM - 05:45 PM																TOTAL
PEAK HR VOL :	60	936	47	0	60	818	7	3	73	10	143	0	22	0	58	0	2237
PEAK HR FACTOR :	0.682	0.833	0.691	0.000	0.600	0.947	0.583	0.375	0.702	0.500	0.831	0.000	0.458	0.000	0.806	0.000	0.896
	0.849				0.910				0.785				0.667				

Turning Movement Volume Report

Report Date: 2/11/2019 4:27:32 PM

From 1/31/2019 to 1/31/2019

Roseville Parkway & Washington Boulevard AM Peak Period

Intersection: 83

Time	N				S				E				W				Int Total
	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total	
31/01/19 06:00-06:15	10	46	0	56	13	50		63	0	0	0	0	8		20	28	147
31/01/19 06:15-06:30	1	31	4	36	11	46		57	0	0	0	0	3		8	11	104
31/01/19 06:30-06:45	2	26	1	29	23	45		68	0	0	0	0	5		15	20	117
31/01/19 06:45-07:00	6	46	1	53	39	68		107	0	0	0	0	12		34	46	206
31/01/19 07:00-07:15	2	44	1	47	51	75		126	0	0	0	0	8		42	50	223
31/01/19 07:15-07:30	1	62	6	69	80	72		152	0	0	0	0	8		35	43	264
31/01/19 07:30-07:45	1	75	2	78	138	97		235	0	0	0	0	9		42	51	364
31/01/19 07:45-08:00	3	99	11	113	153	100		253	0	0	0	0	12		63	75	441
31/01/19 08:00-08:15	6	101	7	114	177	108		285	0	0	0	0	11		79	90	489
31/01/19 08:15-08:30	3	86	9	98	138	120		258	0	0	0	0	11		75	86	442
31/01/19 08:30-08:45	4	77	6	87	130	114		244	0	0	0	0	16		62	78	409
31/01/19 08:45-09:00	2	84	9	95	102	94		196	0	0	0	0	12		52	64	355
31/01/19 09:00-09:15	2	84	13	99	84	83		167	0	0	0	0	14		56	70	336
31/01/19 09:15-09:30	3	47	10	60	67	74		141	0	0	0	0	14		40	54	255
31/01/19 09:30-09:45	1	57	10	68	54	57		111	0	0	0	0	9		46	55	234
31/01/19 09:45-10:00	1	56	9	66	58	55		113	0	0	0	0	8		44	52	231
Summary	48	1021	99	1168	1318	1258	0	2576	0	0	0	0	160	0	713	873	4617

Turning Movement Volume Report

Report Date: 2/11/2019 4:29:28 PM

From 1/31/2019 to 1/31/2019

Roseville Parkway & Washington Boulevard

PM Peak Period

Intersection: 83

Time	N				S				E				W				Int Total
	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total	Left	Thru	Right	Total	
31/01/19 15:00-15:15	2	101	15	118	69	100		169	0	0	0	0	14		101	115	402
31/01/19 15:15-15:30	1	79	9	89	89	90		179	0	0	0	0	12		93	105	373
31/01/19 15:30-15:45	3	94	16	113	76	124		200	0	0	0	0	13		103	116	429
31/01/19 15:45-16:00	1	71	18	90	128	129		257	0	0	0	0	15		102	117	464
31/01/19 16:00-16:15	1	90	7	98	117	122		239	0	0	0	0	15		102	117	454
31/01/19 16:15-16:30	3	86	13	102	122	128		250	0	0	0	0	7		119	126	478
31/01/19 16:30-16:45	3	94	10	107	118	109		227	0	0	0	0	16		108	124	458
31/01/19 16:45-17:00	1	91	10	102	109	123		232	0	0	0	0	6		118	124	458
31/01/19 17:00-17:15	1	105	18	124	122	137		259	0	0	0	0	14		99	113	496
31/01/19 17:15-17:30	1	101	15	117	139	137		276	0	0	0	0	12		113	125	518
31/01/19 17:30-17:45	1	109	18	128	124	154		278	0	0	0	0	17		143	160	566
31/01/19 17:45-18:00	2	90	15	107	115	101		216	0	0	0	0	7		116	123	446
31/01/19 18:00-18:15	2	84	11	97	95	104		199	0	0	0	0	12		118	130	426
31/01/19 18:15-18:30	0	95	10	105	60	98		158	0	0	0	0	12		114	126	389
31/01/19 18:30-18:45	2	88	9	99	54	83		137	0	0	0	0	10		102	112	348
31/01/19 18:45-19:00	0	103	9	112	49	72		121	0	0	0	0	9		95	104	337
Summary	24	1481	203	1708	1586	1811	0	3397	0	0	0	0	191	0	1746	1937	7042

Page:

1/1

Freedom Way - Construction Trips

January 31, 2019

	Inbound (from Washington)									Outbound (from Freedom)								
	NBR			SBL			All Inbound			WBL			WBR			All Outbound		
Time	Car	Truck	Total	Car	Truck	Total	Car	Truck	Total	Car	Truck	Total	Car	Truck	Total	Car	Truck	Total
7:30-7:45	3		3	3	1	4	6	1	7			0	2		2	2	0	2
7:45-8:00		1	1	2		2	2	1	3			0		1	1	0	1	1
8:00-8:15	1		1	2	1	3	3	1	4			0		1	1	0	1	1
8:15-8:30	2		2	2		2	4	0	4	1		1	1		1	2	0	2
8:30-8:45	1		1	2		2	3	0	3	1		1			0	1	0	1
8:45-9:00		1	1		1	1	0	2	2	1		1	1		1	2	0	2
AM	7	2	9	11	3	14	18	5	23	3	0	3	4	2	6	7	2	9
AM Pk Hr			0			0			0			0			0			0

	Inbound (from Washington)									Outbound (from Freedom)								
	NBR			SBL			All Inbound			WBL			WBR			All Outbound		
Time	Car	Truck	Total	Car	Truck	Total	Car	Truck	Total	Car	Truck	Total	Car	Truck	Total	Car	Truck	Total
4:00-4:15			0		1	1	0	1	1	2		2			0	2	0	2
4:15-4:30			0			0	0	0	0			0	2		2	2	0	2
4:30-4:45	1		1			0	1	0	1			0	2		2	2	0	2
4:45-5:00			0	1		1	1	0	1			0		1	1	0	1	1
5:00-5:15			0			0	0	0	0	2		2			0	2	0	2
5:15-5:30			0			0	0	0	0			0		1	1	0	1	1
5:30-5:45			0			0	0	0	0			0	4		4	4	0	4
5:45-6:00			0			0	0	0	0			0	4		4	4	0	4
PM	1	0	1	1	1	2	2	1	3	4	0	4	12	2	14	16	2	18
PM Pk Hr			0			0			0			0			0			0

Parcel 49: Hotel Trip Generation

Time	In	Out	Total
7:30-7:45	3	6	9
7:45-8:00		5	5
8:00-8:15	1		1
8:15-8:30	3	3	6
8:30-8:45	2	1	3
8:45-9:00	4	1	5
AM	13	16	29
AM Pk Hr			0

7:30-8:30 AM (from traffic counts)

Time	In	Out	Total
4:00-4:15		2	2
4:15-4:30	2	3	5
4:30-4:45		1	1
4:45-5:00	2	4	6
5:00-5:15	6	5	11
5:15-5:30	2	6	8
5:30-5:45	4	5	9
5:45-6:00	1	3	4
PM	17	29	46
PM Pk Hr			0

4:45-5:45 PM (from traffic counts)

Freedom Way - Construction Trips

January 31, 2019

Time	Inbound (from Washington)									Outbound (from Freedom)								
	NBR			SBL			All Inbound			WBL			WBR			All Outbound		
	Car	Truck	Total	Car	Truck	Total	Car	Truck	Total	Car	Truck	Total	Car	Truck	Total	Car	Truck	Total
7:30-7:45	3		3	3	1	4	6	1	7			0	2		2	2	0	2
7:45-8:00		1	1	2		2	2	1	3			0		1	1	0	1	1
8:00-8:15	1		1	2	1	3	3	1	4			0		1	1	0	1	1
8:15-8:30	2		2	2		2	4	0	4	1		1	1		1	2	0	2
8:30-8:45	1		1	2		2	3	0	3	1		1			0	1	0	1
8:45-9:00		1	1		1	1	0	2	2	1		1	1		1	2	0	2
AM	7	2	9	11	3	14	18	5	23	3	0	3	4	2	6	7	2	9
AM Pk Hr	6	1	7	9	2	11	15	3	18	1	0	1	3	2	5	4	2	6

Time	Inbound (from Washington)									Outbound (from Freedom)								
	NBR			SBL			All Inbound			WBL			WBR			All Outbound		
	Car	Truck	Total	Car	Truck	Total	Car	Truck	Total	Car	Truck	Total	Car	Truck	Total	Car	Truck	Total
4:00-4:15			0		1	1	0	1	1	2		2			0	2	0	2
4:15-4:30			0			0	0	0	0			0	2		2	2	0	2
4:30-4:45	1		1			0	1	0	1			0	2		2	2	0	2
4:45-5:00			0	1		1	1	0	1			0		1	1	0	1	1
5:00-5:15			0			0	0	0	0	2		2			0	2	0	2
5:15-5:30			0			0	0	0	0			0		1	1	0	1	1
5:30-5:45			0			0	0	0	0			0	4		4	4	0	4
5:45-6:00			0			0	0	0	0			0	4		4	4	0	4
PM	1	0	1	1	1	2	2	1	3	4	0	4	12	2	14	16	2	18
PM Pk Hr	0	0	0	1	0	1	1	0	1	2	0	2	4	2	6	6	2	8

Parcel 49: Hotel Trip Generation

Time	In	Out	Total
7:30-7:45	3	6	9
7:45-8:00		5	5
8:00-8:15	1		1
8:15-8:30	3	3	6
8:30-8:45	2	1	3
8:45-9:00	4	1	5
AM	13	16	29
AM Pk Hr	7	14	21

7:30-8:30 AM (from traffic counts)

Time	In	Out	Total
4:00-4:15		2	2
4:15-4:30	2	3	5
4:30-4:45		1	1
4:45-5:00	2	4	6
5:00-5:15	6	5	11
5:15-5:30	2	6	8
5:30-5:45	4	5	9
5:45-6:00	1	3	4
PM	17	29	46
PM Pk Hr	14	20	34

4:45-5:45 PM (from traffic counts)

Appendix D:
Technical Calculations:
Existing Conditions –
Intersection Operations

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

NCRSP Parcel 49 – Living Spaces
Existing Conditions
AM Peak Hour

Intersection 1 **Foothills Blvd/Blue Oaks Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	155	144	93.0%	44.9	6.6	D
	Through	149	146	98.2%	43.1	3.5	D
	Right Turn	350	352	100.6%	3.1	0.4	A
	Subtotal	654	642	98.2%	21.5	1.7	C
SB	Left Turn	156	163	104.5%	42.7	4.5	D
	Through	73	75	102.2%	39.5	7.8	D
	Right Turn	30	32	105.6%	7.0	2.6	A
	Subtotal	259	269	104.0%	37.7	4.6	D
EB	Left Turn	61	64	104.4%	57.3	13.5	E
	Through	1,842	1,745	94.7%	51.2	10.1	D
	Right Turn	211	200	94.7%	28.0	5.8	C
	Subtotal	2,114	2,009	95.0%	49.1	9.4	D
WB	Left Turn	466	441	94.6%	55.9	9.4	E
	Through	970	949	97.8%	19.7	0.7	B
	Right Turn	265	256	96.6%	8.9	1.0	A
	Subtotal	1,701	1,646	96.7%	27.8	3.2	C
Total		4,728	4,566	96.6%	36.9	4.6	D

Intersection 2 **Washington Blvd/Blue Oaks Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	188	170	90.2%	43.6	5.0	D
	Through	352	326	92.6%	27.7	2.8	C
	Right Turn	30	29	98.3%	29.1	10.8	C
	Subtotal	570	525	92.1%	32.9	3.1	C
SB	Left Turn	112	101	90.4%	53.4	9.1	D
	Through	480	429	89.4%	76.1	21.7	E
	Right Turn	440	427	97.0%	9.5	3.4	A
	Subtotal	1,032	957	92.7%	44.5	14.2	D
EB	Through	1,272	1,271	100.0%	40.8	3.0	D
	Right - SR 65	665	616	92.6%	43.8	3.5	D
	Right Turn	306	286	93.5%	22.8	3.2	C
	Subtotal	2,243	2,173	96.9%	39.3	2.8	D
WB	Left Turn	270	265	98.0%	45.2	2.9	D
	Through	626	646	103.3%	17.4	2.1	B
	Right Turn	231	233	100.7%	6.6	0.6	A
	Subtotal	1,127	1,144	101.5%	21.6	1.6	C
Total		4,972	4,799	96.5%	35.4	3.0	D

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

NCRSP Parcel 49 – Living Spaces
Existing Conditions
AM Peak Hour

Intersection 3 **SR 65 NB Ramps/Blue Oaks Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	108	113	104.5%	18.8	3.5	B
	Through						
	Right Turn	357	352	98.5%	17.2	3.0	B
	Subtotal	465	464	99.9%	17.6	2.9	B
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,107	1,072	96.8%	18.4	2.5	B
	Right Turn	622	574	92.2%	7.7	1.2	A
	Subtotal	1,729	1,645	95.2%	14.7	1.8	B
WB	Left Turn	78	80	103.1%	26.5	4.5	C
	Through	1,019	1,024	100.5%	9.3	1.2	A
	Right Turn						
	Subtotal	1,097	1,105	100.7%	10.5	1.2	B
Total		3,291	3,214	97.7%	13.7	1.4	B

Intersection 4 **Washington Blvd/Freedom Way** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	83	86	103.9%	24.1	5.0	C
	Through	544	519	95.5%	7.8	0.6	A
	Right Turn	20	17	83.7%	5.0	0.9	A
	Subtotal	647	622	96.2%	10.1	1.1	B
SB	Left Turn	34	32	95.3%	29.1	7.1	C
	Through	974	899	92.3%	9.8	1.4	A
	Right Turn	48	47	97.1%	4.9	0.6	A
	Subtotal	1,056	978	92.7%	10.2	1.4	B
EB	Left Turn	10	9	87.4%	19.4	14.7	B
	Through	3	3	97.1%	17.7	15.5	B
	Right Turn	65	62	95.8%	7.3	1.6	A
	Subtotal	78	74	94.7%	10.0	2.7	B
WB	Left Turn	7	7	104.0%	23.8	13.3	C
	Through	2	1	54.6%	10.6	20.7	B
	Right Turn	15	13	87.4%	4.3	2.4	A
	Subtotal	24	21	89.5%	12.8	5.6	B
Total		1,805	1,696	94.0%	10.2	1.1	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

NCRSP Parcel 49 – Living Spaces
Existing Conditions
AM Peak Hour

Intersection 5

Washington Blvd/Roseville Pkwy

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	16	14	88.7%	23.4	10.7	C
	Through	363	348	95.9%	12.9	1.9	B
	Right Turn	33	30	90.4%	2.3	0.9	A
	Subtotal	412	392	95.2%	12.6	1.7	B
SB	Left Turn	600	546	91.0%	18.5	2.7	B
	Through	447	431	96.4%	16.8	5.3	B
	Right Turn						
	Subtotal	1,047	977	93.3%	17.8	3.2	B
EB	Left Turn	5	3	51.0%	5.8	9.3	A
	Through						
	Right Turn	3	3	109.2%	4.1	5.1	A
	Subtotal	8	6	72.8%	6.6	5.7	A
WB	Left Turn	50	47	93.2%	25.9	6.1	C
	Through						
	Right Turn	279	279	99.9%	1.9	0.1	A
	Subtotal	329	325	98.9%	5.3	1.1	A
Total		1,796	1,700	94.7%	14.2	2.1	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

NCRSP Parcel 49 – Living Spaces
Existing Conditions
PM Peak Hour

Intersection 1 **Foothills Blvd/Blue Oaks Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	308	305	98.9%	49.9	6.2	D
	Through	72	80	110.7%	45.8	5.1	D
	Right Turn	544	541	99.5%	4.4	0.6	A
	Subtotal	924	926	100.2%	23.1	3.2	C
SB	Left Turn	362	365	100.9%	39.6	5.3	D
	Through	198	199	100.7%	39.1	5.3	D
	Right Turn	83	83	100.4%	20.6	4.1	C
	Subtotal	643	648	100.8%	37.3	3.6	D
EB	Left Turn	43	45	104.1%	66.0	22.2	E
	Through	1,186	1,171	98.7%	37.1	19.1	D
	Right Turn	150	151	100.5%	23.4	6.2	C
	Subtotal	1,379	1,366	99.1%	36.7	16.7	D
WB	Left Turn	320	327	102.3%	58.3	9.1	E
	Through	2,023	1,959	96.8%	45.8	7.5	D
	Right Turn	76	64	84.3%	17.9	3.7	B
	Subtotal	2,419	2,350	97.1%	46.8	7.2	D
Total		5,365	5,290	98.6%	39.0	5.6	D

Intersection 2 **Washington Blvd/Blue Oaks Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	495	499	100.8%	58.3	9.3	E
	Through	495	493	99.6%	29.2	4.6	C
	Right Turn	90	95	105.2%	31.7	6.2	C
	Subtotal	1,080	1,087	100.6%	42.8	5.6	D
SB	Left Turn	183	177	96.5%	60.6	10.2	E
	Through	319	325	101.9%	57.1	6.3	E
	Right Turn	463	463	99.9%	6.6	0.6	A
	Subtotal	965	964	99.9%	33.6	3.0	C
EB	Through	1,223	1,148	93.9%	60.1	8.4	E
	Right - SR 65	663	613	92.5%	64.2	7.4	E
	Right Turn	254	254	99.9%	33.5	4.6	C
	Subtotal	2,140	2,015	94.1%	58.0	7.6	E
WB	Left Turn	318	329	103.5%	50.8	5.3	D
	Through	772	795	102.9%	22.0	2.2	C
	Right Turn	226	227	100.5%	7.3	1.1	A
	Subtotal	1,316	1,351	102.6%	26.6	2.4	C
Total		5,501	5,417	98.5%	42.8	2.2	D

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

NCRSP Parcel 49 – Living Spaces
Existing Conditions
PM Peak Hour

Intersection 3 SR 65 NB Ramps/Blue Oaks Blvd Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	51	50	97.8%	21.7	4.8	C
	Through						
	Right Turn	365	363	99.5%	20.3	1.7	C
	Subtotal	416	413	99.3%	20.5	1.6	C
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,262	1,186	94.0%	20.6	4.1	C
	Right Turn	636	619	97.4%	7.7	0.9	A
	Subtotal	1,898	1,805	95.1%	16.2	2.6	B
WB	Left Turn	119	119	99.7%	32.6	4.5	C
	Through	1,265	1,273	100.6%	10.4	1.8	B
	Right Turn						
	Subtotal	1,384	1,392	100.5%	12.3	1.8	B
Total		3,698	3,610	97.6%	15.2	1.9	B

Intersection 4 Washington Blvd/Freedom Way Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	60	52	87.4%	39.5	8.5	D
	Through	948	943	99.5%	17.9	1.7	B
	Right Turn	47	46	97.6%	8.2	1.0	A
	Subtotal	1,055	1,041	98.7%	18.6	1.3	B
SB	Left Turn	63	66	104.6%	36.8	5.4	D
	Through	821	822	100.1%	14.3	1.7	B
	Right Turn	7	8	119.6%	4.7	1.2	A
	Subtotal	891	896	100.6%	15.9	1.7	B
EB	Left Turn	73	71	96.7%	28.6	5.1	C
	Through	10	10	98.3%	25.0	18.0	C
	Right Turn	143	145	101.3%	9.1	1.4	A
	Subtotal	226	225	99.7%	16.1	2.4	B
WB	Left Turn	22	19	87.7%	30.8	18.5	C
	Through						
	Right Turn	56	52	93.0%	9.7	4.3	A
	Subtotal	78	71	91.5%	16.8	6.4	B
Total		2,250	2,234	99.3%	17.2	1.1	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

NCRSP Parcel 49 – Living Spaces
Existing Conditions
PM Peak Hour

Intersection 5

Washington Blvd/Roseville Pkwy

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	5	3	51.0%	18.4	27.9	B
	Through	417	424	101.7%	15.4	1.8	B
	Right Turn	66	63	96.0%	2.4	0.3	A
	Subtotal	488	490	100.4%	13.8	1.8	B
SB	Left Turn	500	485	97.0%	24.4	3.3	C
	Through	529	543	102.6%	15.2	3.1	B
	Right Turn						
	Subtotal	1,029	1,028	99.9%	19.5	2.5	B
EB	Left Turn	17	15	89.9%	24.1	4.6	C
	Through	4	5	136.5%	21.0	17.4	C
	Right Turn	13	11	84.0%	12.4	11.0	B
	Subtotal	34	32	93.1%	20.4	6.6	C
WB	Left Turn	50	52	104.1%	28.0	6.3	C
	Through						
	Right Turn	471	468	99.4%	3.0	0.3	A
	Subtotal	521	520	99.8%	5.5	0.8	A
Total		2,072	2,070	99.9%	14.6	1.6	B

Intersection 2 Washington Blvd/Blue Oaks Blvd Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	825	325	33	475	65	525	72	0%	0%
	Through/Right	425	400	39	500	27	500	17	30%	5%
	Right Turn	625	375	44	575	68	600	81	13%	0%
	Right Diagonal	250	175	43	300	70	300	50	0%	0%
NB	Left Turn	400	100	16	150	21	150	25	0%	0%
	Right Turn	400	100	10	175	28	175	39	0%	0%
	Right Turns	275	150	12	225	34	225	44	0%	0%
SB	Left Turns	300	150	68	250	127	250	117	0%	0%
	Through	550	225	90	325	140	300	149	15%	0%
	Right Turn	225	175	47	325	58	300	40	1%	0%
WB	Left Turn	275	125	21	200	37	175	39	0%	0%
	Through	1,300	150	78	225	116	225	113	0%	0%

Intersection 4 Washington Blvd/Freedom Way Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	250	25	4	25	14	25	16	0%	0%
	Through	1,000	25	2	25	9	25	11	0%	0%
	Right Turn	275	25	4	50	8	75	10	0%	0%
NB	U/Left Turns	350	75	15	125	27	125	33	0%	0%
	Through	1,125	50	13	125	26	125	39	0%	0%
	Right Turn	325	25	3	25	12	25	13	0%	0%
SB	U/Left Turns	250	50	7	75	8	75	12	0%	0%
	Left Turn	250	25	3	25	15	25	23	0%	0%
	Through	275	100	19	225	39	225	58	1%	0%
	Right Turn	275	25	4	50	9	50	13	0%	0%
WB	Left Turn	225	25	3	25	10	25	11	0%	0%
	Through/Right	325	25	3	25	8	25	9	0%	0%
	Right Turn	350	25	2	25	3	25	2	0%	0%

Intersection 201

Pride Way/Feedom Way

Roundabout

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Shared	125								
NB	Shared	350								
WB	Shared	425								

Intersection 2

Washington Blvd/Blue Oaks Blvd

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	825	500	94	725	142	750	127	0%	1%
	Through/Right	425	475	41	525	26	500	16	46%	21%
	Right Turn	625	575	98	825	117	775	98	28%	0%
	Right Diagonal	250	225	59	375	54	325	0	0%	0%
NB	Left Turn	400	250	27	300	44	300	40	3%	0%
	Right Turn	400	150	27	225	60	250	67	1%	0%
	Right Turns	275	225	16	300	31	300	33	3%	0%
SB	Left Turns	300	175	34	250	47	250	41	1%	0%
	Through	550	175	18	250	43	250	50	0%	0%
WB	Left Turn	275	175	20	250	40	250	42	0%	0%
	Through	1,300	200	26	275	50	275	50	1%	0%

Intersection 4

Washington Blvd/Freedom Way

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	250	50	12	75	22	75	27	0%	0%
	Through	1,000	25	4	25	12	25	12	0%	0%
	Right Turn	275	50	9	75	16	75	17	0%	0%
NB	Left Turn	350	50	14	100	25	100	25	0%	0%
	Through	1,125	175	22	275	72	275	76	1%	0%
	Right Turn	325	25	9	50	16	50	15	0%	0%
SB	U/Left Turns	250	50	7	100	11	100	12	0%	0%
	Left Turn	250	25	18	75	55	75	70	0%	0%
	Through	275	150	21	250	31	250	40	1%	0%
	Right Turn	275	25	3	25	10	25	12	0%	0%
WB	Left Turn	225	25	7	25	17	50	17	0%	0%
	Through/Right	325	25	5	50	14	50	17	0%	0%
	Right Turn	350	25	4	25	8	25	9	0%	0%

Intersection 201

Pride Way/Feedom Way

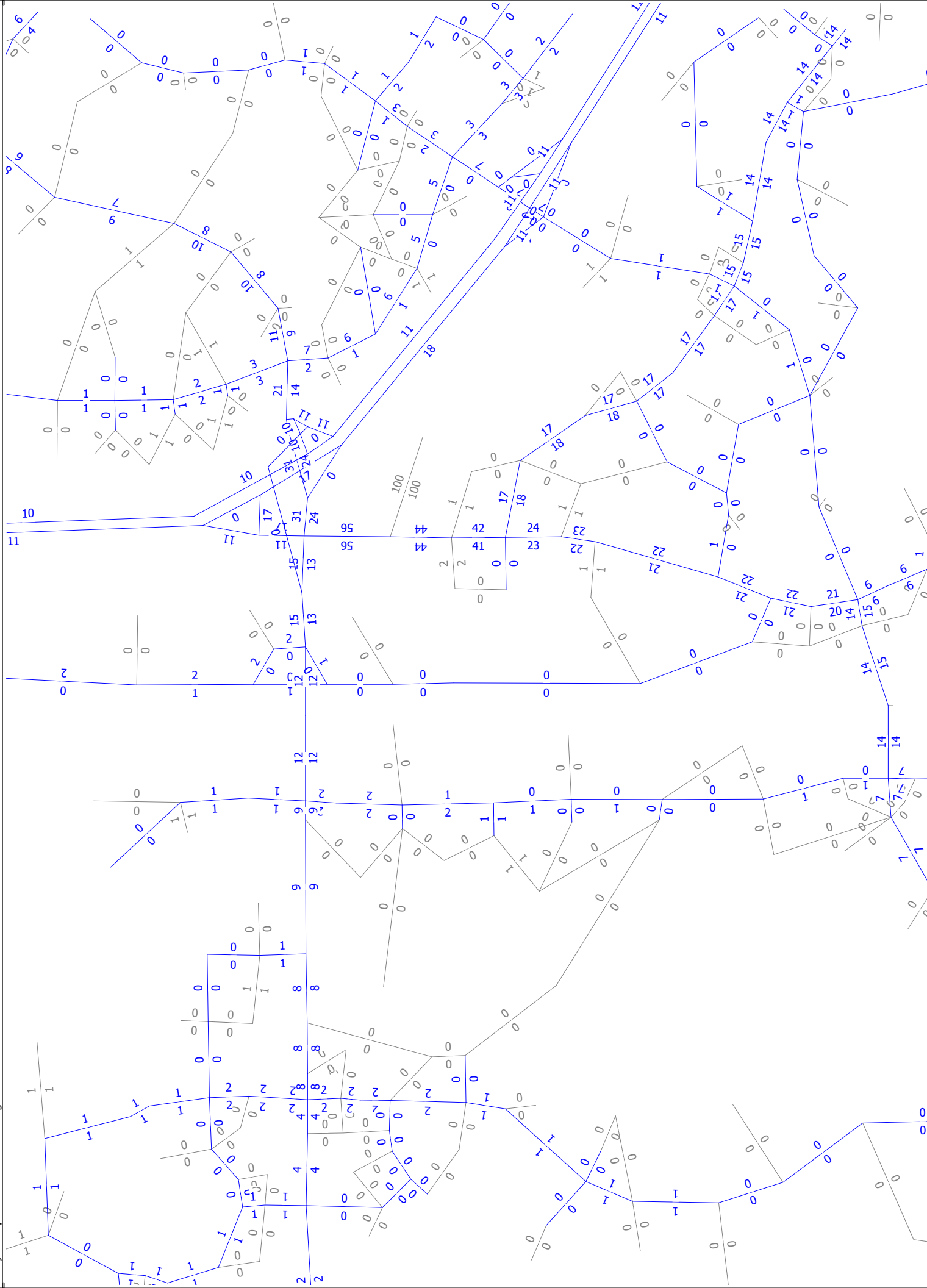
Roundabout

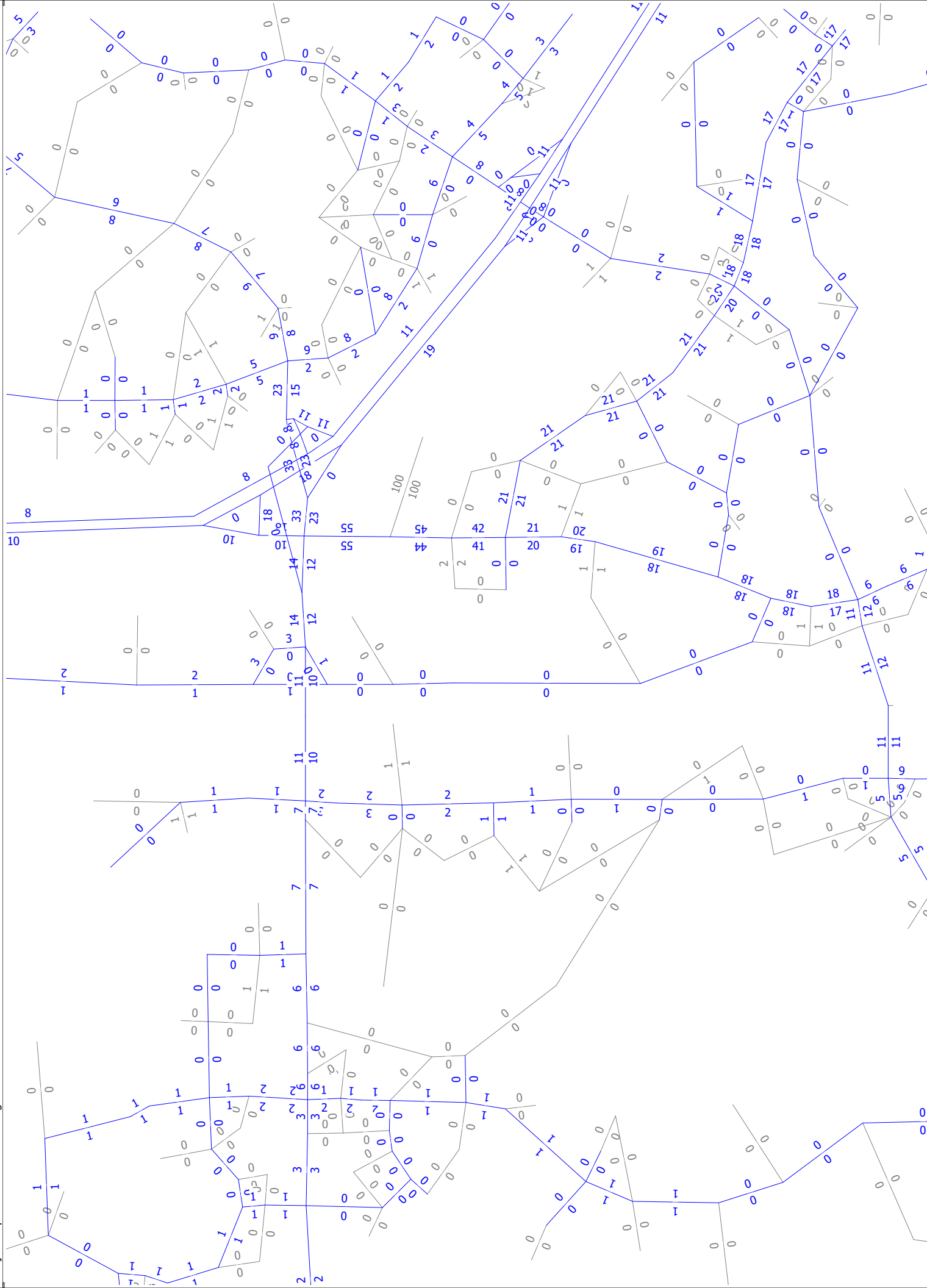
Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Shared	125								
NB	Shared	350								
WB	Shared	425								

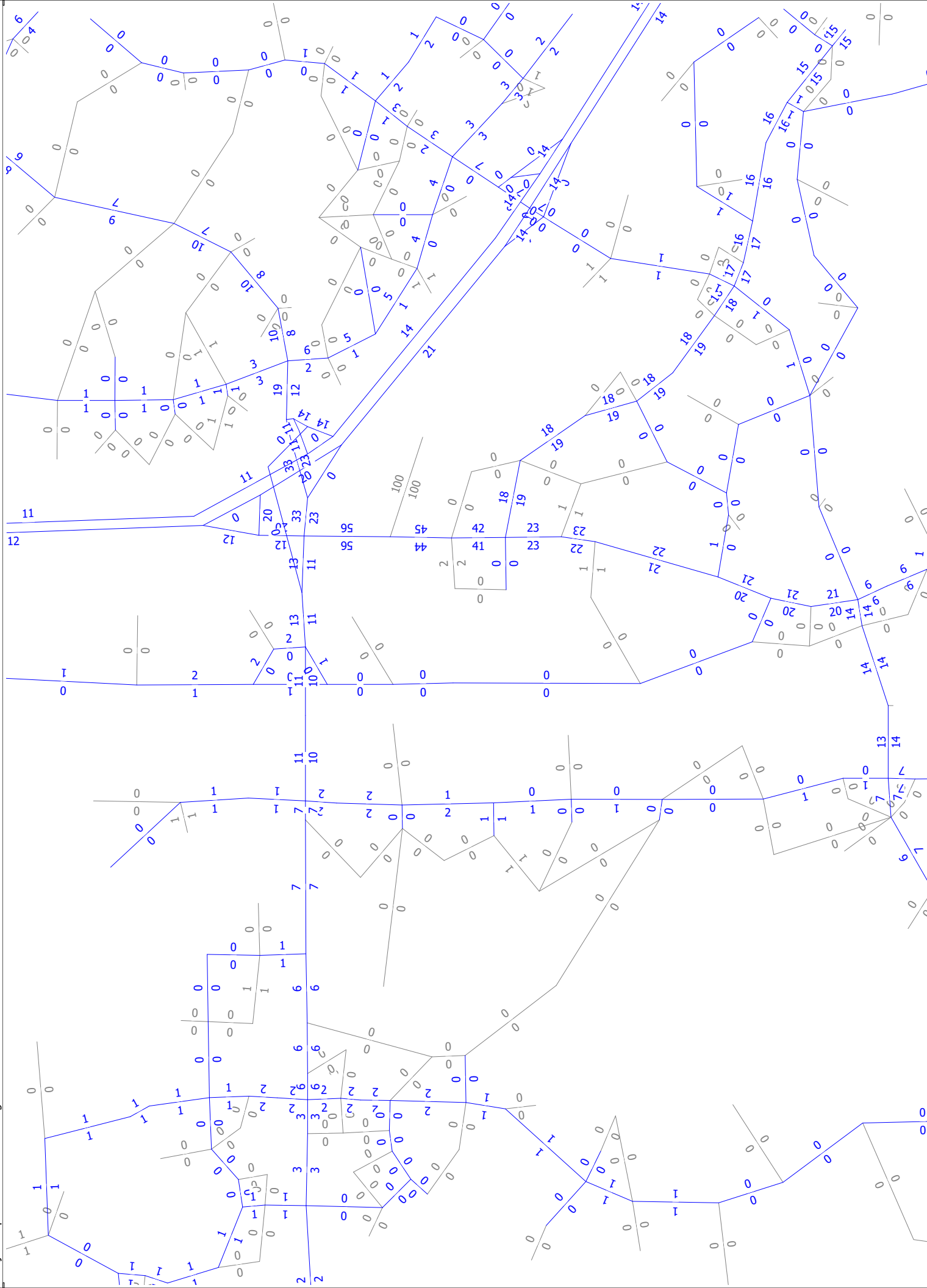
Appendix E:

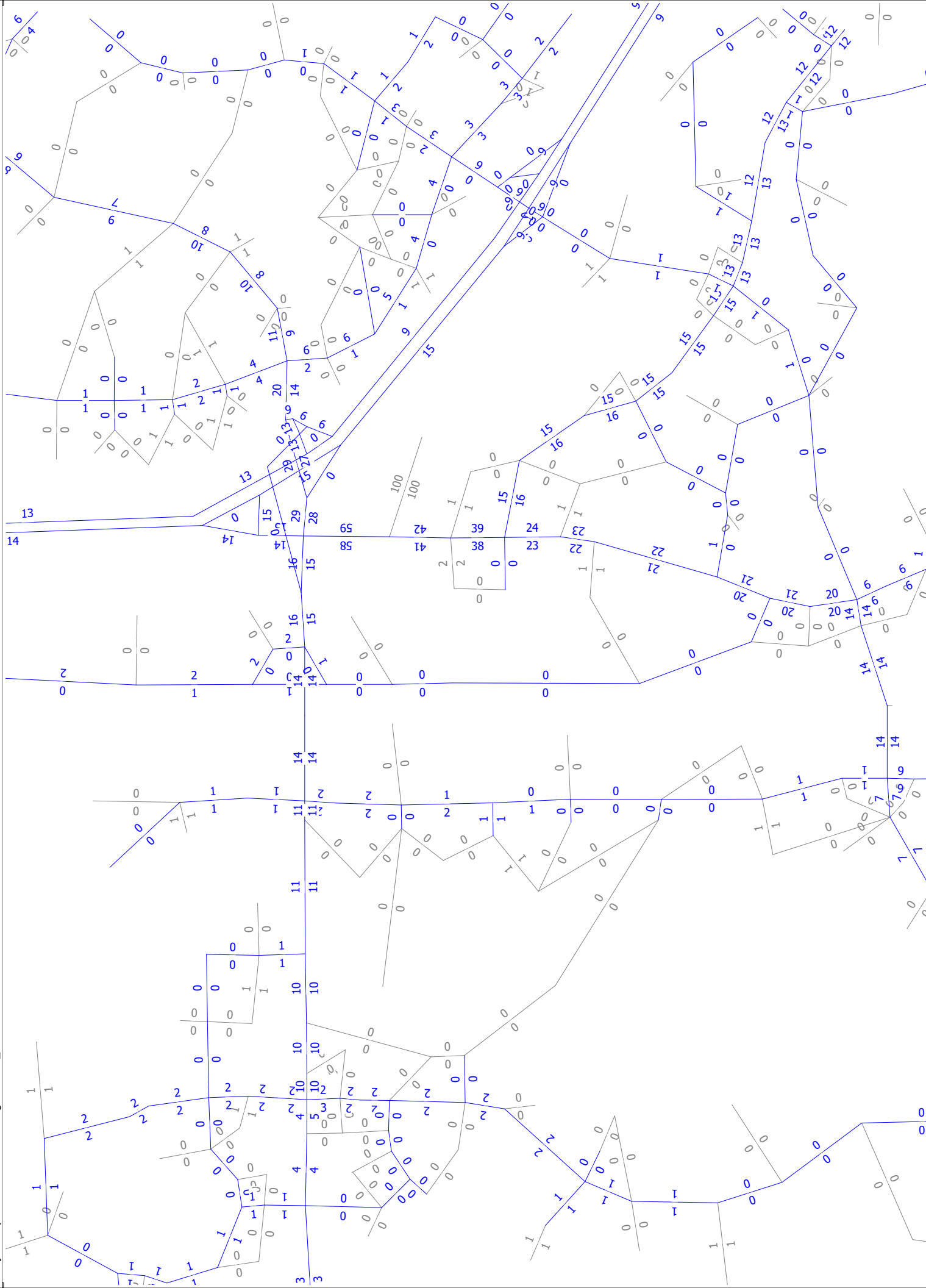
Trip Distribution Analysis –

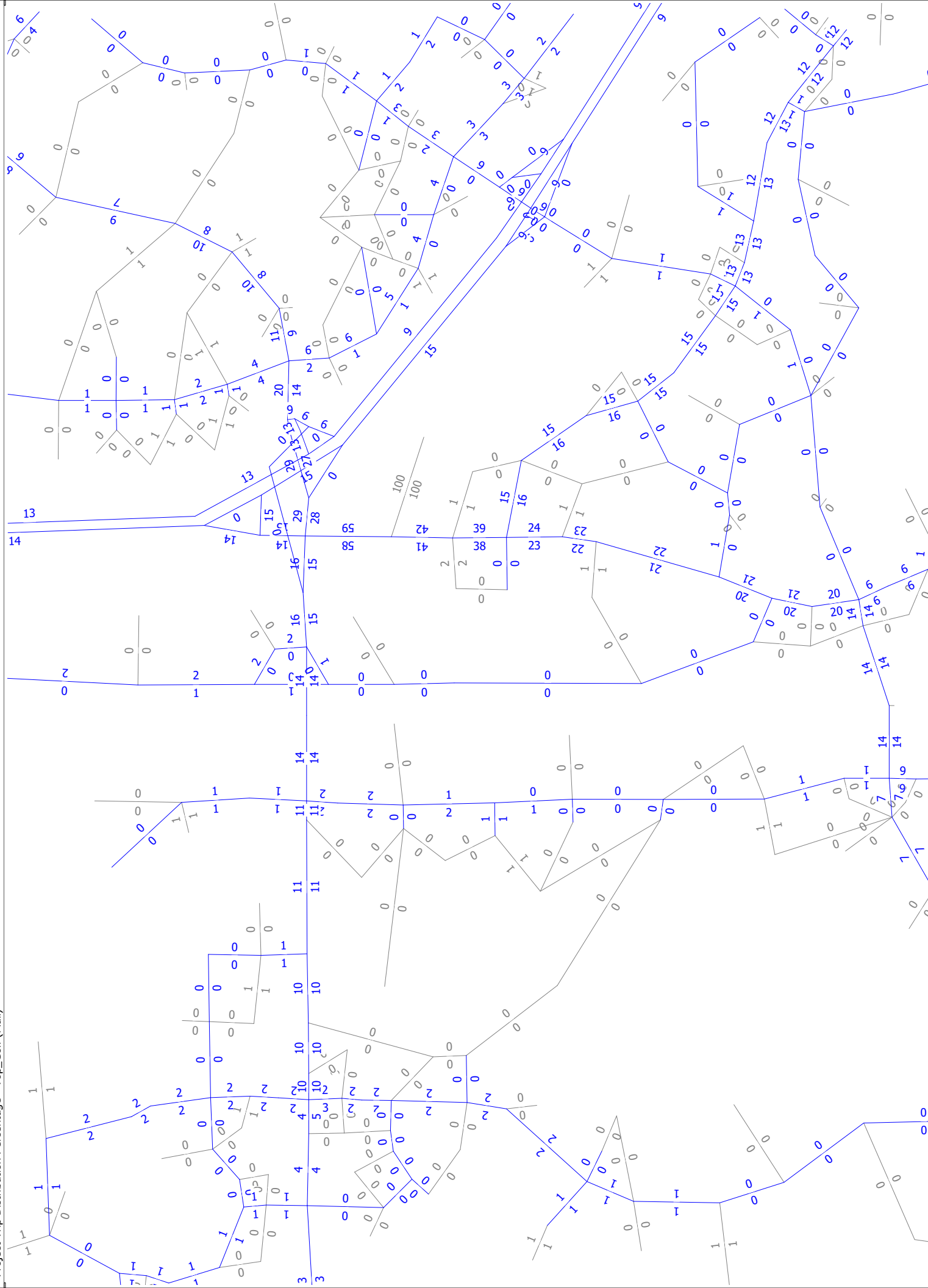
Select Zone Travel Forecasting Model Plots











Appendix F:
Technical Calculations:
Baseline No Project Conditions –
Intersection Operations

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Parcel 49 Phase 3
Baseline No Project Conditions
AM Peak Hour

Intersection 1 **Foothills Blvd/Blue Oaks Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	155	155	99.8%	43.6	7.4	D
	Through	149	142	95.5%	45.9	5.9	D
	Right Turn	354	359	101.3%	3.3	0.6	A
	Subtotal	658	656	99.6%	21.9	2.4	C
SB	Left Turn	156	149	95.4%	43.8	6.2	D
	Through	73	71	97.2%	46.6	7.9	D
	Right Turn	30	31	103.1%	7.2	2.1	A
	Subtotal	259	251	96.8%	40.2	4.3	D
EB	Left Turn	61	56	91.9%	74.1	12.8	E
	Through	1,859	1,758	94.6%	47.6	13.5	D
	Right Turn	211	209	99.0%	28.7	5.4	C
	Subtotal	2,131	2,023	95.0%	46.4	12.3	D
WB	Left Turn	470	496	105.6%	72.5	26.9	E
	Through	981	975	99.4%	19.8	3.6	B
	Right Turn	266	256	96.3%	8.7	1.2	A
	Subtotal	1,717	1,728	100.6%	33.4	9.8	C
Total		4,765	4,658	97.7%	37.9	7.8	D

Intersection 2 **Washington Blvd/Blue Oaks Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	214	213	99.3%	45.1	7.3	D
	Through	410	405	98.7%	28.6	4.2	C
	Right Turn	60	65	108.6%	29.3	5.7	C
	Subtotal	684	683	99.8%	33.9	4.5	C
SB	Left Turn	112	101	90.4%	57.6	6.0	E
	Through	500	443	88.6%	79.2	10.3	E
	Right Turn	440	438	99.4%	9.9	2.1	A
	Subtotal	1,052	982	93.3%	46.2	7.1	D
EB	Through	1,251	1,164	93.0%	50.2	2.9	D
	Right - SR 65	654	625	95.5%	53.7	5.8	D
	Right Turn	359	325	90.5%	30.9	3.8	C
	Subtotal	2,264	2,113	93.3%	48.3	3.5	D
WB	Left Turn	338	353	104.5%	47.4	6.9	D
	Through	616	642	104.3%	19.0	1.8	B
	Right Turn	227	216	95.2%	6.6	0.8	A
	Subtotal	1,181	1,212	102.6%	25.2	3.1	C
Total		5,181	4,989	96.3%	40.3	2.0	D

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Parcel 49 Phase 3
Baseline No Project Conditions
AM Peak Hour

Intersection 3 SR 65 NB Ramps/Blue Oaks Blvd Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	129	131	101.6%	20.1	3.6	C
	Through						
	Right Turn	357	379	106.2%	18.6	3.8	B
	Subtotal	486	510	105.0%	18.9	3.5	B
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,127	1,041	92.3%	17.2	2.3	B
	Right Turn	639	581	91.0%	7.4	0.7	A
	Subtotal	1,766	1,622	91.8%	13.7	1.4	B
WB	Left Turn	78	73	93.3%	27.8	4.1	C
	Through	1,052	1,047	99.5%	9.7	1.2	A
	Right Turn						
	Subtotal	1,130	1,120	99.1%	10.9	1.2	B
Total		3,382	3,252	96.2%	13.6	1.4	B

Intersection 4 Washington Blvd/Freedom Way Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	83	87	104.4%	35.8	6.3	D
	Through	588	609	103.6%	15.1	2.0	B
	Right Turn	28	21	74.1%	6.4	1.4	A
	Subtotal	699	717	102.5%	17.3	2.2	B
SB	Left Turn	191	178	93.0%	34.3	5.4	C
	Through	958	903	94.3%	13.0	2.6	B
	Right Turn	48	50	103.1%	5.7	0.8	A
	Subtotal	1,197	1,131	94.5%	16.0	2.6	B
EB	Left Turn	11	7	62.9%	28.2	25.2	C
	Through	1	1	109.2%	8.6	15.5	A
	Right Turn	65	63	96.9%	10.4	3.1	B
	Subtotal	77	71	92.2%	13.3	3.9	B
WB	Left Turn	66	59	88.8%	30.1	3.0	C
	Through	1	2	182.0%	3.9	6.9	A
	Right Turn	6	5	84.9%	7.1	7.8	A
	Subtotal	73	66	89.8%	27.9	3.4	C
Total		2,046	1,984	97.0%	16.8	1.9	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Parcel 49 Phase 3
Baseline No Project Conditions
AM Peak Hour

Intersection 5

Washington Blvd/Roseville Pkwy

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	16	16	100.1%	31.0	5.7	C
	Through	392	410	104.6%	13.7	1.3	B
	Right Turn	33	32	98.2%	2.0	0.4	A
	Subtotal	441	458	103.9%	13.5	1.1	B
SB	Left Turn	619	575	93.0%	20.2	3.3	C
	Through	471	431	91.6%	16.2	4.1	B
	Right Turn						
	Subtotal	1,090	1,007	92.4%	18.5	2.9	B
EB	Left Turn	5	4	72.8%	15.5	15.8	B
	Through						
	Right Turn	3	2	60.7%	0.9	1.5	A
	Subtotal	8	5	68.3%	13.8	15.0	B
WB	Left Turn	50	47	93.2%	24.9	6.5	C
	Through						
	Right Turn	302	308	102.1%	2.0	0.2	A
	Subtotal	352	355	100.8%	5.0	1.0	A
Total		1,891	1,825	96.5%	14.6	1.5	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Parcel 49 Phase 3
Baseline No Project Conditions
PM Peak Hour

Intersection 1 **Foothills Blvd/Blue Oaks Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	308	286	92.8%	48.2	5.3	D
	Through	72	79	109.2%	41.6	7.1	D
	Right Turn	549	537	97.9%	4.1	0.5	A
	Subtotal	929	902	97.1%	21.4	2.9	C
SB	Left Turn	363	358	98.7%	42.3	4.9	D
	Through	198	210	106.3%	41.6	4.0	D
	Right Turn	83	86	103.9%	20.4	5.0	C
	Subtotal	644	655	101.7%	39.1	3.7	D
EB	Left Turn	43	37	85.5%	60.1	16.2	E
	Through	1,202	1,156	96.2%	31.8	12.9	C
	Right Turn	150	141	93.7%	20.0	5.6	B
	Subtotal	1,395	1,333	95.6%	31.4	11.4	C
WB	Left Turn	322	321	99.7%	61.0	14.3	E
	Through	2,031	1,967	96.9%	43.3	12.9	D
	Right Turn	75	70	92.7%	18.6	7.1	B
	Subtotal	2,428	2,358	97.1%	45.2	11.6	D
Total		5,396	5,248	97.3%	36.9	4.7	D

Intersection 2 **Washington Blvd/Blue Oaks Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	516	494	95.7%	58.7	13.9	E
	Right-Blue Oaks	539	529	98.1%	31.0	5.0	C
	Right - SR 65	114	103	90.0%	33.6	6.6	C
	Subtotal	1,169	1,125	96.2%	43.5	7.2	D
SB	Left Turn	183	160	87.3%	58.8	14.6	E
	Through	338	333	98.4%	60.8	8.4	E
	Right Turn	463	467	100.9%	6.8	0.7	A
	Subtotal	984	960	97.5%	34.4	5.5	C
EB	Through	1,202	1,123	93.5%	59.1	10.1	E
	Right - SR 65	651	627	96.3%	63.3	10.5	E
	Right Turn	309	285	92.4%	32.4	8.0	C
	Subtotal	2,162	2,036	94.2%	56.7	10.0	E
WB	Left Turn	383	379	99.0%	57.7	11.0	E
	Through	760	747	98.3%	20.9	2.4	C
	Right Turn	222	220	99.2%	7.3	0.8	A
	Subtotal	1,365	1,346	98.6%	29.1	3.3	C
Total		5,680	5,467	96.2%	43.3	2.9	D

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Parcel 49 Phase 3
Baseline No Project Conditions
PM Peak Hour

Intersection 3 **SR 65 NB Ramps/Blue Oaks Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	71	65	91.8%	22.9	2.1	C
	Through						
	Right Turn	365	358	98.1%	22.2	4.1	C
	Subtotal	436	423	97.1%	22.4	3.6	C
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,276	1,212	95.0%	20.7	2.5	C
	Right Turn	645	597	92.6%	7.2	0.9	A
	Subtotal	1,921	1,809	94.2%	16.3	1.8	B
WB	Left Turn	119	125	105.2%	31.6	4.8	C
	Through	1,294	1,285	99.3%	10.8	0.9	B
	Right Turn						
	Subtotal	1,413	1,410	99.8%	12.7	1.0	B
Total		3,770	3,643	96.6%	15.6	1.4	B

Intersection 4 **Washington Blvd/Freedom Way** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	60	55	91.6%	46.5	7.8	D
	Through	983	946	96.3%	23.1	3.4	C
	Right Turn	47	47	99.1%	9.8	1.0	A
	Subtotal	1,090	1,048	96.1%	23.7	3.0	C
SB	Left Turn	219	207	94.4%	39.5	4.0	D
	Through	804	782	97.3%	14.3	2.1	B
	Right Turn	7	7	104.0%	4.5	1.4	A
	Subtotal	1,030	996	96.7%	19.5	2.3	B
EB	Left Turn	74	71	95.9%	34.2	7.3	C
	Through	1	2	182.0%	11.2	16.7	B
	Right Turn	143	149	103.9%	10.3	3.4	B
	Subtotal	218	221	101.5%	18.3	4.0	B
WB	Left Turn	72	69	96.1%	40.1	7.4	D
	Through	1	3	291.2%	6.8	14.0	A
	Right Turn	39	35	89.6%	10.3	4.6	B
	Subtotal	112	107	95.6%	29.9	5.4	C
Total		2,450	2,373	96.8%	21.7	2.2	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Parcel 49 Phase 3
Baseline No Project Conditions
PM Peak Hour

Intersection 5

Washington Blvd/Roseville Pkwy

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	5	4	87.4%	25.0	24.9	C
	Through	439	408	92.9%	15.1	2.9	B
	Right Turn	66	67	102.0%	2.3	0.3	A
	Subtotal	510	479	94.0%	13.6	3.0	B
SB	Left Turn	514	478	93.1%	22.5	4.0	C
	Through	548	543	99.2%	15.9	4.6	B
	Right Turn						
	Subtotal	1,062	1,022	96.2%	19.0	3.5	B
EB	Left Turn	17	13	79.2%	22.5	8.8	C
	Through	4	2	54.6%	13.8	17.9	B
	Right Turn	13	12	92.4%	7.4	6.8	A
	Subtotal	34	28	81.4%	15.9	6.7	B
WB	Left Turn	50	47	94.6%	25.3	6.2	C
	Through						
	Right Turn	484	477	98.6%	2.9	0.3	A
	Subtotal	534	525	98.2%	4.9	1.0	A
Total		2,140	2,053	95.9%	14.1	2.1	B

Intersection 1

Foothills Blvd/Blue Oaks Blvd

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	300	75	48	150	149	150	142	0%	0%
	Through	2,150	325	131	450	198	450	202	14%	0%
	Right Turn	325	150	108	300	207	275	152	0%	0%
NB	Left Turn	325	100	12	125	19	125	29	0%	0%
	Through	2,225	75	12	100	24	100	28	0%	0%
SB	Left Turn	1,275	75	11	125	15	125	22	0%	0%
	Through	2,525	50	10	75	17	75	17	0%	0%
	Right Turn	175	25	6	50	11	50	12	0%	0%
WB	Left Turn	475	250	70	325	99	325	86	0%	1%
	Through	475	150	23	225	36	225	40	0%	0%
	Right Turn	550	50	10	100	16	100	21	0%	0%

Intersection 2

Washington Blvd/Blue Oaks Blvd

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	825	375	48	500	72	575	82	0%	0%
	Through/Right	425	450	35	525	15	500	11	40%	13%
	Right Turn	625	450	57	650	80	675	77	21%	0%
	Right Diagonal	250	200	41	350	28	325	0	1%	0%
NB	Left Turn	425	125	16	175	34	175	34	0%	0%
	Right Turn	425	125	27	200	46	200	43	0%	0%
	Right Turns	275	200	16	275	20	275	19	1%	0%
SB	Left Turns	300	150	48	300	93	300	84	0%	0%
	Through	2,675	250	60	375	84	400	116	14%	0%
	Right Turn	225	150	89	325	64	325	60	2%	0%
WB	Left Turn	275	175	22	250	38	250	42	1%	0%
	Through	1,300	150	79	225	131	250	136	1%	0%

Intersection 2

Washington Blvd/Blue Oaks Blvd

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	825	475	122	700	147	700	141	0%	1%
	Through/Right	425	450	45	525	47	500	28	45%	17%
	Right Turn	625	550	124	800	135	750	118	28%	0%
	Right Diagonal	250	225	51	375	40	325	1	1%	0%
NB	Left Turn	675	250	52	375	105	375	111	8%	0%
	Right Turn	425	175	41	275	83	275	111	1%	0%
	Right Turns	275	225	36	325	52	325	43	5%	0%
SB	Left Turns	300	175	40	250	65	250	63	1%	0%
	Through	550	200	27	250	41	250	43	1%	0%
WB	Left Turn	275	200	44	275	68	275	69	2%	0%
	Through	1,300	175	29	275	65	275	92	0%	0%

Intersection 4

Washington Blvd/Freedom Way

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	250	50	15	75	30	75	28	0%	0%
	Through	1,000	25	3	25	10	25	12	0%	0%
	Right Turn	275	50	9	100	27	100	30	0%	0%
NB	Left Turn	350	50	13	100	14	100	16	0%	0%
	Through	1,125	225	48	325	78	350	68	2%	0%
	Right Turn	325	25	17	100	81	100	117	0%	0%
SB	Left Turn	250	150	22	200	60	200	81	0%	0%
	Through	675	150	26	225	46	225	57	1%	0%
	Right Turn	275	25	2	25	9	25	10	0%	0%
WB	Left Turn	225	50	8	75	17	75	23	0%	0%
	Through/Right	325	25	6	50	12	50	11	0%	0%
	Right Turn	350	25	5	50	11	50	16	0%	0%

Intersection 108

Washington Blvd & Thrive Drive

Side Street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	275	25	14	50	73	50	101	0%	0%
SB	Through	425	25	2	25	10	25	15	0%	0%
WB	Right Turn	225	50	11	100	27	100	30	0%	0%
O										

Intersection 200

Driveway 1 & Thrive Drive

Side Street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	75	25	5	25	17	25	17	0%	0%
NB	Right Turn	200	25	4	25	14	50	14	0%	0%
SB	Right Turn	200	25	6	50	9	50	11	0%	0%
O										

Intersection 201

Pride Way/Feedom Way

Roundabout

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Shared	125	25	3	25	12	25	17	0%	0%
NB	Shared	350	25	4	25	14	25	16	0%	0%
SB	Shared	25	25	5	25	17	25	17	0%	0%
WB	Shared	425	25	4	50	11	50	13	0%	0%

Appendix G:
Technical Calculations:
Baseline Plus Approved Uses Conditions –
Intersection Operations

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

NCRSP Parcel 49 – Living Spaces
Baseline Plus Approved Conditions
AM Peak Hour

Intersection 1 **Foothills Blvd/Blue Oaks Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	155	168	108.5%	43.6	7.2	D
	Through	149	142	95.0%	47.5	4.4	D
	Right Turn	358	395	110.2%	3.4	0.5	A
	Subtotal	662	704	106.4%	22.0	2.3	C
SB	Left Turn	158	159	100.9%	44.7	4.4	D
	Through	73	72	99.2%	41.7	9.0	D
	Right Turn	30	28	93.4%	8.1	2.1	A
	Subtotal	261	260	99.6%	40.0	3.5	D
EB	Left Turn	61	54	87.7%	73.3	12.2	E
	Through	1,875	1,754	93.6%	63.8	10.8	E
	Right Turn	211	217	102.6%	36.5	7.7	D
	Subtotal	2,147	2,024	94.3%	61.1	10.3	E
WB	Left Turn	471	478	101.5%	60.2	13.9	E
	Through	984	938	95.3%	18.7	2.2	B
	Right Turn	266	285	107.3%	9.3	1.2	A
	Subtotal	1,721	1,702	98.9%	28.8	4.2	C
Total		4,791	4,690	97.9%	42.3	5.2	D

Intersection 2 **Washington Blvd/Blue Oaks Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	218	206	94.5%	49.1	4.8	D
	Through	420	437	104.0%	28.8	3.4	C
	Right Turn	64	55	85.3%	31.9	6.0	C
	Subtotal	702	697	99.3%	35.1	2.7	D
SB	Left Turn	112	96	85.5%	69.0	19.8	E
	Through	521	452	86.8%	106.4	29.8	F
	Right Turn	440	432	98.1%	18.1	11.9	B
	Subtotal	1,073	980	91.3%	63.9	21.2	E
EB	Through	1,251	1,176	94.0%	55.9	6.3	E
	Right - SR 65	654	624	95.5%	62.1	7.3	E
	Right Turn	381	343	89.9%	39.2	6.5	D
	Subtotal	2,286	2,143	93.7%	55.1	6.2	E
WB	Left Turn	390	397	101.7%	52.4	7.5	D
	Through	616	624	101.3%	18.0	1.4	B
	Right Turn	227	215	94.9%	6.4	0.6	A
	Subtotal	1,233	1,236	100.3%	27.1	3.2	C
Total		5,294	5,056	95.5%	47.1	5.0	D

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

NCRSP Parcel 49 – Living Spaces
Baseline Plus Approved Conditions
AM Peak Hour

Intersection 3 **SR 65 NB Ramps/Blue Oaks Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	148	146	98.6%	19.2	2.6	B
	Through						
	Right Turn	357	351	98.3%	17.4	4.0	B
	Subtotal	505	497	98.4%	18.0	3.3	B
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,133	1,083	95.5%	17.7	2.2	B
	Right Turn	643	590	91.7%	7.3	0.8	A
	Subtotal	1,776	1,672	94.2%	14.1	1.6	B
WB	Left Turn	78	78	100.3%	31.6	1.6	C
	Through	1,085	1,074	99.0%	9.4	1.2	A
	Right Turn						
	Subtotal	1,163	1,152	99.1%	10.9	1.3	B
Total		3,444	3,322	96.4%	13.6	1.0	B

Intersection 4 **Washington Blvd/Freedom Way** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	83	86	103.1%	36.4	4.5	D
	Through	588	572	97.3%	17.8	2.9	B
	Right Turn	80	80	100.6%	7.9	1.1	A
	Subtotal	751	738	98.3%	18.9	2.6	B
SB	Left Turn	286	266	93.0%	36.6	4.2	D
	Through	958	878	91.6%	16.0	2.0	B
	Right Turn	48	46	95.6%	6.7	0.8	A
	Subtotal	1,292	1,190	92.1%	20.3	2.2	C
EB	Left Turn	11	11	96.0%	35.1	18.8	D
	Through	3	2	60.7%	7.0	15.0	A
	Right Turn	65	72	110.3%	9.1	2.9	A
	Subtotal	79	84	106.4%	13.3	4.9	B
WB	Left Turn	76	78	102.5%	34.9	5.2	C
	Through	1	3	254.8%	5.5	16.1	A
	Right Turn	24	25	104.7%	7.5	4.1	A
	Subtotal	101	106	104.5%	27.4	4.7	C
Total		2,223	2,118	95.3%	19.9	2.1	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

NCRSP Parcel 49 – Living Spaces
Baseline Plus Approved Conditions
AM Peak Hour

Intersection 5

Washington Blvd/Roseville Pkwy

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	16	16	102.4%	39.0	16.7	D
	Through	422	424	100.6%	14.4	2.9	B
	Right Turn	33	38	115.8%	2.4	0.4	A
	Subtotal	471	479	101.7%	14.2	2.7	B
SB	Left Turn	623	578	92.8%	23.2	4.8	C
	Through	477	442	92.7%	15.3	5.1	B
	Right Turn						
	Subtotal	1,100	1,021	92.8%	19.7	3.5	B
EB	Left Turn	5	3	51.0%	8.6	9.7	A
	Through						
	Right Turn	3	2	72.8%	2.7	3.4	A
	Subtotal	8	5	59.2%	9.5	8.0	A
WB	Left Turn	50	58	115.0%	23.2	4.4	C
	Through						
	Right Turn	324	319	98.3%	2.0	0.4	A
	Subtotal	374	376	100.5%	5.3	1.0	A
Total		1,953	1,880	96.3%	15.4	2.4	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

NCRSP Parcel 49 – Living Spaces
Baseline Plus Approved Conditions
PM Peak Hour

Intersection 1 **Foothills Blvd/Blue Oaks Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	308	310	100.8%	49.2	5.9	D
	Through	72	71	99.1%	43.1	5.2	D
	Right Turn	550	517	94.0%	4.2	0.4	A
	Subtotal	930	899	96.7%	22.9	2.7	C
SB	Left Turn	363	351	96.6%	35.6	5.3	D
	Through	198	207	104.4%	39.6	3.9	D
	Right Turn	83	81	97.8%	20.0	3.9	B
	Subtotal	644	638	99.1%	35.0	3.3	C
EB	Left Turn	43	40	94.0%	66.4	19.3	E
	Through	1,207	1,145	94.9%	35.1	18.9	D
	Right Turn	150	134	89.3%	18.8	6.1	B
	Subtotal	1,400	1,320	94.3%	34.4	16.7	C
WB	Left Turn	326	320	98.1%	56.4	3.6	E
	Through	2,045	1,903	93.0%	41.2	6.3	D
	Right Turn	76	79	103.5%	16.7	2.8	B
	Subtotal	2,447	2,301	94.0%	42.5	5.2	D
Total		5,421	5,158	95.2%	36.2	5.3	D

Intersection 2 **Washington Blvd/Blue Oaks Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	535	526	98.2%	68.2	12.8	E
	Through	585	585	100.0%	32.6	4.0	C
	Right Turn	132	130	98.4%	35.9	5.4	D
	Subtotal	1,252	1,241	99.1%	48.2	6.9	D
SB	Left Turn	183	183	100.2%	66.1	15.3	E
	Through	343	344	100.2%	64.6	10.5	E
	Right Turn	463	455	98.3%	7.1	1.1	A
	Subtotal	989	982	99.3%	38.4	6.8	D
EB	Through	1,202	1,103	91.8%	53.5	10.8	D
	Right - SR 65	651	596	91.5%	58.4	12.7	E
	Right Turn	315	301	95.7%	30.4	8.9	C
	Subtotal	2,168	2,000	92.3%	51.5	11.1	D
WB	Left Turn	396	370	93.4%	57.9	10.8	E
	Through	760	772	101.6%	22.7	2.2	C
	Right Turn	222	229	103.3%	8.0	0.8	A
	Subtotal	1,378	1,371	99.5%	29.9	3.4	C
Total		5,787	5,594	96.7%	43.2	4.1	D

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

NCRSP Parcel 49 – Living Spaces
Baseline Plus Approved Conditions
PM Peak Hour

Intersection 3 SR 65 NB Ramps/Blue Oaks Blvd Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	77	72	94.1%	28.4	5.3	C
	Through						
	Right Turn	365	361	98.9%	21.5	4.5	C
	Subtotal	442	434	98.1%	22.7	4.2	C
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,304	1,227	94.1%	20.8	3.1	C
	Right Turn	663	627	94.5%	7.4	1.0	A
	Subtotal	1,967	1,853	94.2%	16.3	2.1	B
WB	Left Turn	119	124	104.3%	32.7	5.5	C
	Through	1,301	1,299	99.9%	11.5	1.3	B
	Right Turn						
	Subtotal	1,420	1,424	100.3%	13.3	1.5	B
Total		3,829	3,711	96.9%	15.9	1.8	B

Intersection 4 Washington Blvd/Freedom Way Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	60	63	105.0%	46.1	6.5	D
	Through	983	986	100.3%	27.5	4.3	C
	Right Turn	60	67	112.2%	12.4	3.7	B
	Subtotal	1,103	1,116	101.2%	27.7	3.9	C
SB	Left Turn	242	226	93.4%	41.6	4.6	D
	Through	805	779	96.8%	17.1	2.5	B
	Right Turn	7	6	88.4%	5.4	1.6	A
	Subtotal	1,054	1,011	95.9%	22.5	2.8	C
EB	Left Turn	74	69	93.5%	34.7	7.6	C
	Through	1	2	182.0%	26.0	34.2	C
	Right Turn	143	145	101.3%	11.3	2.9	B
	Subtotal	218	216	99.0%	19.6	4.2	B
WB	Left Turn	118	130	110.4%	37.8	6.7	D
	Through	1	3	291.2%	16.9	21.7	B
	Right Turn	112	108	96.9%	13.6	3.2	B
	Subtotal	231	242	104.6%	26.7	3.2	C
Total		2,606	2,585	99.2%	24.9	2.7	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

NCRSP Parcel 49 – Living Spaces
Baseline Plus Approved Conditions
PM Peak Hour

Intersection 5

Washington Blvd/Roseville Pkwy

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	5	4	80.1%	35.2	26.0	D
	Through	446	459	102.8%	17.2	3.6	B
	Right Turn	66	70	105.9%	2.8	0.8	A
	Subtotal	517	533	103.0%	15.5	3.3	B
SB	Left Turn	535	529	98.9%	24.9	3.4	C
	Through	574	570	99.4%	14.7	2.9	B
	Right Turn						
	Subtotal	1,109	1,100	99.2%	19.6	1.6	B
EB	Left Turn	17	14	83.5%	24.5	7.6	C
	Through	4	7	182.0%	21.9	14.3	C
	Right Turn	13	12	89.6%	9.8	7.8	A
	Subtotal	34	33	97.4%	19.5	6.3	B
WB	Left Turn	50	37	75.0%	29.8	4.4	C
	Through						
	Right Turn	490	490	100.0%	3.1	0.3	A
	Subtotal	540	527	97.7%	5.0	0.5	A
Total		2,200	2,193	99.7%	15.1	1.5	B

SimTraffic Post-Processor
Average Results from 10 Runs
Queue Length

NCRSP Parcel 49 – Living Spaces
Baseline Plus Approved Conditions
AM Peak Hour

Intersection 2

Washington Blvd/Blue Oaks Blvd

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	825	475	74	675	114	700	111	0%	1%
	Through/Right	425	450	31	550	25	500	12	43%	18%
	Right Turn	625	550	79	825	97	775	76	27%	0%
	Right Diagonal	250	250	28	400	14	325	0	3%	0%
NB	Left Turn	700	125	20	175	37	175	34	0%	0%
	Right Turn	425	125	21	200	37	200	39	0%	0%
	Right Turns	275	200	28	275	33	275	38	2%	0%
SB	Left Turns	300	200	82	375	135	300	90	0%	0%
	Through	2,675	400	135	600	195	600	184	37%	0%
	Right Turn	225	175	104	325	131	325	37	2%	0%
WB	Left Turn	275	200	31	250	55	250	59	2%	0%
	Through	1,300	150	62	200	87	200	88	0%	0%

Intersection 4

Washington Blvd/Freedom Way

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	250	25	4	25	14	50	17	0%	0%
	Through	1,000	25	3	25	10	25	10	0%	0%
	Right Turn	275	50	7	50	10	75	11	0%	0%
NB	U/Left Turns	350	75	14	125	21	125	25	0%	0%
	Through	1,125	125	34	225	63	250	72	0%	0%
	Right Turn	325	50	9	50	12	50	18	0%	0%
SB	Left Turn	250	125	28	225	55	225	58	0%	0%
	Through	700	200	32	300	64	300	64	3%	0%
	Right Turn	275	25	4	50	12	50	18	0%	0%
WB	Left Turn	225	50	10	75	24	75	23	0%	0%
	Through/Right	325	25	3	25	7	25	2	0%	0%
	Right Turn	350	25	3	50	10	50	17	0%	0%

Intersection 108

Washington Blvd & Thrive Drive

Side Street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	275	25	1	25	5	25	7	0%	0%
SB	Through	425	25	17	25	63	25	70	0%	0%
WB	Right Turn	225	50	12	100	33	100	36	0%	0%

Intersection 200

Driveway 1 & Thrive Drive

Side Street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	75	25	4	25	14	25	15	0%	0%
NB	Right Turn	225	25	4	50	11	50	1	0%	0%
SB	Right Turn	350	50	5	50	9	50	14	0%	0%
O										

Intersection 201

Pride Way/Feedom Way

Roundabout

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Shared	125	25	13	50	40	75	41	0%	0%
NB	Shared	350	25	5	50	6	50	8	0%	0%
SB	Shared	100	25	4	25	15	25	17	0%	0%
WB	Shared	425	25	3	25	13	25	16	0%	0%

SimTraffic Post-Processor
Average Results from 10 Runs
Queue Length

NCRSP Parcel 49 – Living Spaces
Baseline Plus Approved Conditions
PM Peak Hour

Intersection 2

Washington Blvd/Blue Oaks Blvd

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	825	425	129	600	149	650	150	0%	0%
	Through/Right	425	425	67	525	52	500	12	38%	13%
	Right Turn	625	500	121	750	125	750	123	24%	0%
	Right Diagonal	250	200	58	350	90	300	64	0%	0%
NB	Left Turn	675	275	40	425	75	475	94	13%	0%
	Right Turn	425	225	55	350	91	375	100	2%	1%
	Right Turns	275	250	22	350	35	350	35	7%	0%
SB	Left Turns	300	200	36	275	51	275	46	3%	0%
	Through	550	200	37	300	52	300	112	2%	0%
WB	Left Turn	275	200	39	250	58	275	64	3%	0%
	Through	1,300	200	53	300	75	325	93	1%	0%

Intersection 4

Washington Blvd/Freedom Way

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	250	50	12	100	23	100	28	0%	0%
	Through	1,000	25	2	25	10	25	12	0%	0%
	Right Turn	275	50	12	100	21	100	29	0%	0%
NB	Left Turn	350	75	14	125	22	125	23	0%	0%
	Through	1,125	250	41	400	91	375	109	5%	0%
	Right Turn	325	50	42	125	127	175	145	0%	0%
SB	Left Turn	250	100	30	200	61	200	61	0%	0%
	Through	275	150	25	250	36	250	37	1%	0%
	Right Turn	275	25	3	25	9	25	10	0%	0%
WB	Left Turn	225	50	11	100	26	100	37	0%	0%
	Through/Right	325	50	13	75	25	75	27	0%	0%
	Right Turn	350	50	13	75	26	75	30	0%	0%

Intersection 108

Washington Blvd & Thrive Drive

Side Street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	275	25	13	50	63	75	110	0%	0%
WB	Right Turn	225	75	13	125	37	125	45	0%	0%
0										
0										

Intersection 200

Driveway 1 & Thrive Drive

Side Street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	75	25	3	25	13	25	16	0%	0%
NB	Right Turn	200	25	5	25	14	50	14	0%	0%
SB	Right Turn	200	50	7	75	8	50	16	0%	0%
0										

Intersection 201

Pride Way/Feedom Way

Roundabout

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Shared	450	25	14	50	40	75	52	0%	0%
NB	Shared	350	50	4	50	8	50	12	0%	0%
SB	Shared	100	25	6	50	15	50	14	0%	0%
WB	Shared	425	25	5	50	10	50	14	0%	0%

Appendix H:
Technical Calculations:
Baseline Plus Proposed Project –
Intersection Operations

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Parcel 49 Phase 3
Baseline Plus Proposed Conditions
AM Peak Hour

Intersection 1 **Foothills Blvd/Blue Oaks Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	155	151	97.7%	45.4	4.4	D
	Through	149	159	106.5%	44.4	5.2	D
	Right Turn	360	342	95.0%	3.0	0.4	A
	Subtotal	664	652	98.2%	22.9	2.3	C
SB	Left Turn	159	144	90.7%	43.7	6.9	D
	Through	73	76	103.7%	42.9	5.5	D
	Right Turn	30	24	81.3%	7.0	4.1	A
	Subtotal	262	244	93.2%	39.7	5.3	D
EB	Left Turn	61	56	92.5%	71.4	9.3	E
	Through	1,881	1,765	93.8%	58.9	10.2	E
	Right Turn	211	205	97.3%	35.3	4.6	D
	Subtotal	2,153	2,027	94.1%	56.9	9.4	E
WB	Left Turn	474	465	98.1%	59.3	13.5	E
	Through	993	962	96.9%	20.3	5.6	C
	Right Turn	267	273	102.4%	9.2	1.5	A
	Subtotal	1,734	1,701	98.1%	29.2	6.1	C
Total		4,813	4,624	96.1%	41.1	5.0	D

Intersection 2 **Washington Blvd/Blue Oaks Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	237	230	97.2%	46.9	6.6	D
	Right-Blue Oaks	463	486	105.0%	28.5	2.5	C
	Right - SR 65	85	88	103.2%	32.1	7.9	C
	Subtotal	785	804	102.4%	34.2	3.1	C
SB	Left Turn	112	92	82.6%	89.4	33.0	F
	Through	529	446	84.4%	124.6	40.8	F
	Right Turn	440	419	95.2%	29.2	17.4	C
	Subtotal	1,081	958	88.6%	79.6	30.1	E
EB	Through	1,240	1,133	91.4%	54.4	9.8	D
	Right - SR 65	648	616	95.1%	59.7	11.0	E
	Right Turn	407	372	91.3%	38.1	10.0	D
	Subtotal	2,295	2,121	92.4%	53.2	10.0	D
WB	Left Turn	418	416	99.5%	65.4	24.1	E
	Through	610	626	102.7%	18.4	1.6	B
	Right Turn	225	223	99.2%	6.3	0.6	A
	Subtotal	1,253	1,266	101.0%	31.9	8.8	C
Total		5,414	5,149	95.1%	49.7	4.3	D

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Parcel 49 Phase 3
Baseline Plus Proposed Conditions
AM Peak Hour

Intersection 3 **SR 65 NB Ramps/Blue Oaks Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	156	156	99.9%	19.5	2.3	B
	Through						
	Right Turn	357	360	100.8%	17.7	5.2	B
	Subtotal	513	516	100.5%	18.2	4.0	B
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,152	1,057	91.8%	17.6	2.5	B
	Right Turn	656	602	91.8%	6.8	0.6	A
	Subtotal	1,808	1,659	91.8%	13.7	1.7	B
WB	Left Turn	78	74	94.7%	32.8	4.1	C
	Through	1,097	1,077	98.2%	9.7	1.1	A
	Right Turn						
	Subtotal	1,175	1,151	98.0%	11.2	0.9	B
Total		3,496	3,326	95.1%	13.5	1.3	B

Intersection 4 **Washington Blvd/Freedom Way** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	83	78	93.9%	39.6	6.6	D
	Through	584	583	99.9%	21.4	2.5	C
	Right Turn	104	108	103.6%	9.4	1.3	A
	Subtotal	771	769	99.8%	21.6	2.1	C
SB	Left Turn	356	316	88.9%	37.1	3.6	D
	Through	950	862	90.8%	15.4	2.5	B
	Right Turn	48	47	97.8%	6.3	1.0	A
	Subtotal	1,354	1,226	90.5%	20.7	2.6	C
EB	Left Turn	11	12	105.9%	40.9	19.1	D
	Through	3	6	194.1%	23.2	19.4	C
	Right Turn	65	60	91.8%	8.9	2.1	A
	Subtotal	79	77	97.7%	14.6	2.9	B
WB	Left Turn	118	126	107.0%	29.7	4.6	C
	Through	2	3	145.6%	17.2	20.9	B
	Right Turn	97	108	111.8%	8.5	2.5	A
	Subtotal	217	238	109.5%	20.1	3.4	C
Total		2,421	2,310	95.4%	20.7	2.1	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

Parcel 49 Phase 3
Baseline Plus Proposed Conditions
AM Peak Hour

Intersection 5

Washington Blvd/Roseville Pkwy

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	16	16	100.1%	29.7	7.2	C
	Through	433	431	99.5%	13.7	1.9	B
	Right Turn	33	34	102.6%	2.4	0.4	A
	Subtotal	482	481	99.8%	13.4	1.8	B
SB	Left Turn	638	592	92.8%	21.5	3.0	C
	Through	496	469	94.5%	16.4	2.8	B
	Right Turn						
	Subtotal	1,134	1,061	93.5%	19.3	2.8	B
EB	Left Turn	5	3	58.2%	20.1	24.7	C
	Through						
	Right Turn	3	1	36.4%	4.4	11.8	A
	Subtotal	8	4	50.1%	17.6	22.7	B
WB	Left Turn	50	45	90.3%	24.1	6.9	C
	Through						
	Right Turn	333	331	99.3%	2.0	0.3	A
	Subtotal	383	376	98.1%	4.7	1.0	A
Total		2,007	1,921	95.7%	15.0	1.9	B

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

NCRSP Parcel 49 – Living Spaces
Baseline Plus Proposed Conditions
PM Peak Hour

Intersection 1 **Foothills Blvd/Blue Oaks Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	308	298	96.9%	47.5	3.2	D
	Through	72	86	119.3%	45.2	7.3	D
	Right Turn	554	537	97.0%	4.2	0.6	A
	Subtotal	934	922	98.7%	22.0	2.0	C
SB	Left Turn	364	383	105.1%	41.1	6.1	D
	Through	198	206	104.2%	37.9	3.4	D
	Right Turn	83	80	96.5%	20.9	3.4	C
	Subtotal	645	669	103.7%	37.7	3.9	D
EB	Left Turn	43	45	105.0%	65.7	11.2	E
	Through	1,220	1,129	92.5%	25.8	14.2	C
	Right Turn	150	134	89.1%	18.2	5.3	B
	Subtotal	1,413	1,307	92.5%	26.4	12.6	C
WB	Left Turn	326	326	100.0%	59.2	6.2	E
	Through	2,045	1,948	95.3%	47.6	7.6	D
	Right Turn	76	77	101.1%	19.2	3.0	B
	Subtotal	2,447	2,351	96.1%	48.3	6.7	D
Total		5,439	5,250	96.5%	37.0	4.6	D

Intersection 2 **Washington Blvd/Blue Oaks Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	552	551	99.9%	77.1	18.4	E
	Right-Blue Oaks	616	607	98.5%	33.9	3.6	C
	Right - SR 65	149	151	101.1%	37.4	3.5	D
	Subtotal	1,317	1,309	99.4%	52.8	8.4	D
SB	Left Turn	183	177	96.5%	63.9	13.6	E
	Through	361	345	95.5%	65.1	11.6	E
	Right Turn	463	477	103.0%	7.7	2.0	A
	Subtotal	1,007	998	99.1%	37.7	7.6	D
EB	Through	1,175	1,066	90.7%	59.9	13.2	E
	Thru - SR 65	637	561	88.1%	61.8	12.2	E
	Right Turn	374	337	90.1%	35.8	10.6	D
	Subtotal	2,186	1,965	89.9%	56.3	12.3	E
WB	Left Turn	462	415	89.7%	123.6	31.2	F
	Through	743	728	98.0%	24.5	3.7	C
	Right Turn	217	216	99.6%	9.4	1.6	A
	Subtotal	1,422	1,359	95.6%	52.1	10.6	D
Total		5,932	5,631	94.9%	51.1	5.3	D

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

NCRSP Parcel 49 – Living Spaces
Baseline Plus Proposed Conditions
PM Peak Hour

Intersection 3 **SR 65 NB Ramps/Blue Oaks Blvd** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	94	96	102.2%	23.9	6.8	C
	Through						
	Right Turn	365	354	96.9%	22.2	4.7	C
	Subtotal	459	450	98.0%	22.7	4.9	C
SB	Left Turn						
	Through						
	Right Turn						
	Subtotal						
EB	Left Turn						
	Through	1,306	1,226	93.8%	20.6	2.8	C
	Right Turn	665	607	91.3%	6.9	1.1	A
	Subtotal	1,971	1,833	93.0%	16.1	2.0	B
WB	Left Turn	119	118	98.8%	35.5	4.9	D
	Through	1,328	1,342	101.1%	11.5	1.3	B
	Right Turn						
	Subtotal	1,447	1,460	100.9%	13.5	1.4	B
Total		3,877	3,743	96.5%	15.9	1.8	B

Intersection 4 **Washington Blvd/Freedom Way** **Signal**

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	60	57	94.6%	50.0	10.6	D
	Through	965	956	99.0%	30.9	2.8	C
	Right Turn	122	124	101.7%	14.3	1.7	B
	Subtotal	1,147	1,136	99.1%	30.0	2.6	C
SB	Left Turn	407	373	91.7%	48.8	6.0	D
	Through	783	707	90.3%	18.1	2.2	B
	Right Turn	7	6	83.2%	6.6	2.4	A
	Subtotal	1,197	1,086	90.7%	28.6	2.8	C
EB	Left Turn	74	68	92.5%	40.3	6.1	D
	Through	2	2	109.2%	11.5	18.5	B
	Right Turn	143	150	104.9%	10.3	3.1	B
	Subtotal	219	221	100.7%	19.7	3.9	B
WB	Left Turn	145	142	97.7%	41.6	3.3	D
	Through	2	4	200.2%	14.2	21.2	B
	Right Turn	195	192	98.6%	15.3	2.4	B
	Subtotal	342	338	98.8%	26.3	2.0	C
Total		2,905	2,781	95.7%	28.2	1.2	C

SimTraffic Post-Processor
Average Results from 10 Runs
Volume and Delay by Movement

NCRSP Parcel 49 – Living Spaces
Baseline Plus Proposed Conditions
PM Peak Hour

Intersection 5

Washington Blvd/Roseville Pkwy

Signal

Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	5	5	101.9%	45.9	29.5	D
	Through	471	492	104.4%	16.7	2.8	B
	Right Turn	66	56	84.9%	3.0	0.8	A
	Subtotal	542	553	102.0%	15.5	2.7	B
SB	Left Turn	536	491	91.6%	24.2	2.0	C
	Through	578	525	90.7%	13.5	3.3	B
	Right Turn						
	Subtotal	1,114	1,016	91.2%	18.6	2.3	B
EB	Left Turn	17	15	89.9%	28.1	12.9	C
	Through	4	3	81.9%	13.5	15.0	B
	Right Turn	13	14	109.2%	7.2	2.7	A
	Subtotal	34	33	96.4%	17.5	5.5	B
WB	Left Turn	50	48	96.1%	25.1	5.4	C
	Through						
	Right Turn	509	507	99.5%	3.0	0.4	A
	Subtotal	559	555	99.2%	4.9	0.8	A
Total		2,249	2,156	95.9%	14.3	0.9	B

Intersection 2

Washington Blvd/Blue Oaks Blvd

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	825	450	111	600	141	600	136	0%	0%
	Through/Right	425	450	32	550	26	500	14	41%	15%
	Right Turn	625	525	124	725	134	700	126	25%	0%
	Right Diagonal	250	250	34	375	26	325	0	4%	0%
NB	Left Turn	425	125	19	175	40	175	44	0%	0%
	Right Turn	425	150	41	225	71	225	69	1%	0%
	Right Turns	275	200	38	300	46	300	39	3%	0%
SB	Left Turns	300	225	90	400	121	325	70	0%	0%
	Through	2,675	550	188	875	277	875	251	40%	0%
	Right Turn	225	175	82	375	89	325	7	0%	0%
WB	Left Turn	275	250	105	350	194	325	183	7%	0%
	Through	1,300	150	49	250	118	250	156	0%	0%

Intersection 4

Washington Blvd/Freedom Way

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	250	25	4	25	12	25	12	0%	0%
	Through	1,000	25	4	25	12	25	13	0%	0%
	Right Turn	275	25	7	50	15	50	14	0%	0%
NB	U/Left Turns	350	75	18	125	27	125	38	0%	0%
	Through	1,125	175	27	275	58	275	63	1%	0%
	Right Turn	325	50	15	125	79	125	118	0%	0%
SB	Left Turn	250	125	18	200	49	225	57	0%	0%
	Through	275	150	30	275	49	275	50	2%	1%
	Right Turn	275	25	5	50	9	50	10	0%	0%
WB	Left Turn	225	50	9	100	15	100	15	0%	0%
	Through/Right	325	25	9	50	20	50	27	0%	0%
	Right Turn	350	50	9	75	23	75	26	0%	0%

Intersection 108

Washington Blvd & Thrive Drive

Side Street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
WB	Right Turn	225	50	9	100	19	100	19	0%	0%

Intersection 200

Driveway 1 & Thrive Drive

Side Street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	75	25	3	25	14	25	17	0%	0%
NB	Right Turn	225	25	5	25	16	50	10	0%	0%
SB	Right Turn	350	50	4	75	6	75	10	0%	0%

Intersection 201

Pride Way/Feedom Way

Roundabout

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Shared	450	25	16	100	47	150	64	0%	0%
NB	Shared	350	50	7	75	11	75	19	0%	0%
SB	Shared	100	25	5	50	14	50	14	0%	0%
WB	Shared	425	25	7	50	15	50	20	0%	0%

Intersection 2

Washington Blvd/Blue Oaks Blvd

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Through	825	450	112	700	158	725	144	0%	1%
	Through/Right	425	425	65	525	56	500	38	40%	14%
	Right Turn	625	500	124	775	154	750	124	23%	0%
	Right Diagonal	250	225	58	350	72	300	50	1%	0%
NB	Left Turn	675	300	52	425	101	425	90	22%	0%
	Right Turn	425	225	40	375	62	400	79	2%	0%
	Right Turns	275	275	26	400	37	375	21	13%	0%
SB	Left Turns	300	200	42	275	72	275	57	2%	0%
	Through	2,675	175	70	300	114	325	108	4%	0%
WB	Left Turn	275	325	44	375	72	350	90	47%	0%
	Through	1,300	425	175	750	289	650	237	2%	0%

Intersection 4

Washington Blvd/Freedom Way

Signal

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	250	50	12	100	19	100	27	0%	0%
	Through	1,000	25	2	25	9	25	12	0%	0%
	Right Turn	275	50	12	100	37	125	53	0%	0%
NB	Left Turn	350	75	8	100	18	125	21	0%	0%
	Through	1,125	275	40	425	72	425	61	6%	0%
	Right Turn	325	125	18	325	42	325	1	0%	0%
SB	Left Turn	250	175	19	225	29	250	28	0%	0%
	Through	675	175	32	275	62	300	69	2%	0%
	Right Turn	275	25	2	25	9	25	10	0%	0%
WB	Left Turn	225	75	16	125	23	125	32	0%	0%
	Through/Right	325	50	13	100	27	100	34	0%	0%
	Right Turn	350	50	11	100	23	100	26	0%	0%

Intersection 108

Washington Blvd & Thrive Drive

Side Street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
NB	Through	275	25	6	25	23	25	26	0%	0%
SB	Through	425	25	0	25	0	50	90	0%	0%
WB	Right Turn	225	75	14	125	32	125	39	0%	0%

Intersection 200

Driveway 1 & Thrive Drive

Side Street Stop

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Left Turn	75	25	6	25	17	25	17	0%	0%
NB	Right Turn	200	25	6	25	17	25	16	0%	0%
SB	Right Turn	200	50	7	75	8	75	15	0%	0%

Intersection 201

Pride Way/Freedom Way

Roundabout

Direction	Lane Group	Storage (ft)	Average Queue (ft)		95th Queue (ft)		Maximum Queue (ft)		Block Time	
			Average	Std. Dev.	Average	Std. Dev.	Average	Std. Dev.	Pocket	Upstream
EB	Shared	450	50	33	175	75	225	84	0%	0%
NB	Shared	350	75	7	100	17	100	19	0%	0%
SB	Shared	100	25	7	50	9	50	1	0%	0%
WB	Shared	425	25	7	75	13	75	19	0%	0%

RESOLUTION NO. 19-274

AMENDING THE NORTH CENTRAL ROSEVILLE SPECIFIC PLAN TO CHANGE THE TEXT
WITHIN THE COMMUNITY FORM AND DESIGN ELEMENT, SECTION 3.12

WHEREAS, a proposal has been submitted to amend the text of the North Central Roseville Specific Plan (NCRSP), Community Design Element, Section 3.12, which would remove restrictions on the amount of retail development permitted on NCRSP Parcel 49, replace language discussing the corporate center designation with language describing the proposed uses for the site, and add Medical Services, General as a permitted use (Exhibit B); and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments to the NCRSP on May 23, 2019, and recommended approval to City Council; and

WHEREAS, on June 19, 2019, the City Council held a public hearing at which time the proposed amendments were considered; and

WHEREAS, on June 19, 2019, the City Council considered the Addendum to the NCRSP PCL49 Bayside Church/Topgolf Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program; and

WHEREAS, the Council of the City of Roseville desires to approve said amendments to the NCRSP as conducive to public interest, health, safety and welfare, and consistent with the land use practices of the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that the amendments changing the text within the NCRSP (attached as Exhibit B) are hereby adopted.

BE IT FURTHER RESOLVED, that the Development Services Director is hereby directed to retain said Specific Plan Amendments on permanent public display in the Development Services Department of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville this ____ day of _____, 2019, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

City Clerk

LIGHT INDUSTRIAL LAND USE

3.12 Light Industrial

A total of 67.76 acres (Parcels 49a and Parcels 48b and 49b) on the northwest end of the Plan Area have been designated for light industrial use. The parcels are bordered by the Highway 65 Bypass (or for Parcel 48b, Parcel 48a) to the north, Washington Boulevard to the west, Parcel 84 to the east and the fifty-foot (50') wide open space/bike trail corridors which separate the light industrial uses from the

single-family uses to the south. The Highway 65 corridor has been established as a light industrial center for South Placer county, and particularly the cities of Roseville and Rocklin. The light industrial land use planned in the North Central Specific Plan Area provides ease of access for truck and employee traffic, and maintains continuity with the existing industrial land use pattern along the Highway 65 corridor. The industrial area is separated and adequately buffered from residential uses by a fifty-foot (50') wide pedestrian/bike corridor. Soundwalls may also be required if at the time of development of the light industrial property a noise analysis indicates the need. Pedestrian connections will be provided between the light industrial and residential uses through adjacent park, lower watershed and/or landscape corridors.

The City of Roseville General Plan states that the intent of the Light Industrial category is to allow intensive industries with relatively high numbers of employees per acre. However, the experience in the South Placer region indicates that light industrial land use encompasses a broad range of industrial activity including high technology manufacturing, warehousing and distribution. It is anticipated that the light industrial land use in the Specific Plan Area will also attract a mix of industrial and business park/research and development activities, plus supporting retail uses.

The light industrial areas in the North Central Specific Plan area may attract both large primary users and smaller uses. The large users may include high technology manufactures or research and development operations. The smaller uses will provide services for the larger industrial land uses, other businesses and the general public along the Highway 65 corridor. Small light industrial employers may provide a significant portion of the manufacturing and warehousing employment base. The users will require small parcels or sites coordinated into a light industrial setting. The light industrial parks will be developed as planned developments that incorporate a common design, landscaping, and signage program to ensure a continuity of appearance and efficient circulation.

Light industrial areas shall be designed to ensure the proper development and use of land in a manner so as to achieve a high quality, nuisance free environment for manufacturing, assembly, research and development, business park, warehousing and distribution type land uses.

The purpose of the Planned Development (PD) zone on Parcel 49a is to enhance the ability of the NCRSP to ~~land a major corporate research and development user, while at the same time providing the flexibility to attract corporate users with major office needs. The PD zone also will allow~~ **provide a mix of uses including retail, commercial sales and services, including recreation,** lodging, and a range of restaurant uses, **to serve employees and residents in the area.** ~~in close proximity to employment centers on Parcels 48a and 49a.~~

~~A maximum of twenty percent of the building square footage on Parcel 49a shall be permitted to have retail uses as specified in the PD ordinance for Parcel 49a.~~

The following uses designated as “P” or “CUP” are permitted or conditionally permitted in the Light Industrial designation. In addition, prohibited uses are designated as “–”.

AGRICULTURAL AND OPEN SPACE USE TYPES	
Resource Protection and Restoration	P
Resource-Related Recreation	P

CIVIC USE TYPES	
Community Assembly	P
Community Service	P
Essential Services	P
Social Services (1)	CUP
Intensive Public Facilities (2)	CUP
Public Parking Services	P
Schools, Private Elementary and Secondary	P

RESIDENTIAL USE TYPES	
Caretaker/Employee Housing	P

COMMERCIAL USE TYPES	
Adult Business Establishments	CUP
Animal Sales and Service	
Kennels	P
Veterinary Clinic	P
Veterinary Hospital	P
Automotive and Equipment	
Automotive Rental	CUP
Automotive Repairs	P
Automotive Sales (2)	CUP
Car Wash and Detailing	P
Commercial Parking	P
Equipment Rental, Repair and Sales	P
Gasoline Sales	P
Banks and Financial Services (2)	P
Bars and Drinking Places (2)	CUP
Broadcasting and Recording Studios	P
Business Support Services	P
Commercial Recreation	
Indoor Entertainment	P
Indoor Sports and Recreation	P
Outdoor Entertainment	CUP
Outdoor Sports and Recreation	CUP
Large Amusement Complexes	CUP
Eating and Drinking Establishments	
Convenience	P
Fast Food with Drive Through (2)	P
Full Service (2)	P
Food and Beverage Retail Sales (2)	P
Lodging Services	P

Maintenance and Repair	P
Medical Services, General	P
Nursery, Retail	P
Offices, Professional	P
Personal Services	P
Retail Sales and Services (2)	P
Specialized Education and Training	
Colleges and Universities	P
Vocational Schools	P
Specialty Schools	P
Storage, Personal Storage Facility	P

INDUSTRIAL USE TYPES	
Day Care Center, Secondary (employees only)	CUP
Equipment and Storage Yards	CUP
General Industrial	CUP
Hazardous Materials Handling	CUP
Laundries, Commercial	P
Light Manufacturing	P
Printing & Publishing	P
Recycling, Scrap and Dismantling	
Enclosed	P
Unenclosed	CUP
Research Services	P
Specialized Industrial	CUP
Wholesale and Distribution	
Light	P
Heavy	CUP

TRANSPORTATION AND COMMUNICATION USE TYPES	
Antennas and Communications Facilities (3) <u>(2)</u>	
Developed Lot	P
Undeveloped Lot	CUP
Heliport	P
Intermodal Facilities	P

Note:

- (1) Additional requirements are contained in Chapters 19.38, 19.39 and 19.40.
- ~~(2) Subject to limitation that retail uses may not exceed 240,000 square feet of gross floor area on a cumulative basis on Parcel 49A.~~
- ~~(3)~~(2) Additional requirements are contained in Chapter 19.34. (Ord. 3046 §2 (part), 1996; Ord. 3014 (part), 1996.)

Commercial support uses are permitted where appropriate and there is no conflict with planned industrial development. Such uses are intended to serve the employees in the light industrial area and thereby provide a higher quality working environment. Such uses will reduce the need for travel out of the area for goods and services needed by employees in the course of a normal work day. Typical commercial support uses may include day care, eating establishments, specialty retail, retail sales and services, food and beverage sales, personal services, such as hair care, and recreation, such as health clubs. Convenience services within the light industrial uses should be distributed to be easily accessible by pedestrians.

The following uses are permitted in the Light Industrial designation:

- Uses primarily engaged in research and development (R & D) activities, including but not limited to research and development laboratories and facilities and compatible light manufacturing.
- Uses primarily engaged in manufacture, assembly, packaging, testing and/or repair of components, devices, equipment, systems and parts.
- Service operations, including delivery, radio and television repair, security service, print shops.
- Offices shall be allowed, ~~but should not exceed thirty percent (30%) of the total gross floor area in any ultimately defined light industrial parcel.~~
- Warehousing and distribution facilities are permitted provided that such activities are conducted wholly within a completely enclosed building.
- Mail order businesses
- Mini-storage

The following additional uses may be permitted subject to the approval of a special use permit by the City.

- cabinet and upholstery shops
- dry cleaning plants, rug cleaning plants and laundries
- caretaker dwellings
- recycling centers
- veterinary hospitals

Commercial support uses are permitted where appropriate and there is no conflict with planned industrial development. Such uses are intended to serve the employees in the light industrial area and thereby provide a higher quality working environment. Such uses will reduce the need for travel out of the area for goods and services needed by employees in the course of a normal work day. Typical commercial support uses may include day care, eating establishments, specialty retail, personal services, such as hair care, and recreation, such as health clubs. Convenience services within the light industrial uses should be distributed to be easily accessible by pedestrians. ~~The commercial support uses shall not exceed ten percent (10%) of the total gross floor area in any ultimately defined light industrial parcel.~~ These uses should generally be located within light industrial building complexes, and not as free standing structures.

All uses within the light industrial designation will be subject to a use permit to ensure that impacts from noise, light, vibration, odor, and other factors do not exceed City standards and will not cause adverse impacts on nearby uses.

The following policies shall apply to all light industrial land use. Additional policies contained in the General Design Guidelines section of this element also apply:

1. All allowed uses and accessory activities shall be conducted wholly within a completely enclosed building with the exception of off-street parking spaces, off-street loading facilities, open storage areas (as specified in Policy 2), and employee recreational facilities. Activities shall minimize noise, fumes, smoke, dust, or other environmental pollutants.
2. Incidental open storage of materials, goods, parts and equipment, including company owned or operated trucks and other motor vehicles, is permitted provided that all such activities shall be screened by a solid fence or masonry wall no less than six feet (6') in height and by landscaping and earth berms. No stored materials, goods, parts or equipment should be visible from any adjacent public streets or highways, wetland preserve areas, or adjacent residential properties.
3. No noise may be generated that exceeds 60 dba at the edge of the light industrial parcels. Outside phone and paging systems are prohibited.
4. The use of toxic or hazardous materials requiring the filing of a business plan, for emergency response pursuant to Section 25503.5 of the California Health and Safety Code or materials identified in Section 5194, Title 8 of the California Code of Regulations, shall be critically analyzed by the City when considering any use and shall be subject to the approval of a special use permit.
5. All users shall submit a list of hazardous and toxic materials with a qualified discussion of potential chronic and acute long term health hazards and toxicological effects, including those on children, from acute short-term or chronic long-term exposures. In addition, a plan shall be submitted specifying procedures for mitigating the emissions of toxic substances and ground water monitoring, and for identifying methods of hazardous waste disposal.
6. Loading facilities shall be designed as an integral part of the building which they serve and shall be located in the most inconspicuous manner possible. No loading facility, including incidental parking and maneuvering areas, shall extend into any required minimum setback areas.
7. All roof mounted mechanical equipment shall be screened so as to not be visible from any public street or highway, or area accessible to the general public. This is a particular concern because a portion of the light industrial

area lies below the elevation of the adjacent Highway 65 Bypass. Special treatment of the roof is encouraged and may be required when buildings are below the level of adjacent streets, highway, or public areas.

8. A secondary street system shall be provided within the light industrial areas (Parcels 48 and 49) to provide access to individual parcels. The street cross section shall include twenty-five foot (25') landscape corridors as specified for non-residential collectors in the Circulation Element. Common access driveways shall be utilized to the maximum extent possible in order to reduce circulation conflicts and maintain the continuity of frontage landscaping.

9. Light industrial uses adjacent to residential use will be buffered by a fifty-foot (50') wide pedestrian/bike corridor.

10. Light industrial uses fronting on Washington Boulevard and Pleasant grove Boulevard shall have a fifty foot (50') landscape buffer setback from the back of the ultimate curb. Projects shall not back onto these roadway frontages unless adequate screening is provided through berms, landscaping, or fencing. The use of berms and landscaping, rather than fencing, is strongly encouraged.

11. Pedestrian pathway access connections shall occur along the perimeter of a project to adjacent pedestrian pathways (either adjacent to a roadway or watershed) at an average interval of every six hundred linear feet (600') along the perimeter of the project, with the distance between individual access points not to exceed one thousand linear feet (1000') along the perimeter of a project. A minimum of one connection per street or open space frontage shall be provided within each ultimately defined light industrial parcel. The pedestrian pathway connection shall be separated from vehicle driveways and shall function to guide the pedestrian to the main building accesses of each building. Such walkways are to be designed similar to Figure 3-19, Pedestrian Walkway in Commercial Parking Lot. Pedestrian access shall also be considered at all vehicular driveway locations. The location of pedestrian access connections shall be coordinated with the location of transit stops to facilitate transit use. Connections from the project to the adjacent pathway shall be made by the developer.

12. Buildings directly fronting roads shall provide direct pedestrian connections to the landscape corridor pathway along the adjacent roadway.

13. Pedestrian access should be provided between individual light industrial projects at regular intervals to promote pedestrian cross access.

14. Light industrial uses adjacent to lower watershed areas (Parcel 84), should incorporate, to the extent feasible, the visual amenity provided by the adjacent open space areas. A minimum twenty foot (20') landscape setback shall be provided from the edge of the watershed. Such setback shall be landscaped and shall include berms and swales to create a boundary and to control drainage. Trees shall be planted to provide shading for the adjacent pathway systems. Fencing between light industrial and wetland areas is discouraged. When determined necessary, such fencing should be an open type which allows a continuous view to the open space area. Regular pedestrian connections to the wetland area and pathway system shall be made by the developer in accordance with pedestrian connection Policy 11, with exact locations to be considered during the design review stage for the adjacent projects. Figure 3-26, Lower Watershed-Light Industrial Interface, illustrates the connection between uses. In general, architectural treatment and materials for those frontages visible from adjacent open space areas shall be the same as those utilized on the main frontages of the buildings. All delivery and storage areas shall be screened.
15. The on-site landscaping on Parcels 48A and 49A adjacent to Highway 65 shall provide a minimum forty foot (40') landscape easement from the edge of state right-of-way.
16. Sidewalks, separate from vehicular driveways, shall be provided from the pedestrian walkway in the landscape corridor along the street to each building by the most feasible direct route.
17. Pedestrian plazas with landscaping, seating, drinking fountains and points of interest, such as water elements or art sculptures, are strongly encouraged.
18. The provision of secured bike storage, lockers and showers for employees may be provided to facilitate walking and cycling to work as an option to complying with the City Rideshare Ordinance. Outdoor seating areas are encouraged.
19. The design of light industrial uses adjacent to potential light rail corridors shall consider the possible future extension of light rail,

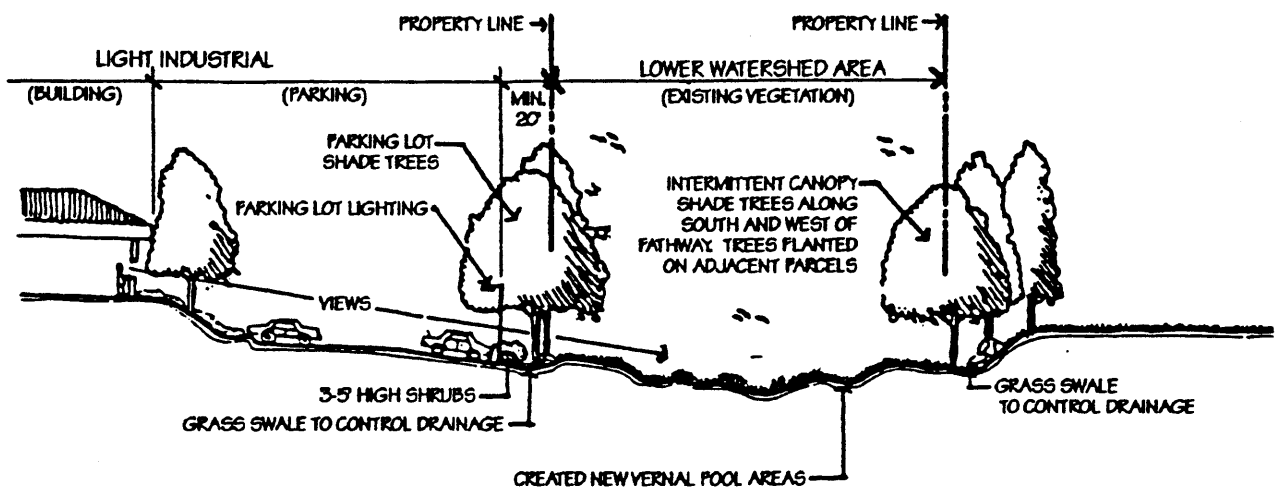


Figure 3-26
Lower Watershed - Light Industrial Interface

including right-of-way and station needs. On-site transit stops, including those for buses, should be considered during the design review stage.

20. Land use within the light industrial area may include convenience commercial support facilities such as day care, eating establishments, specialty retail, personal services such as hair care, and recreation such as health clubs primarily intended to serve the workers in the area. Such uses shall not exceed ten percent (10%) of the total gross floor area in any parcel ultimately defined within Parcels 48 and 49. These uses should generally be located within the light industrial building complexes, and not as free-standing structures. All structures should be easily accessible by employees and pedestrians.

3.13 General Industrial Land Use

A site of 10 acres (Parcel 69), located east of Harding Boulevard, has been designated for industrial use as illustrated in Figure 3-27, City of Roseville Property. The site is currently owned by the City and encompasses an existing electric substation. Approximately 3 acres of the property is undeveloped. This site will be zoned general industrial and uses are as permitted pursuant to the City of Roseville Zoning Ordinance. The light industrial design guidelines set forth in this Specific Plan shall apply to the design of any project on the property.

3.14 Open Space

Open Space within the Plan Area includes parks, the open field portion of school sites, park/wetland preserve areas, the 100-year watershed along all intermittent and perennial water courses, and landscaped corridors along major arterial streets. Open space serves the following purposes:

1. Assists in providing a buffer between land uses.
2. Provides an opportunity for off-street pedestrian and bikeway circulation.
3. Provides a visually unifying landscape element.
4. Provides view corridors to points of orientation throughout the Plan Area; both for local, short range views to landmarks in the area, and long range views to the Sierra Nevada and Coast Range foothills.
5. Reduces the sense of intensity of land use in the higher density residential and non-residential areas of the Plan.

LIGHT INDUSTRIAL LAND USE

3.12 Light Industrial

A total of 67.76 acres (Parcels 49a and Parcels 48b and 49b) on the northwest end of the Plan Area have been designated for light industrial use. The parcels are bordered by the Highway 65 Bypass (or for Parcel 48b, Parcel 48a) to the north, Washington Boulevard to the west, Parcel 84 to the east and the fifty-foot (50') wide open space/bike trail corridors which separate the light industrial uses from the

single-family uses to the south. The Highway 65 corridor has been established as a light industrial center for South Placer county, and particularly the cities of Roseville and Rocklin. The light industrial land use planned in the North Central Specific Plan Area provides ease of access for truck and employee traffic, and maintains continuity with the existing industrial land use pattern along the Highway 65 corridor. The industrial area is separated and adequately buffered from residential uses by a fifty-foot (50') wide pedestrian/bike corridor. Soundwalls may also be required if at the time of development of the light industrial property a noise analysis indicates the need. Pedestrian connections will be provided between the light industrial and residential uses through adjacent park, lower watershed and/or landscape corridors.

The City of Roseville General Plan states that the intent of the Light Industrial category is to allow intensive industries with relatively high numbers of employees per acre. However, the experience in the South Placer region indicates that light industrial land use encompasses a broad range of industrial activity including high technology manufacturing, warehousing and distribution. It is anticipated that the light industrial land use in the Specific Plan Area will also attract a mix of industrial and business park/research and development activities, plus supporting retail uses.

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Light industrial areas shall be designed to ensure the proper development and use of land in a manner so as to achieve a high quality, nuisance free environment for manufacturing, assembly, research and development, business park, warehousing and distribution type land uses.

The purpose of the Planned Development (PD) zone on Parcel 49a is to enhance the ability of the NCRSP to provide a mix of uses including retail, commercial recreation, lodging, and a range of restaurant uses, to serve employees and residents in the area.

The following uses designated as “P” or “CUP” are permitted or conditionally permitted in the Light Industrial designation. In addition, prohibited uses are designated as “–”.

AGRICULTURAL AND OPEN SPACE USE TYPES	
Resource Protection and Restoration	P
Resource-Related Recreation	P

CIVIC USE TYPES	
Community Assembly	P
Community Service	P
Essential Services	P
Social Services (1)	CUP
Intensive Public Facilities	CUP
Public Parking Services	P
Schools, Private Elementary and Secondary	P

RESIDENTIAL USE TYPES	
Caretaker/Employee Housing	P

COMMERCIAL USE TYPES	
Adult Business Establishments	CUP
Animal Sales and Service	
Kennels	P
Veterinary Clinic	P
Veterinary Hospital	P
Automotive and Equipment	
Automotive Rental	CUP
Automotive Repairs	P
Automotive Sales	CUP
Car Wash and Detailing	P
Commercial Parking	P
Equipment Rental, Repair and Sales	P
Gasoline Sales	P
Banks and Financial Services	P
Bars and Drinking Places	CUP
Broadcasting and Recording Studios	P
Business Support Services	P
Commercial Recreation	
Indoor Entertainment	P
Indoor Sports and Recreation	P
Outdoor Entertainment	CUP
Outdoor Sports and Recreation	CUP
Large Amusement Complexes	CUP
Eating and Drinking Establishments	
Convenience	P
Fast Food with Drive Through	P
Full Service	P
Food and Beverage Retail Sales	P
Lodging Services	P

Maintenance and Repair	P
Medical Services, General	P
Nursery, Retail	P
Offices, Professional	P
Personal Services	P
Retail Sales and Services	P
Specialized Education and Training	
Colleges and Universities	P
Vocational Schools	P
Specialty Schools	P
Storage, Personal Storage Facility	P

INDUSTRIAL USE TYPES	
Day Care Center, Secondary (employees only)	CUP
Equipment and Storage Yards	CUP
General Industrial	CUP
Hazardous Materials Handling	CUP
Laundries, Commercial	P
Light Manufacturing	P
Printing & Publishing	P
Recycling, Scrap and Dismantling	
Enclosed	P
Unenclosed	CUP
Research Services	P
Specialized Industrial	CUP
Wholesale and Distribution	
Light	P
Heavy	CUP

TRANSPORTATION AND COMMUNICATION USE TYPES	
Antennas and Communications Facilities <u>(2)</u>	
Developed Lot	P
Undeveloped Lot	CUP
Heliport	P
Intermodal Facilities	P

Note:

- (1) Additional requirements are contained in Chapters 19.38, 19.39 and 19.40.
- (2) Additional requirements are contained in Chapter 19.34. (Ord. 3046 §2 (part), 1996: Ord. 3014 (part), 1996.)

Commercial support uses are permitted where appropriate and there is no conflict with planned industrial development. Such uses are intended to serve the employees in the light industrial area and thereby provide a higher quality working environment. Such uses will reduce the need for travel out of the area for goods and services needed by employees in the course of a normal work day. Typical commercial support uses may include day care, eating establishments, specialty retail, retail sales and services, food and beverage sales, personal services, such as hair care, and recreation, such as health clubs. Convenience services within the light industrial uses should be distributed to be easily accessible by pedestrians.

The following uses are permitted in the Light Industrial designation:

- Uses primarily engaged in research and development (R & D) activities, including but not limited to research and development laboratories and facilities and compatible light manufacturing.
- Uses primarily engaged in manufacture, assembly, packaging, testing and/or repair of components, devices, equipment, systems and parts.
- Service operations, including delivery, radio and television repair, security service, print shops.
- Offices shall be allowed
- Warehousing and distribution facilities are permitted provided that such activities are conducted wholly within a completely enclosed building.
- Mail order businesses
- Mini-storage

The following additional uses may be permitted subject to the approval of a special use permit by the City.

- cabinet and upholstery shops
- dry cleaning plants, rug cleaning plants and laundries
- caretaker dwellings
- recycling centers
- veterinary hospitals

Commercial support uses are permitted where appropriate and there is no conflict with planned industrial development. Such uses are intended to serve the employees in the light industrial area and thereby provide a higher quality working environment. Such uses will reduce the need for travel out of the area for goods and services needed by employees in the course of a normal work day. Typical commercial support uses may include day care, eating establishments, specialty retail, personal services, such as hair care, and recreation, such as health clubs. Convenience services within the light industrial uses should be distributed to be easily accessible by pedestrians. These uses should generally be located within light industrial building complexes, and not as free standing structures.

All uses within the light industrial designation will be subject to a use permit to ensure that impacts from noise, light, vibration, odor, and other factors do not exceed City standards and will not cause adverse impacts on nearby uses.

The following policies shall apply to all light industrial land use. Additional policies contained in the General Design Guidelines section of this element also apply:

1. All allowed uses and accessory activities shall be conducted wholly within a completely enclosed building with the exception of off-street parking spaces, off-street loading facilities, open storage areas (as specified in Policy 2), and employee recreational facilities. Activities shall minimize noise, fumes, smoke, dust, or other environmental pollutants.
2. Incidental open storage of materials, goods, parts and equipment, including company owned or operated trucks and other motor vehicles, is permitted provided that all such activities shall be screened by a solid fence or masonry wall no less than six feet (6') in height and by landscaping and earth berms. No stored materials, goods, parts or equipment should be visible from any adjacent public streets or highways, wetland preserve areas, or adjacent residential properties.
3. No noise may be generated that exceeds 60 dba at the edge of the light industrial parcels. Outside phone and paging systems are prohibited.
4. The use of toxic or hazardous materials requiring the filing of a business plan, for emergency response pursuant to Section 25503.5 of the California Health and Safety Code or materials identified in Section 5194, Title 8 of the California Code of Regulations, shall be critically analyzed by the City when considering any use and shall be subject to the approval of a special use permit.
5. All users shall submit a list of hazardous and toxic materials with a qualified discussion of potential chronic and acute long term health hazards and toxicological effects, including those on children, from acute short-term or chronic long-term exposures. In addition, a plan shall be submitted specifying procedures for mitigating the emissions of toxic substances and ground water monitoring, and for identifying methods of hazardous waste disposal.
6. Loading facilities shall be designed as an integral part of the building which they serve and shall be located in the most inconspicuous manner possible. No loading facility, including incidental parking and maneuvering areas, shall extend into any required minimum setback areas.
7. All roof mounted mechanical equipment shall be screened so as to not be visible from any public street or highway, or area accessible to the general public. This is a particular concern because a portion of the light industrial

area lies below the elevation of the adjacent Highway 65 Bypass. Special treatment of the roof is encouraged and may be required when buildings are below the level of adjacent streets, highway, or public areas.

8. A secondary street system shall be provided within the light industrial areas (Parcels 48 and 49) to provide access to individual parcels. The street cross section shall include twenty-five foot (25') landscape corridors as specified for non-residential collectors in the Circulation Element. Common access driveways shall be utilized to the maximum extent possible in order to reduce circulation conflicts and maintain the continuity of frontage landscaping.

9. Light industrial uses adjacent to residential use will be buffered by a fifty-foot (50') wide pedestrian/bike corridor.

10. Light industrial uses fronting on Washington Boulevard and Pleasant grove Boulevard shall have a fifty foot (50') landscape buffer setback from the back of the ultimate curb. Projects shall not back onto these roadway frontages unless adequate screening is provided through berms, landscaping, or fencing. The use of berms and landscaping, rather than fencing, is strongly encouraged.

11. Pedestrian pathway access connections shall occur along the perimeter of a project to adjacent pedestrian pathways (either adjacent to a roadway or watershed) at an average interval of every six hundred linear feet (600') along the perimeter of the project, with the distance between individual access points not to exceed one thousand linear feet (1000') along the perimeter of a project. A minimum of one connection per street or open space frontage shall be provided within each ultimately defined light industrial parcel. The pedestrian pathway connection shall be separated from vehicle driveways and shall function to guide the pedestrian to the main building accesses of each building. Such walkways are to be designed similar to Figure 3-19, Pedestrian Walkway in Commercial Parking Lot. Pedestrian access shall also be considered at all vehicular driveway locations. The location of pedestrian access connections shall be coordinated with the location of transit stops to facilitate transit use. Connections from the project to the adjacent pathway shall be made by the developer.

12. Buildings directly fronting roads shall provide direct pedestrian connections to the landscape corridor pathway along the adjacent roadway.

13. Pedestrian access should be provided between individual light industrial projects at regular intervals to promote pedestrian cross access.

14. Light industrial uses adjacent to lower watershed areas (Parcel 84), should incorporate, to the extent feasible, the visual amenity provided by the adjacent open space areas. A minimum twenty foot (20') landscape setback shall be provided from the edge of the watershed. Such setback shall be landscaped and shall include berms and swales to create a boundary and to control drainage. Trees shall be planted to provide shading for the adjacent pathway systems. Fencing between light industrial and wetland areas is discouraged. When determined necessary, such fencing should be an open type which allows a continuous view to the open space area. Regular pedestrian connections to the wetland area and pathway system shall be made by the developer in accordance with pedestrian connection Policy 11, with exact locations to be considered during the design review stage for the adjacent projects. Figure 3-26, Lower Watershed-Light Industrial Interface, illustrates the connection between uses. In general, architectural treatment and materials for those frontages visible from adjacent open space areas shall be the same as those utilized on the main frontages of the buildings. All delivery and storage areas shall be screened.
15. The on-site landscaping on Parcels 48A and 49A adjacent to Highway 65 shall provide a minimum forty foot (40') landscape easement from the edge of state right-of-way.
16. Sidewalks, separate from vehicular driveways, shall be provided from the pedestrian walkway in the landscape corridor along the street to each building by the most feasible direct route.
17. Pedestrian plazas with landscaping, seating, drinking fountains and points of interest, such as water elements or art sculptures, are strongly encouraged.
18. The provision of secured bike storage, lockers and showers for employees may be provided to facilitate walking and cycling to work as an option to complying with the City Rideshare Ordinance. Outdoor seating areas are encouraged.
19. The design of light industrial uses adjacent to potential light rail corridors shall consider the possible future extension of light rail,

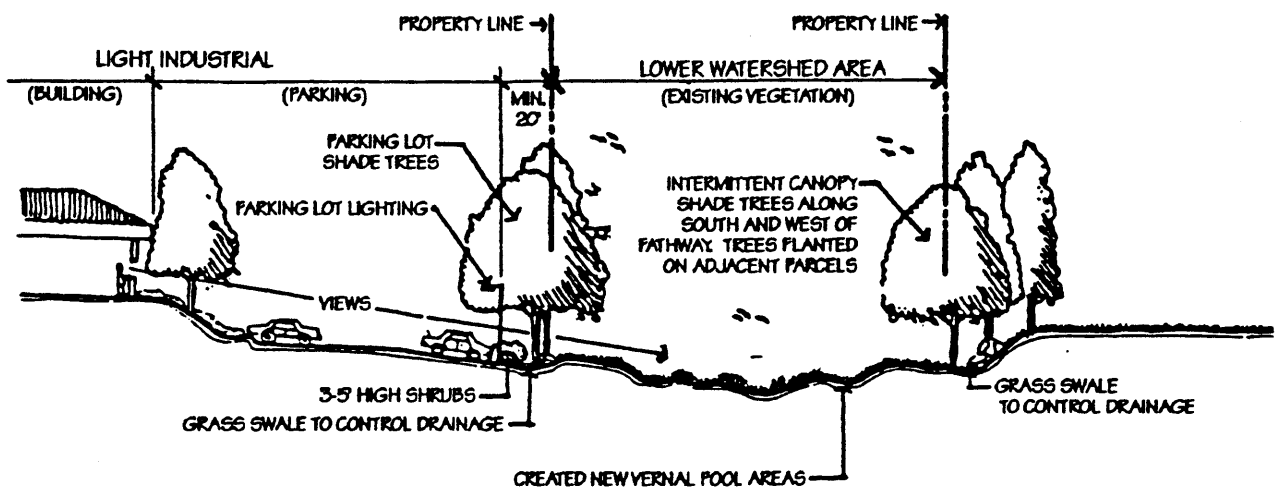


Figure 3-26
Lower Watershed - Light Industrial Interface

including right-of-way and station needs. On-site transit stops, including those for buses, should be considered during the design review stage.

20. Land use within the light industrial area may include convenience commercial support facilities such as day care, eating establishments, specialty retail, personal services such as hair care, and recreation such as health clubs primarily intended to serve the workers in the area. Such uses shall not exceed ten percent (10%) of the total gross floor area in any parcel ultimately defined within Parcels 48 and 49. These uses should generally be located within the light industrial building complexes, and not as free-standing structures. All structures should be easily accessible by employees and pedestrians.

3.13 General Industrial Land Use

A site of 10 acres (Parcel 69), located east of Harding Boulevard, has been designated for industrial use as illustrated in Figure 3-27, City of Roseville Property. The site is currently owned by the City and encompasses an existing electric substation. Approximately 3 acres of the property is undeveloped. This site will be zoned general industrial and uses are as permitted pursuant to the City of Roseville Zoning Ordinance. The light industrial design guidelines set forth in this Specific Plan shall apply to the design of any project on the property.

3.14 Open Space

Open Space within the Plan Area includes parks, the open field portion of school sites, park/wetland preserve areas, the 100-year watershed along all intermittent and perennial water courses, and landscaped corridors along major arterial streets. Open space serves the following purposes:

1. Assists in providing a buffer between land uses.
2. Provides an opportunity for off-street pedestrian and bikeway circulation.
3. Provides a visually unifying landscape element.
4. Provides view corridors to points of orientation throughout the Plan Area; both for local, short range views to landmarks in the area, and long range views to the Sierra Nevada and Coast Range foothills.
5. Reduces the sense of intensity of land use in the higher density residential and non-residential areas of the Plan.

ORDINANCE NO.

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE
AMENDING THE TEXT OF ZONING ORDINANCE NO. 4643 OF THE CITY OF
ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Ordinance No. 4643, is amended to remove restrictions on the amount of retail development permitted on North Central Roseville Specific Plan Parcel 49, replace language discussing the corporate center designation with language describing the proposed uses for the site, and add Medical Services, General as a permitted use, as shown and so designated in Exhibit "C", which is attached hereto and incorporated herein by reference.

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 _____, 2019, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

MAYOR

ATTEST:

City Clerk

NCRSP PARCEL 49A (RZ 98-22)

The proposed Planned Development (PD) zone district is intended to ~~enhance the ability of the NCRSP to locate major corporate research and developer users. The proposed PD zone district will also amend the permitted uses on Parcel 49A in the NCRSP to~~ allow for retail, hotel, ~~recreation,~~ restaurant and office uses which will serve adjacent major employment centers ~~and residents~~. Specifically, the proposed Planned Development ordinance will increase the flexibility of Parcel 49A's zoning to accommodate a range of land uses reflecting the unique location of Parcel 49A in the NCRSP, adjacent to the Blue Oaks Interchange, with planned retail to the east, single family residential to the south, and light industrial employers to the west. The PD ordinance will also create the opportunity for development of the site with other consistent uses such as hotels, and colleges and universities, to complement research and development uses.

Principally and Conditionally Permitted uses are permitted in the proposed PD zone district (primary use types not listed are not permitted in the proposed PD zone district), and are identified as described below:

- Principally permitted use, designated as "P";
- Conditionally permitted use, designated as "CUP";

~~Retail, uses in the proposed PD zone that are otherwise permitted in the PD zone shall be subject to the restriction that such retail uses are compatible with an office park and may not cumulatively exceed 20% 40% of the permitted building square footage of 1,200,000 gross square feet on Parcel 49A, or 240,000 gross square feet, whichever is greater.~~

In addition to the list of "Principally Permitted" (P) and "Conditionally Permitted" (CUP) use types proposed by the PD zone district, the Development Guidelines set forth in the NCRSP for the Light Industrial land use designation shall apply to Parcel 49A, provided, however, that non-industrial projects developed on Parcel 49A shall be subject to the Community Commercial or Business Professional Development Standards, as the case may be, set forth in the NCRSP.

In addition, development of Parcel 49A shall be subject to the following Development Standards:

- Industrial/Commercial buildings are to be set back a minimum of 50 feet from the SR 65 right of way. Parking areas, including driveways and delivery bay areas, are to be set back a minimum of 40 feet from the SR 65 right of way. Any dumpster enclosures, service entries, and/ or loading docks shall be fully screened from view with a combination of block walls and landscaping.
- Setback and open areas between future buildings or parking and the freeway right-of-way are to be landscaped with a mix of trees, shrubs and ground covers. The landscape planter shall have a width of 40 feet.

- The primary tree along the SR 65 frontage shall be the Bloodgood London Plane tree planted in a staggered pattern at 30 feet on center.
- Where permitted by individual site development plans, tree planting pockets abutting the setback area should be developed between adjoining buildings or clusters of buildings or at "dead spaces" occurring within individual site development plans. The tree planting pockets are intended to introduce a rhythm of intermittent tree groves along the freeway edge.
- Approximately one third of the trees planted in the setback and pocket areas should be conifer trees for vertical scale and screening.
- All building elevations visible from the freeway should be designed to incorporate architectural detail that is sensitive to such visibility and that avoids the featureless design typically associated with "backside" facades.
- Where an industrial/commercial parcel lies adjacent to watershed open space parcels, a landscape buffer is to be installed along the abutting edge of the non-open space parcel. The minimum buffer width is 20 feet for parking and 25 feet for buildings.
- A Major Project Permit shall be submitted and processed for master planning of the entire Parcel 49A. Considerations of internal function shall be addressed in the context of a conceptual site plan at the time a development proposal is initiated for any portion of the individual site. Where a mix of uses is anticipated for the site, particular attention shall be given to site construction, access and parking. A clearly defined pedestrian link running parallel to the freeway is encouraged.

NCRSP PARCEL 49A
PLANNED DEVELOPMENT ORDINANCE
PERMITTED AND CONDITIONALLY-PERMITTED USES

AGRICULTURAL AND OPEN SPACE USE TYPES	
Resource Protection and Restoration	P
Resource-Related Recreation	P

CIVIC USE TYPES	
Community Assembly	P
Community Service	P
Essential Services	P
Social Services (1)	CUP
Intensive Public Facilities (2)	CUP
Public Parking Services	P
Schools, Private Elementary and Secondary	P

RESIDENTIAL USE TYPES	
Caretaker/Employee Housing	P

COMMERCIAL USE TYPES	
Adult Business Establishments	CUP
Animal Sales and Service	
Kennels	P
Veterinary Clinic	P
Veterinary Hospital	P
Automotive and Equipment	
Automotive Rental	CUP
Automotive Repairs	P
Automotive Sales (2)	CUP
Car Wash and Detailing	P
Commercial Parking	P
Equipment Rental, Repair and Sales	P
Gasoline Sales	P
Banks and Financial Services (2)	P
Bars and Drinking Places (2)	CUP
Broadcasting and Recording Studios	P
Business Support Services	P
Commercial Recreation	
Indoor Entertainment	P
Indoor Sports and Recreation	P
Outdoor Entertainment	CUP
Outdoor Sports and Recreation	CUP
Large Amusement Complexes	CUP
Eating and Drinking Establishments	

Convenience	P
Fast Food with Drive Through (2)	P
Full Service (2)	P
Food and Beverage Retail Sales (2)	P
Lodging Services	P
Maintenance and Repair	P
Medical Services, General	P
Nursery, Retail	P
Offices, Professional	P
Personal Services	P
Retail Sales and Services (2)	P
Specialized Education and Training	
Colleges and Universities	P
Vocational Schools	P
Specialty Schools	P
Storage, Personal Storage Facility	P

INDUSTRIAL USE TYPES	
Day Care Center, Secondary (employees only)	CUP
Equipment and Storage Yards	CUP
General Industrial	CUP
Hazardous Materials Handling	CUP
Laundries, Commercial	P
Light Manufacturing	P
Printing & Publishing	P
Recycling, Scrap and Dismantling	
Enclosed	P
Unenclosed	CUP
Research Services	P
Specialized Industrial	CUP
Wholesale and Distribution	
Light	P
Heavy	CUP

TRANSPORTATION AND COMMUNICATION USE TYPES	
Antennas and Communications Facilities (3) (2)	
Developed Lot	P
Undeveloped Lot	CUP
Heliport	P
Intermodal Facilities	P

Note:

- (1) Additional requirements are contained in Chapters 19.38, 19.39 and 19.40.
- ~~(2) Subject to limitation that retail uses may not exceed 240,000 square feet of gross floor area on a cumulative basis on Parcel 49A.~~
- ~~(3)~~ (2) Additional requirements are contained in Chapter 19.34. (Ord. 3046 §2 (part), 1996: Ord. 3014 (part), 1996.)

NCRSP PARCEL 49A
(RZ 98-22)

The proposed Planned Development (PD) zone district is intended to allow for retail, hotel, recreation, restaurant and office uses which will serve adjacent major employment centers and residents. Specifically, the proposed Planned Development ordinance will increase the flexibility of Parcel 49A's zoning to accommodate a range of land uses reflecting the unique location of Parcel 49A in the NCRSP, adjacent to the Blue Oaks Interchange, with planned retail to the east, single family residential to the south, and light industrial employers to the west. The PD ordinance will also create the opportunity for development of the site with other consistent uses such as hotels, and colleges and universities, to complement research and development uses.

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**NCRSP PARCEL 49A
PLANNED DEVELOPMENT ORDINANCE PERMITTED
AND CONDITIONALLY-PERMITTED USES**

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Resource Protection and Restoration	P
Resource-Related Recreation	P

CIVIC USE TYPES	
Community Assembly	P
Community Service	P
Essential Services	P
Social Services (1)	CUP
Intensive Public Facilities	CUP
Public Parking Services	P
Schools, Private Elementary and Secondary	P

RESIDENTIAL USE TYPES	
Caretaker/Employee Housing	P

COMMERCIAL USE TYPES	
Adult Business Establishments	CUP
Animal Sales and Service	
Kennels	P
Veterinary Clinic	P
Veterinary Hospital	P
Automotive and Equipment	
Automotive Rental	CUP
Automotive Repairs	P
Automotive Sales	CUP
Car Wash and Detailing	P
Commercial Parking	P
Equipment Rental, Repair and Sales	P
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Banks and Financial Services	P
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Broadcasting and Recording Studios	P
Business Support Services	P
Commercial Recreation	
Indoor Entertainment	P
Indoor Sports and Recreation	P
Outdoor Entertainment	CUP
Outdoor Sports and Recreation	CUP
Large Amusement Complexes	CUP
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Convenience	P
Fast Food with Drive Through	P
Full Service	P
Food and Beverage Retail Sales	P
Lodging Services	P
Maintenance and Repair	P
Medical Services, General	P
Nursery, Retail	P
Offices, Professional	P
Personal Services	P
Retail Sales and Services	P
Specialized Education and Training	
Colleges and Universities	P
Vocational Schools	P
Specialty Schools	P
Storage, Personal Storage Facility	P

INDUSTRIAL USE TYPES	
Day Care Center, Secondary (employees only)	CUP
Equipment and Storage Yards	CUP
General Industrial	CUP
Hazardous Materials Handling	CUP
Laundries, Commercial	P
Light Manufacturing	P
Printing & Publishing	P
Recycling, Scrap and Dismantling	
Enclosed	P
Unenclosed	CUP
Research Services	P
Specialized Industrial	CUP
Wholesale and Distribution	
Light	P
Heavy	CUP

TRANSPORTATION AND COMMUNICATION USE TYPES	
Antennas and Communications Facilities (2)	
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Note:

- (1) Additional requirements are contained in Chapters 19.38, 19.39 and 19.40.
- (2) Additional requirements are contained in Chapter 19.34. (Ord. 3046 §2 (part), 1996: Ord. 3014 (part), 1996.)



COUNCIL COMMUNICATION

CC #:

File #:

Title: 1 Item

Contact:

Meeting Date: 6/19/2019

Item #: