CITY OF ROSEVILLE CALIFORNIA

AGENDA

June 15, 2022

CITY COUNCIL
FINANCE AUTHORITY
HOUSING AUTHORITY
NATURAL GAS FINANCING AUTHORITY
6:00 p.m.
Council Chambers
311 Vernon Street
Roseville, California
www.roseville.ca.us

The meeting may be viewed on Comcast channel 14, Consolidated Communications channel 73, and AT&T U-Verse. City Council meetings are also video streamed live on the City's website at roseville.ca.us/watch and roseville.ca.us/agenda, and the City's YouTube channel at youtube.com/CityofRosevilleCa.

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

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

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

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

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

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

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

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

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

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

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. MEETING PROCEDURES

5. PRESENTATIONS

5.1. Proclamation - Juneteenth

Proclaim June 19, 2022 as Juneteenth and encourage all residents to mark their calendars and celebrate Juneteenth this month as we build a community of real and lasting justice and equality.

CONTACT: Blair Hutchison 916-774-5267 bmhutchison@roseville.ca.us

6. PUBLIC COMMENTS

7. CONSENT CALENDAR

BEGINNING OF CONSENT CALENDAR

Bids / Purchases / Services

7.1. Maidu Softball Restroom Renovation Project - Award of Contract and Budget Adjustment

Memo from Park Development Project Manager Heather Buck and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt RESOLUTION NO. 22-212 APPROVING AN AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CARTER-KELLY, INC., APPROVING A 15% CONTINGENCY AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6505 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff recommends award of the base bid for a total contract award amount of $115,700 to Carter-Kelly, Inc. This will result in a total project budget of $165,000, which includes the cost of design and engineering, construction, permits, inspections, construction administration, and contingency. The Maidu Softball Fields are located on the 152-acre regional park site located east of Rocky Ridge Drive and south of Douglas Boulevard. The project includes minor alterations to the existing restrooms for accessibility

and ease of maintenance. These improvements are necessary to replace the aging and deteriorating infrastructure and conform to current building code regulations. Staff requests authorization to approve change order requests in an amount not to exceed 15% of the contracted amount. Funding for the improvements is budgeted in the Maidu Softball Restroom Upgrade project in the Parks, Recreation & Libraries Capital Projects Fund with an offset using the City's portion of the Youth Sports Coalition funds. Maintenance of the existing restrooms is via the General Fund and will remain unchanged.

CC #: 2134

File #: 0704 & 0201-01

CONTACT: Heather Buck 916-774-5254 hcbuck@roseville.ca.us

7.2. Library Materials (RFP 13-087) - Purchase Order Renewals

Memo from Recreation and Libraries Supervisor Jessica Huff and Parks, Recreation and Libraries Director Jill Geller recommending the City Council adopt RESOLUTION NO. 22-218 APPROVING A PURCHASE ORDER RENEWAL FOR THE PURCHASE OF LIBRARY MATERIALS; and adopt RESOLUTION NO. 22-219 APPROVING A PURCHASE ORDER RENEWAL FOR THE PURCHASE OF LIBRARY MATERIALS; and adopt RESOLUTION NO. 22-220 APPROVING A PURCHASE ORDER RENEWAL FOR THE PURCHASE OF LIBRARY MATERIALS; and adopt RESOLUTION NO. 22-221 APPROVING A PURCHASE ORDER RENEWAL FOR THE PURCHASE OF LIBRARY MATERIALS; and adopt RESOLUTION NO. 22-222 APPROVING A PURCHASE ORDER RENEWAL FOR THE PURCHASE OF LIBRARY MATERIALS. Staff requests Council approve the renewal of purchase orders for FY2022-23 to Baker & Taylor, LLC, Bibliotheca, LLC, Ingram Library Services, LLC, Midwest Tape, LLC, and Overdrive, Inc. for the purchase of materials for the City library collection and approve two (2) additional one (1) year renewals. The total cost of the purchase orders for FY2022-23 is $375,000 and funds are included in the proposed FY2022-23 Parks, Recreation & Libraries budget in the General Fund. The funds for each future year will be requested in future budgets.

CC #: 2140

File #: 0203-10

CONTACT: Jessica Huff 916-774-5905 jhuff@roseville.ca.us

7.3. Mahany Tennis Courts Renovation Project – Award of Contract and Budget Adjustment

Memo from Park Development Project Manager Joel De Jong and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt RESOLUTION NO. 22-224 APPROVING AN AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND DRYCO CONSTRUCTION, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE 6506 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and authorize approval of change orders in an amount not to exceed 10% of the

contracted amount. Staff recommends award of the base bid and both additive alternatives for a total contract award amount of $943,267 to DRYCO Constructors, Inc. for the Mahany Tennis Courts Renovation Project. Funding for the renovation project is provided through the FY2020-21 General Fund surplus funds by a budget adjustment approved by Council at the May 18, 2022 meeting, along with a contribution from Roseville Joint Unified High School District in the amount of $111,499. Maintenance of the existing citywide park is provided by the General Fund and will remain unchanged.

CC #: 2142

File #: 0704-01 & 0201-01

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

7.4. Washington Boulevard at All America City Boulevard Roundabout Project - Award of Contract and Budget Adjustment

Memo from Assistant Engineer Karen Vences and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 22-234 APPROVING AN AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND MARTIN BROTHERS CONSTRUCTION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6507 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-2022 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff recommends Council award the Washington Boulevard at All America City Boulevard Roundabout Project to the sole responsive bidder, Martin Brothers Construction, in the amount of $5,057,740.70 with authorization for staff to exceed the award amount by 10% or $505,774 as a construction contingency. The construction scope of this project consists of clearing and grubbing, excavation, concrete and asphalt paving, sidewalk, lighting, storm drain, waterline, urban design, and landscape improvements. A budget adjustment is necessary in the amount of $7,120,297 to cover construction, construction contingency, staff time, permit fees, and construction management. The project will be funded with Congestion Mitigation and Air Quality Improvement funds, Local Transportation Funds, Highway Users Tax funds, Traffic Mitigation Fee funds, and Environmental Utility Water Rehabilitation Funds. No General Fund resources are allocated for this project.

CC #: 2153

File #: 0900-04-02

CONTACT: Karen Vences 916-774-5412 kavences@roseville.ca.us

7.5. Open Space and Preserve Land Goat Grazing - Contract Purchase Agreement

Memo from Parks, Recreation, & Libraries Superintendent Eric Dexter and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt RESOLUTION NO. 22-225 APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ECOSYSTEM CONCEPTS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3002231). Staff requests Council approve a contract purchase agreement with Ecosystem Concepts, Inc. for grazing of land for vegetation

management and fire prevention on City-owned properties throughout the City, which includes a one (1) year base term with the option of five (5) additional one-year extensions, not to exceed annual budgeted amounts. The amount of the agreement for FY2022-23 is $431,000. Funding is budgeted in the Open Space and Preserve Funds, as well as the General Fund with funding from the local Measure B sales tax.

CC #: 2143

File #: 0704-02

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

7.6. Sodium Hydroxide (BACC 12-2022) - Contract Purchase Agreement

Memo from Buyer Becky Philipp and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 22-228 APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND UNIVAR SOLUTIONS USA, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3002064). Staff requests Council approve a contract purchase agreement with Univar Solutions USA, Inc. as the lowest responsive bidder for Bay Area Chemical Consortium Bid No. 12-2022 for the supply and delivery of sodium hydroxide solution for the Dry Creek Wastewater Treatment Plant, Pleasant Grove Wastewater Treatment Plant, Barton Road Water Treatment Plant, and the Roseville Energy Park. The estimated annual cost for FY2022-23 is $1,011,000. Funding is included in the Environmental Utilities and Electric Departments' proposed FY2022-23 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 City Council approval, provided that the applicable budget is approved each year, until the contract expires or until City staff determines that continuing with the same vendor is not in the City's best interest.

CC #: 2147

File #: 0203-03

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

7.7. Sodium Hypochlorite (BACC 13-2022) - Contract Purchase Agreement

Memo from Buyer Becky Philipp and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 22-229 APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND UNIVAR SOLUTIONS USA, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3002203). Staff recommends Council approve a contract purchase agreement with Univar Solutions USA, Inc. as the lowest responsive bidder for Bay Area Chemical Consortium Bid No. 13-2022 for the supply and delivery of 12.5% sodium hypochlorite for the Pleasant Grove Wastewater Treatment Plant, Barton Road Water Treatment Plant, Roseville Energy Park, Environmental Utilities' wells, and the Roseville Aquatics Complex. The estimated annual cost is $672,000. Funding is included in the Environmental Utilities, Electric, and Parks, Recreation and Libraries

Departments' proposed FY2022-23 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 or until City staff determines that continuing with the same vendor is not in the City's best interest.

CC #: 2148

File #: 0203-03

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

7.8. Liquid Aluminum Sulfate (BACC 01-2022) - Contract Purchase Agreement

Memo from Buyer Becky Philipp and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 22-209 APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND 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 (3002245). Staff requests Council approval of a contract purchase agreement with Chemtrade Chemicals US LLC as the lowest responsive bidder for Bay Area Chemical Consortium Bid No. 01-2022 for the supply and delivery of liquid aluminum sulfate for the City's water treatment plant. The estimated annual cost is $175,000. Funding is included in the Environmental Utilities Department's proposed FY2022-23 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.

CC #: 2128

File #: 0203-03

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

7.9. Aggregate Products (RFQ 10-3323) - Purchase Orders

Memo from Buyer Sue Jessup and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 22-197 APPROVING A PURCHASE ORDER FOR THE PURCHASE OF AGGREGATE PRODUCTS ON AN AS-NEEDED BASIS; and adopt RESOLUTION NO. 22-198 APPROVING A PURCHASE ORDER FOR THE PURCHASE OF AGGREGATE PRODUCTS ON AN AS-NEEDED BASIS. Staff requests Council authorize two purchase orders with Hastie's Capitol Sand & Gravel and Triangle Rock Products, LLC as the lowest responsive and responsible bidders for the purchase of aggregate products in response to RFQ 10-3323. Various City departments will use this bid for ongoing aggregate product needs, including the Public Works Department's Streets Division, the Environmental Utilities Department's Water and Wastewater Divisions, the Parks, Recreation & Libraries Department, and the Electric Department. Funding is included in each department's respective funds. The estimated total annual spending for FY2022-23 is $175,000.

CC #: 2116

File #: 0203-04
CONTACT: Sue Jessup 916-746-1702 sjessup@roseville.ca.us

7.10. Tires (RFQ 10-3322) – Contract Purchase Agreement

Memo from Buyer Tiffany Valdez and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 22-231 APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND FLEET TIRE, INC. DBA BRANNON TIRE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3002144). Staff requests Council approve a contract purchase agreement with Fleet Tire, Inc. dba Brannon Tire for the purchase and repair of tires on an as-needed basis. The Fleet Services Division has a recurring demand for a variety of tires to maintain the City's vehicle fleet. The total estimated annual amount of the award for FY2022-23 is $450,000. Funding for FY2022-23 is included in the Proposed Budget in the Fleet Services Fund. Staff requests authorization to renew without further Council approval.

CC #: 2150

File #: 0203-02

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

7.11. Very High Frequency Radio System Support - Sole Source Contract Purchase Agreement

Memo from IT Program Manager Karl Grover and Chief Information Officer Hong Sae recommending the City Council adopt RESOLUTION NO. 22-233 APPROVING A SOLE SOURCE CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND SILKE COMMUNICATIONS SOLUTIONS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3002339). Staff requests Council approval of a contract purchase agreement with Silke Communications to provide two years of support and enhancement of the City's Very High Frequency (VHF) radio system which will not exceed $150,000. Support and maintenance of the VHF system is included in the proposed FY2022-23 Information Technology Operations Fund budget.

CC #: 2152

File #: 0203-05

CONTACT: Karl Grover 916-774-5145 kgrover@roseville.ca.us

7.12. Paving and Striping Services - Contract Purchase Agreement

Memo from Administrative Technician Darci Carpenter and Public Works Director Jason Shykowski recommending the City Council adopt RESOLUTION NO. 22-226 APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND SIERRA STRIPING, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE (3002225). Staff requests Council approval of a contract purchase agreement with Sierra Striping, Inc. to provide paving and striping services and repairs on an as-needed basis at various City locations in the amount of $200,000. Funding for

this agreement is included in the proposed FY2022-23 budget in the Facility Services and Facility Rehabilitation funds. Staff requests authorization to utilize the four (4) optional one (1) year renewals of the contract without further Council approval, provided that the applicable budget is approved by the City Council each year, until the contract expires or until Staff determines that continuing with the same vendor in not in the City's best interest.

CC #: 2144

File #: 0203-04

CONTACT: Darci Carpenter 916-727-5702 drcarpenter@roseville.ca.us

7.13. Vehicle Purchases – Purchase Orders

Memo from Fleet Manager Brian Craighead and Public Works Director Jason Shykowski recommending the City Council approve a purchase order to A-Z Bus Sales Inc. for two (2) Toyota Sienna vans with ADA accessibility utilizing RFQ 10-3325 in the amount of $152,898; and approve a purchase order to American Truck and Trailer Body Company, Inc. for two (2) streetlight pole trailers utilizing RFQ 10-3326 in the amount of $114,918. Funding for these vehicles is included in the FY2021-22 Transit Fund and Electric Fund budgets.

CC #: 2132

File #: 0203-01

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

Resolutions

7.14. Campus Oaks CO-6 Subdivision - Notice of Completion

Memo from Construction Inspector Danny Jacobo and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-195 ACCEPTING THE PUBLIC WORK KNOWN AS CAMPUS OAKS CO-6 SUBDIVISION PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the civil improvement work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 2113

File #: 0400-04-18

CONTACT: Danny Jacobo 916-223-7486 djjacobo@roseville.ca.us

7.15. Fiddyment Ranch - Phase 3 Village F-6 Backbone Project - Notice of Completion

Memo from Construction Inspector Darin Crockett and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-217 ACCEPTING THE PUBLIC WORK KNOWN AS FIDDYMENT RANCH - PHASE 3 VILLAGE F-6 BACKBONE PROJECT, APPROVING

THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING A PORTION OF THE 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 #: 2139

File #: 0400-04-09-1

CONTACT: Darin Crockett 916-751-9196 dcrockett@roseville.ca.us

7.16. Fiddyment Ranch - Phase 3 Village F-6C1 - Notice of Completion

Memo from Senior Construction Inspector Darin Crockett and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-207 ACCEPTING THE PUBLIC WORK KNOWN AS FIDDYMENT RANCH - PHASE 3 Village F-6C1 PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the civil improvement work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 2025

File #: 0400-04-09-1

CONTACT: Darin Crockett 916-751-9196 dcrockett@roseville.ca.us

7.17. Fiddyment Ranch - Phase 3 Village F-6C2 - Notice of Completion

Memo from Construction Inspector Darin Crockett and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-208 ACCEPTING THE PUBLIC WORK KNOWN AS FIDDYMENT RANCH - PHASE 3 VILLAGE F-6C2 PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING A N D DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF O F 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 #: 2126

File #: 0400-04-09-1

CONTACT: Darin Crockett 916-751-9196 dcrockett@roseville.ca.us

7.18. Market Street - Segment 4 - Notice of Completion

Memo from Construction Inspector Cody Allen and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-211 ACCEPTING THE PUBLIC WORK KNOWN AS MARKET STREET – SEGMENT 4 PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING A PORTION OF THE 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 #: 2130

File #: 0400-04-12-1

CONTACT: Cody Allen 916-517-7598 cjallen@roseville.ca.us

7.19. Sierra Vista Village KT-2A - Notice of Completion

Memo from Construction Inspector Troy Galvin_ and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-201 ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA VILLAGE KT-2A PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the civil improvement work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 2119

File #: 0400-04-12-1

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

7.20. Sierra Vista Village KT-3A - Notice of Completion

Memo from Construction Inspector Troy Galvin and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-202 ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA VILLAGE KT-3A PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the civil improvement work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 2120

File #: 0400-04-12-1
CONTACT: Troy Galvin 916-223-7441 jtgalvin@roseville.ca.us

7.21. Sierra Vista Village KT-3B - Notice of Completion

Memo from Construction Inspector Troy Galvin and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-203 ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA VILLAGE KT-3B PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the civil improvement work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 2021

File #: 0400-04-12-1

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

7.22. Sierra Vista Village KT-5A - Notice of Completion

Memo from Construction Inspector Troy Galvin and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-204 ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA VILLAGE KT-5A PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION. The Engineering Division has made final inspection of the project and has found the civil improvement work complete in accordance with the improvement plans and City specifications. This action has no impact to the City's General Fund. Construction costs were paid by the developer.

CC #: 2022

File #: 0400-04-12-1

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

7.23. Sierra Vista Village FD-06 - Final Map and Subdivision Agreement

Memo from Assistant Engineer Kerry Andrews and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-213 APPROVING A SUBDIVISION 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. Staff requests approval of the Sierra Vista Village FD-6 Subdivision Agreement and final map. Review of the final map has been completed and it is in compliance with the approved tentative map. This map will create 95 residential lots, a private street (Lot A) and 3 public landscape lots. The actions requested have no fiscal impact to the

City's General Fund.

CC #: 2135

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

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

7.24. Sierra Vista Village FD-24 - Phase 1 - Final Map and Subdivision Agreement

Memo from Associate Engineer Edward Winston and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-215 APPROVING A SUBDIVISION AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND FD-24, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests approval of the Sierra Vista Village FD-24 Phase 1 Subdivision Agreement and final map. Review of the final map has been completed and it is in compliance with the approved tentative map. This map will create 105 residential lots, a private street (Lot A), 2 private pedestrian access and drainage lots, and a private landscape lot. The actions requested have no fiscal impact to the City's General Fund.

CC #: 2137

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

CONTACT: Edward Winston 916-774-5432 ewinston@roseville.ca.us

7.25. Sierra Vista Village FD-24 - Phase 2 - Final Map and Subdivision Agreement

Memo from Assistant Engineer Kerry Andrews and Development Services Director Mike Isom recommending the City Council adopt RESOLUTION NO. 22-216 APPROVING A SUBDIVISION AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND FD-24, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests approval of the Sierra Vista Village FD-24 Phase 2 Subdivision Agreement and final map. Review of the final map has been completed and it is in compliance with the approved tentative map. This map will create 30 residential lots, 2 private street lots (Lots A and B), and 2 public landscape lots. The actions requested have no fiscal impact to the City's General Fund.

CC #: 2138

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

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

7.26. California State Library Zip Books - Grant Award

Memo from Recreation and Libraries Supervisor Jessica Huff and Parks, Recreation and Libraries Director Jill Geller recommending the City Council adopt RESOLUTION NO. 22-199 ACCEPTING A GRANT AWARD FROM THE CALIFORNIA STATE LIBRARY ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council accept a $12,000 grant award from the California State Library to be used towards the continuation of the Zip Books program in all three (3) Roseville libraries. The grant fully funds the Zip Books program and funds have been included in the current Parks, Recreation and

Libraries Department's FY2021-22 budget in the General Fund.
CC #: 2117

File #: 0214 & 0716

CONTACT: Jessica Huff 916-774-5905 jhuff@roseville.ca.us

7.27. Expanded Learning Opportunities Program - Memorandum of Understanding

Memo from Parks, Recreation & Libraries Manager Jeff Nereson and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt RESOLUTION NO. 22-210 APPROVING A MEMORANDUM OF UNDERSTANDING, BY AND BETWEEN THE DRY CREEK JOINT ELEMENTARY SCHOOL DISTRICT AND THE CITY OF ROSEVILLE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approve the Memorandum of Understanding with the Dry Creek Elementary School District ("District") for the Expanded Learning Opportunities Program ("ELOP"). The ELOP program is offered to students who meet the qualifications of being low income (measured by Free/Reduced Lunch eligibility), English learner, or a foster youth. The District desires to offer the opportunity for ELOP eligible students to participate in the Adventure Camp program during the summer and Adventure Club program after school during all academic school days at Coyote Ridge Elementary School. There will be no negative fiscal impact to the Youth Development Fund for this program. The District will compensate the City for each ELOP eligible student registration, as well as the costs for program supplies, snacks, and enrichment components.

CC #: 2129

File #: 0704 & 0705

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

7.28. Roseville Natural Gas Financing Authority - Fiscal Year 2022-23 Budget

Memo from Accounting Manager Nick Rosas and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council, acting as the Roseville Natural Gas Financing Authority, adopt ROSEVILLE NATURAL GAS FINANCING AUTHORITY RESOLUTION NO. 1-22 ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2022-23. Staff requests approval of the $16.8 million Roseville Natural Gas Financing Authority (RNGFA) budget for FY2022-23. The RNGFA issued the 2007 Gas Revenue Bonds which financed the prepayment of natural gas used for power generation at the Roseville Energy Park. Approval of the annual budget has no new fiscal impact.

CC #: 2146

File #: 0103-17 & 0201

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

7.29. Tax Revenue Consulting Services - Professional Services Agreement Amendment

Memo from Budget Manager Scott Pettingell and Assistant City Manager/Chief

Financial Officer Dennis Kauffman recommending the City Council adopt RESOLUTION NO. 22-230 APPROVING A FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND MUNISERVICES, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approve a professional services agreement amendment with MuniServices, LLC to increase the not-to-exceed amount to $250,000 per year, or $500,000 over the initial two-year term. MuniServices, LLC provide sales tax and transaction and use tax auditing, projection, recovery, and consultant services. The misallocated sales tax and transaction and use tax identified by MuniServices, LLC's audit and recovery services were significantly higher than initially projected. The additional sales and use tax revenues that the City receives for the General Fund, from these services, more than offsets the cost.

CC #: 2149

File #: 0200

CONTACT: Scott Pettingell 916-774-1306 spettingell@roseville.ca.us

7.30. Barton Road Water Treatment Plant Solar Energy and Storage System Project - Grant Application

Memo from Assistant Environmental Utilities Director Sean Bigley and Environmental Utilities Director Richard Plecker recommending City Council adopt RESOLUTION NO. 22-206 APPROVING A GRANT APPLICATION TO THE UNITED STATES DEPARTMENT OF COMMERCE, ECONOMIC DEVELOPMENT ADMINSTRATION, AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ALL RELATED FORMS AND AGREEMENTS ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approve grant application documents for the Barton Road Water Treatment Plant Solar Energy and Storage System Project under the Department of Commerce, Economic Development Administration's (EDA) Economic Adjustment Assistance Grant and acknowledge the availability of sufficient resources in the Water Rehabilitation Fund for the required local grant match. If the City's EDA Public Works and Economic Adjustment Assistance Grant application is approved, total project costs are $6,592,877 with $4,925,776 in federal grant funds, $1,231,444 in local matching funds and $435,657 in non-reimbursable administrative costs from the Water Rehabilitation Fund which is funded by water utility sales. Upon award of the Public Works and Economic Adjustment Assistance Grant by the EDA to the City, a budget adjustment will be placed on a future City Council agenda for City Council consideration.

CC #: 2124

File #: 0800-02 & 0214

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

7.31. United States Bureau of Reclamation - Letter of Agreement to Expand the City's Service Area to include Amoruso Ranch

Memo from Principal Engineer George Hanson and Environmental Utilities Director Richard Plecker recommending the City Council adopt RESOLUTION NO. 22-232 APPROVING A LETTER OF AGREEMENT, BY AND

BETWEEN THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF RECLAMATION AND THE CITY OF ROSEVILLE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approve a Letter of Agreement with the United States Department of the Interior, Bureau of Reclamation that compensates the federal government for the cost of processing an amended water service area to the City's Central Valley project. Funding in the amount of $5,000 is from the Water Operations Fund and shall be reimbursed to the City by the Land Owner per Section 3.8.8 of the Development Agreement between the City and Brookfield Sunset, LLC and Jennifer M. Amoruso dated August 24, 2016. This action has no impact on the General Fund.

CC #: 2151

File #: 0800-02

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

7.32. Pleasant Grove Wastewater Treatment Plant Ultraviolet Disinfection System Addition Project - Professional Design Services Agreement Amendment

Memo from Principal Engineer Bryan Buchanan and Environmental Utilities Director Richard Plecker recommending the City Council adopt RESOLUTION NO. 22-227 APPROVING A FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CAROLLO ENGINEERS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approval of the First Amendment to the Professional Design Services Agreement with Carollo Engineers for engineering services for the Pleasant Grove Wastewater Treatment Plant Ultraviolet Disinfection System Addition Project. The Amendment increases the previous contract amount of $460,552 by $364,661 for a revised total contract cost of $825,213. Funding for this work is provided under the capital improvement projects for the South Placer Wastewater Authority and will be jointly funded between Roseville and the other Regional Partners, Placer County and the South Placer Municipal Utility District.

CC #: 2145

File #: 0900-02-02-2

CONTACT: Bryan Buchanan 916-746-1812 bbuchanan@roseville.ca.us

7.33. Digital Billboard Project - Sublease Agreement Amendment

Memo from Economic Development Project Manager Robert Cline and Economic Development Director Melissa Anguiano recommending the City Council adopt RESOLUTION NO. 22-214 APPROVING A FIRST AMENDMENT TO SUBLEASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CLEAR CHANNEL OUTDOOR, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approve a First Amendment to the Sublease Agreement with Clear Channel Outdoor at 290 Conference Center Drive, which will correct a discrepancy between the dollar amounts in the agreement and what was agreed upon in negotiations and presented to City Council for approval. The Sublease at 290 Conference Center Drive will result in approximately

$7.5 million in revenue to the General Fund over the twenty-year term.
CC #: 2136

File #: 0321

CONTACT: Robert Cline 916-746-1172 racline@roseville.ca.us

7.34. Classification and Compensation Studies - Professional Services Agreement

Memo from Human Resources Manager Linda Hampton and Human Resources Director Stacey Peterson recommending the City Council adopt RESOLUTION NO. 22-205 APPROVING A PROFESSIONAL SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND BRYCE HR CONSULTING, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE. Staff requests Council approval of a professional services agreement with Bryce HR Consulting, Inc. for citywide employee classification and compensation analysis. The total compensation shall not exceed $75,000. This cost is budgeted in the proposed FY2022-23 Human Resources budget in the General Fund.

CC #: 2123

File #: 0600

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

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

7.35. Crimson Ridge Park (CO-62) Reimbursement – Budget Adjustment

Memo from the Park Planning & Development Superintendent Tara Gee and Parks, Recreation & Libraries Director Jill Geller recommending the City Council adopt ORDINANCE NO. 6503 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. On August 2, 2021, City Council approved a Park Development Agreement (PDA) between the City and Lennar Homes in which the City agreed to reimburse Lennar Homes $248,803 for paid neighborhood park fees collected prior to the approval of the PDA. Typically, park fee credits are given to offset the up-front costs for the developer to construct a park early. Since Crimson Ridge Park was originally to be constructed by the City, neighborhood park fees were collected. Lennar Homes subsequently sought to build the park “turn-key”. This prompted the need for a PDA. In the PDA, the reimbursement amount of $248,803 is triggered when a payment bond has been secured. On May 17, 2022, a letter was received which confirmed that a payment bond has been posted. The letter also formally requested reimbursement. If approved, funding is provided through the Campus Oaks Neighborhood Park Fund. There will be no General Fund impact.

CC #: 2114

File #: 0704-01 & 0201-01

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

7.36. Fiscal Year 2021-22 - Year-End Budget Adjustments

Memo from Budget Manager Scott Pettingell and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council adopt ORDINANCE NO. 6509 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and adopt ORDINANCE NO. 6510 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and adopt ORDINANCE NO. 6511 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and adopt ORDINANCE NO. 6512 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and adopt ORDINANCE NO. 6513 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and adopt ORDINANCE NO. 6514 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and adopt ORDINANCE NO. 6515 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and adopt ORDINANCE NO. 6516 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and adopt ORDINANCE NO. 6517 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and adopt ORDINANCE NO. 6518 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and adopt ORDINANCE NO. 6519 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and adopt ORDINANCE NO. 6520 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE; and adopt ORDINANCE NO. 6521 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests Council approve year-end budget adjustments to the FY2021-22 budget. There are adequate resources available within all of the impacted funds.

CC #: 2155

File #: 0201 & 0201-01

CONTACT: Scott Pettingell 916-774-1306 spettingell@roseville.ca.us

7.37. Aquifer Storage and Recovery Production Wells and Monitoring Well Sites - Property Transfer and Budget Adjustment

Memo from Hydrogeologist Trevor Joseph and Environmental Utilities Director Richard Plecker recommending the City Council adopt ORDINANCE NO. 6502 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests Council approval of an internal transfer of land from the Parks, Recreation and Libraries Department to the Environmental Utilities (EU) Department. The transfer includes property contained in eight City-owned parcels and supports development of five of the City's planned Aquifer Storage and Recovery production well and pump station facilities and for land adjacent to a monitoring well. EU will transfer the value of the property of $491,054 from the Water Construction Fund via the Groundwater Well Property project to assigned park development projects to offset capital costs.

CC #: 2112

File #: 0800-02

CONTACT: Trevor Joseph 916-517-2578 tjoseph@roseville.ca.us

7.38. Mobile Message Board - Budget Adjustment

Memo from Water Conservation Administrator Bobby Alvarez and Environmental Utilities Director Richard Plecker recommending the City Council adopt ORDINANCE NO. 6508 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests Council approve a budget adjustment to fund the purchase of a mobile messaging board through the Fleet Replacement Fund for the Water Efficiency Section of the Water Utility Division. The board will be used to advertise drought messaging, events, and water saving reminders throughout the year. This budget adjustment requests an increase in the Water Efficiency Section budget of $19,054 to fully fund the cost of the mobile messaging board. That amount will be paid to the Fleet Replacement Fund, which purchases City vehicles. This will result in a decrease in the Water Operations Fund's available resources of $19,054. The future rent and replacement for this vehicle (approximately $3,000 for the next fiscal year) will be paid for via appropriations in the FY2022-23 Water Operations Fund budget. The Water Operations Fund receives revenue from water utility sales.

CC #: 2154

File #: 0900-02 & 0201-01

CONTACT: Bobby Alvarez 916-746-1710 balvarez@roseville.ca.us

Ordinances (for second reading and adoption)

7.39. Second Reading - Sierra Vista Specific Plan - Rezone, and Development Agreement Amendments

ORDINANCE NO. 6524 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 ORDINANCE NO. 6525 ADOPTING A SECOND AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND MOURIER INVESTMENTS, LLC, RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6526 ADOPTING A SECOND AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND SV 218, LLC RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6527 ADOPTING A SIXTH AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND SVC2, LLC RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE, for second reading and adoption.

CC #: 2118

File #: 0400-04-12-2

CONTACT: Shelby Maples 916-746-1347 smaples@roseville.ca.us

Reports / Requests

7.40. Financial Audit Reports for Fiscal Year Ended June 30, 2021

Memo from Accounting Manager Nick Rosas and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council receive six informational financial reports for the fiscal year ended June 30, 2021. There is no impact to the City's General Fund.

CC #: 2127

File #: 0200 & 0103-17

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

7.41. Out-of-State Travel Request - Police Department

Memo from Management Analyst Mark Peinado and Police Chief Troy Bergstrom recommending the City Council approve out-of-state travel to Aurora, Colorado, for one School Resource Officer to attend the National School Safety Conference from July 3, 2022 to July 8, 2022. The travel and training cost for this conference is fully sponsored by West Park High School.

CC #: 2131

File #: 0600-02

CONTACT: Mark Peinado 916-774-5021 mcpeinado@roseville.ca.us

7.42. Out-of-State Travel Request - Electric Utility Department

Memo from Electric Utility Director Daniel Beans recommending the City Council approve out-of-state travel for his attendance of the 2022 National Association of Home Builders Legislative Rally in Washington, D.C. on June 15, 2022 to discuss critical transformer supply chain issues with legislators on Capitol Hill. Costs related to travel, airfare, lodging and per diem are estimated to be $1,000. Funds are available in the Electric Department's FY2021-22 budget.

CC #: 2133

File #: 0600-02

CONTACT: Daniel Beans 916-774-5603 dcbeans@roseville.ca.us

END OF CONSENT CALENDAR

8. ORDINANCES

8.1. General Municipal Election - November 8, 2022

Memo from City Clerk Carmen Avalos and City Attorney Michelle Sheidenberger recommending the City Council adopt RESOLUTION NO. 22-193 DECLARING A GENERAL MUNICIPAL ELECTION BE HELD ON TUESDAY, NOVEMBER 8, 2022, AND REQUESTING THE PLACER COUNTY BOARD OF SUPERVISORS CONSOLIDATE THE ELECTION WITH ANY OTHER ELECTION CONDUCTED ON SAID DATE; AND REQUESTING ELECTION SERVICES BE PROVIDED BY THE PLACER COUNTY CLERK TO FILL TWO CITY COUNCIL VACANCIES IN CITY OF ROSEVILLE DISTRICTS 2 AND 4; AND TO SUBMIT A TRANSIENT OCCUPANCY TAX MEASURE TO THE VOTERS OF THE CITY OF ROSEVILLE; and adopt RESOLUTION NO. 22-194 SUBMITTING BALLOT MEASURE TEXT FOR THE CITY OF ROSEVILLE TRANSIENT OCCUPANCY TAX (TOT) MEASURE TO THE VOTERS AT THE NOVEMBER 8, 2022 GENERAL MUNICIPAL ELECTION; DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS; AND DIRECTING THE CITY CLERK TO ESTABLISH REQUIREMENTS FOR FILING PRIMARY ARGUMENTS AND REBUTTAL ARGUMENTS REGARDING THE CITY OF ROSEVILLE TOT MEASURE; and adopt AN ORDINANCE OF THE PEOPLE OF THE CITY OF ROSEVILLE AMENDING THE TRANSIENT OCCUPANCY TAX RATE BY AMENDING SECTION 4.24.030 OF CHAPTER 4.24 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING TRANSIENT OCCUPANCY TAX. The total cost for the 2022 election and associated services is estimated to be $185,000. Costs for the election are included in the proposed City Clerk Elections FY2022-23 budget in the General Fund. Staff estimate that a hotel and lodging tax of 10% would generate an estimated increase of $2.7 to $3 million annually for the General Fund that would help to offset the cost of City services and amenities used by overnight and short-term guests.

CC #: 2111

File #: 0502-01 & 0502-07

CONTACT: Carmen Avalos 916-774-5269 cavalos@roseville.ca.us

8.2. Vernon Street Substation Expansion - Property Acquisition of 1415 Vernon Street and Budget Adjustment

Memo from Economic Development Project Manager Robert Cline and Electric Utility Director Dan Beans recommending the City Council adopt RESOLUTION NO. 22-200 AUTHORIZING THE EXECUTION OF ANY AND ALL DOCUMENTS RELATED TO THE ACQUISITION OF 1415 VERNON STREET; and adopt ORDINANCE NO. 6523 AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 BUDGET AND DECLARING THIS ORDINANCE TO BE IMMEDIATELY EFFECTIVE AS AN APPROPRIATION MEASURE. Staff requests Council authorize the City Manager to execute any and all agreements and documents related to the acquisition of 1415 Vernon Street for a purchase price not to exceed $500,000. The electric utility department anticipates the need for a future expansion of the Vernon Street Substation and has an interest in acquiring the parcel directly adjacent to the substation site. Staff also requests approval of a budget adjustment in the amount of $500,000 from the Electric Fund to cover all costs associated with the acquisition of 1415 Vernon Street.

CC #: 2141

File #: 1001 & 0201-01 & 0800-03

CONTACT: Robert Cline 916-746-1172 racline@roseville.ca.us

8.3. City of Roseville FY2022-23 Citywide Budget, Position Allocation Schedule, Roseville Housing Authority Budget, and Roseville Finance Authority Budget

Memo from Budget Manager Scott Pettingell and Assistant City Manager/Chief Financial Officer Dennis Kauffman recommending the City Council acting as the Board of Directors for the Roseville Housing Authority, adopt RESOLUTION NO. 3-22 APPROVING THE ANNUAL BUDGET FOR FISCAL YEAR 2022-23; and adopt adopt ORDINANCE NO. 6522 ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2022-2023, ADOPTING BUDGET CONTROL POLICIES, ADOPTING AN APPROPRIATIONS LIMIT, ADOPTING THE BUDGET FOR THE SUCCESSOR AGENCY OF THE ROSEVILLE REDEVELOPMENT AGENCY, TO BE EFFECTIVE IMMEDIATELY AS AN URGENCY MEASURE; and adopt ROSEVILLE FINANCE AUTHORITY RESOLUTION NO. 2-22 ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2022-23. Staff requests Council approve out-of-state travel requests, new vehicle requests, and the Citywide position allocation schedule as incorporated into the Fiscal Year 2022-23 budget document, effective July 1, 2022. The FY2022-23 proposed citywide expenditure budget totals $767 million from all funding sources. The budget for the General Fund is $228.7 million, which includes operating ($211.8 million) and non-operating expenditures ($16.9 million). The FY2022-23 Housing Authority program expenditure budget is $6.8 million and is primarily comprised of funding from the federally-funded Housing Choice Voucher Program for the purpose of providing rental assistance to over 700 very-low income households in Roseville and Rocklin. The cost to the General Fund for the administration of this program is $81,948 and is included in the City's proposed FY2022-23 budget. The FY2022-23 Roseville Finance Authority Budget includes debt service payments of $2.4 million reflecting scheduled payments on the

Certificates of Participation for the Corporation Yard, golf courses, and 316 Vernon Street. Transfers out of the capital improvement fund of $572,564 represents money transferred to the Citywide Parks Fund for the repayment of a loan from the Fleet Replacement Fund which partially funded the construction of Harry Crabb Park.

CC #: 2156

File #: 0201 & 0103-03-02 & 0103-29-02

CONTACT: Scott Pettingell 916-774-1306 spettingell@roseville.ca.us

9. PUBLIC HEARING

NOTICE TO THE PUBLIC

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

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

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

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

9.1. 2022 Weed Abatement - Public Hearing

Memo from Fire Division Chief Jason Rizzi and Fire Chief Rick Bartee recommending the City Council adopt RESOLUTION NO. 22-196 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 2022 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 #: 2115

File #: 0320-01

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

10. REPORTS / PUBLIC COMMENTS

11. ADJOURNMENT

COUNCIL COMMUNICATION

CC #: 2118
File #: 0102-06

Title: Proclamation - Juneteenth
Contact: Blair Hutchison 916-774-5267 bmhutchison@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 5.1.

RECOMMENDATION TO COUNCIL

Proclaim June 19, 2022 as Juneteenth and encourage all residents to mark their calendars and celebrate Juneteenth this month as we build a community of real and lasting justice and equality.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

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

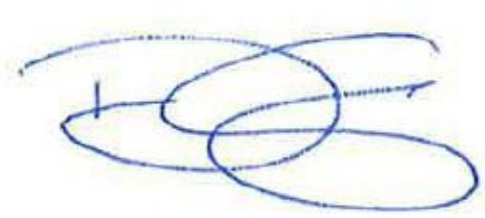
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Not applicable.

Respectfully Submitted,

Blair Hutchison, City Clerk Technician

Carmen Avalos, City Clerk



Dominick Casey, City Manager

ATTACHMENTS:

Description

Proclamation - Juneteenth

Proclamation

JUNETEENTH

June 19, 2022

WHEREAS, President Abraham Lincoln's Emancipation Proclamation was issued January 1, 1863 but news of the end of slavery did not reach the frontier areas of the United States for over two and a half years; and

WHEREAS, on June 19, 1865, Union soldiers, led by Major General Gordon Granger, arrived in Galveston, Texas, with news that the Civil War had ended and the enslaved were free; and

WHEREAS, African Americans who had been slaves in the Southwest celebrated June 19, commonly known as "Juneteenth Independence Day"; and

WHEREAS, Juneteenth is a day of profound weight and power. A day in which we remember the moral stain and terrible toll of slavery on our country; and

WHEREAS, Juneteenth is a day that also reminds us of our incredible capacity to heal, hope, and emerge from our darkest moments with purpose and resolve; and

WHEREAS, on Juneteenth, we recommit ourselves to the work of equity, equality, and justice. And, we celebrate the centuries of struggle, courage, and hope that have brought us to this time of progress and possibility; and

WHEREAS, the work that has been done throughout our history by abolitionists, educators, civil rights advocates, public officials, and everyday Americans have helped make real the ideals and principles of our Declaration of Independence; and

WHEREAS, Juneteenth marks both the long, hard night of slavery and discrimination, and the promise of brighter future.

NOW, THEREFORE, I, KRISTA BERNASCONI, MAYOR OF THE CITY OF ROSEVILLE, CALIFORNIA, do hereby proclaim **JUNE 19, 2022** as **JUNETEENTH** and encourage all residents to mark their calendars and celebrate Juneteenth this month as we build a community of real and lasting justice and equality.

SIGNED this 15th day of June 2022.

KRISTA BERNASCONI, MAYOR

COUNCIL COMMUNICATION

CC #: 2134
File #: 0704 & 0201-01

Title:	Maidu Softball Restroom Renovation Project - Award of Contract and Budget Adjustment
Contact:	Heather Buck 916-774-5254 hcbuck@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.1.

RECOMMENDATION TO COUNCIL

Staff recommend that the City Council:

1) Approve the Award of the project to the lowest responsive bidder, Carter-Kelly, Inc., in the amount of $115,700; and

2) Adopt a resolution to authorize the City Manager to execute the agreement with Carter-Kelly, Inc. on behalf of the City of Roseville and additionally authorize change order requests in an amount not to exceed 15% of the contracted amount; and

3) Adopt an ordinance to approve a budget adjustment of $45,000 from the City-wide Park Fund (Fund 3303) to the Maidu Softball Restroom Renovation Project (500203).

BACKGROUND

The Maidu Softball Fields are located on the 152 acre regional park site located east of Rocky Ridge Drive and south of Douglas Boulevard. The project includes minor alterations to the existing restrooms for ease of maintenance and accessibility, including replacement of concrete floor for accessible slope, toilet partitions, lighting, doors, and signage. These improvements are necessary to replace the aging and deteriorating infrastructure and conform to current building code regulations.

City Council approved the plans and specifications and authorized the call for bids at the February 2, 2022, meeting. Bids were opened on May 3, 2022, and staff received one bid for the project. The bid results are as follows:

Bidder	Total Lump Sum Bid
Carter-Kelly, Inc.	**$115,700**
Engineer's Estimate	$109,300

FISCAL IMPACT

Funding for the improvements is as follows: $120,000 budgeted in the Maidu Softball Restroom Upgrade project in the Parks, Recreation & Libraries Capital Projects Fund (Fund 3130) and $45,000 added with the recommended budget adjustment from the Citywide Park Fund (Fund 3303), which is a portion of the City's share of fees from the Youth Sports Coalition player fees. Maintenance of the existing restrooms is via the General Fund and will remain unchanged.

CONTINGENCY

During the course of a construction project, it is common to encounter unanticipated or changed conditions in the field that necessitate additions or other changes to the project and the contract. Due to the age of the facility (over 30 years old) and the small contract amount, the typical 10% contingency provides minimal options to address any unforeseen conditions, therefore, staff requests authorization to approve change order requests in an amount not to exceed 15% of the contract price in accordance with the terms and conditions of the contracts.

ENVIRONMENTAL REVIEW

The proposed project involves minor alterations of an existing facility. The proposed alterations meet the specified criteria, and 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.

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world
Goal C - Maintain a safe and healthy community
Goal D - Enhance economic vitality
Goal E - Deliver exceptional city services
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Heather Buck, Park Development Project Manager

Jill Geller, Director, Parks, Recreation & Libraries

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-212

Agreement

Ordinance 6505

Budget Adjustment

Vicinity Map

Bid Summary

RESOLUTION NO. 22-212

APPROVING AN AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CARTER-KELLY, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an agreement for the Maidu Softball Restroom Renovation Project, by and between the City of Roseville and Carter-Kelly, Inc., has been reviewed by the City Council.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said 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 approve change orders for the project, consistent with the contract terms, provided that the net cost of all change orders shall not exceed fifteen percent (15%) of the contract price.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

AGREEMENT

THIS AGREEMENT, is made and entered into this _____day of _____, 20_____, by and between the City of Roseville, a municipal corporation, ("CITY"), and Carter-Kelly, Inc., a California Corporation, ("CONTRACTOR"); and

WITNESSETH:

WHEREAS, the City Council of the CITY, at a meeting held on the 2nd day of February, 2022, approved plans and specifications for the Maidu Softball Restroom Renovation Project and directed the City Clerk to advertise for sealed proposals for doing said work and providing that bids be submitted on the 3rd day of May, 2022; and

WHEREAS, the City Clerk, thereafter duly and regularly caused a notice to be published in the manner and for the time prescribed by law; and

WHEREAS, CONTRACTOR, pursuant to the provisions of said notice duly filed a bid with the City Clerk, a true copy of which bid is now on file in the office of the City Clerk, and is hereby referred to and by this reference made a part hereof as fully as if set forth at length herein; and

WHEREAS, all bids received pursuant to said notice were opened and examined and publicly declared at the time specified in said advertisement for bids and at a meeting of the City Council held on the _____ day of _____, 20_____, the Council found and

declared the bid of CONTRACTOR to be the lowest responsible bid and thereupon awarded a contract to CONTRACTOR to do the work referred to in the aforementioned specifications.

NOW, THEREFORE, the parties agree as follows:

1. THE WORK. CONTRACTOR agrees:

a. To do the work and furnish all the labor, materials, tools, supplies, equipment, superintendence, insurance, and bonds required for the Maidu Softball Restroom Renovation Project in accordance with the Contract Documents (the Work).

b. To do and perform the Work contemplated hereby in a good and workmanlike manner under the direction of and to the satisfaction of the Director of Public Works of the City of Roseville.

2. PAYMENT. CITY shall pay CONTRACTOR One hundred fifteen thousand seven hundred and no/100 dollars ($115,700.00) 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 $ 800 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 50 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	CONTRACTOR
Jill Geller	James Carter
Director, Parks, Recreation & Libraries	Carter-Kelly, Inc.
316 Vernon Street, Suite 400	P.O. Box 1477
Roseville, CA 95678	Placerville, CA 95667

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

Carter-Kelly, Inc., a California corporation

BY: JAMES E. CARTER
its: PRESIDENT

and

ATTEST:

BY: Maureen Carter
its: Corporate Secretary

BY: _____
CARMEN AVALOS
City Clerk

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____

Print Name: Jill Geller

Title: Director, Parks, Recreation & Libraries

ORDINANCE NO. 6505

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 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 2021-22, is hereby amended as listed on the attached budget adjustment for the Maidu Softball Restroom Renovation project.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____day of_____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Heather Buck, Park Development Project Manager
FISCAL YEAR: 2021-22

PREPARER NAME & TITLE: Kathy Cullen, Management Analyst II
COUNCIL DATE (if applicable): 6/15/22

DEPARTMENT/DIVISION: Parks, Recreation & Libraries
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3303	6587	84001	500203	45,000	Increase to expenditures for the Maidu Softball Renovation project from the City-Wide Park Fund.
			TOTAL	45,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

NET ADJUSTMENT	45,000	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3303				(45,000)	Use of the City's portion of the City-wide Park fund provided by the Youth Sports Coalition player fees
			TOTAL	(45,000)	

Justification for Budget Adjustment:

The Parks, Recreation & Libraries Department is requesting a budget adjustment of $45,000.00 for the Maidu softball restroom renovation project, which includes minor alterations to the existing restrooms for accessibility and ease of maintenance. These improvements are necessary to replace the aging and deteriorating infrastructure and conform to current building code regulations. This budget adjustment will increase the total project budget to $165,000.00. The project funding consists of the following: $120,000.00 from the existing project budget from the Parks, Recreation & Libraries Capital Projects Fund (Fund 3130), which was carried forward from the FY2019-20 budget and $45,000 from the City-wide Park Fund (Fund 3303), which is a portion of the City's share of fees from the Youth Sports Coalition.

REQUIRED APPROVALS:

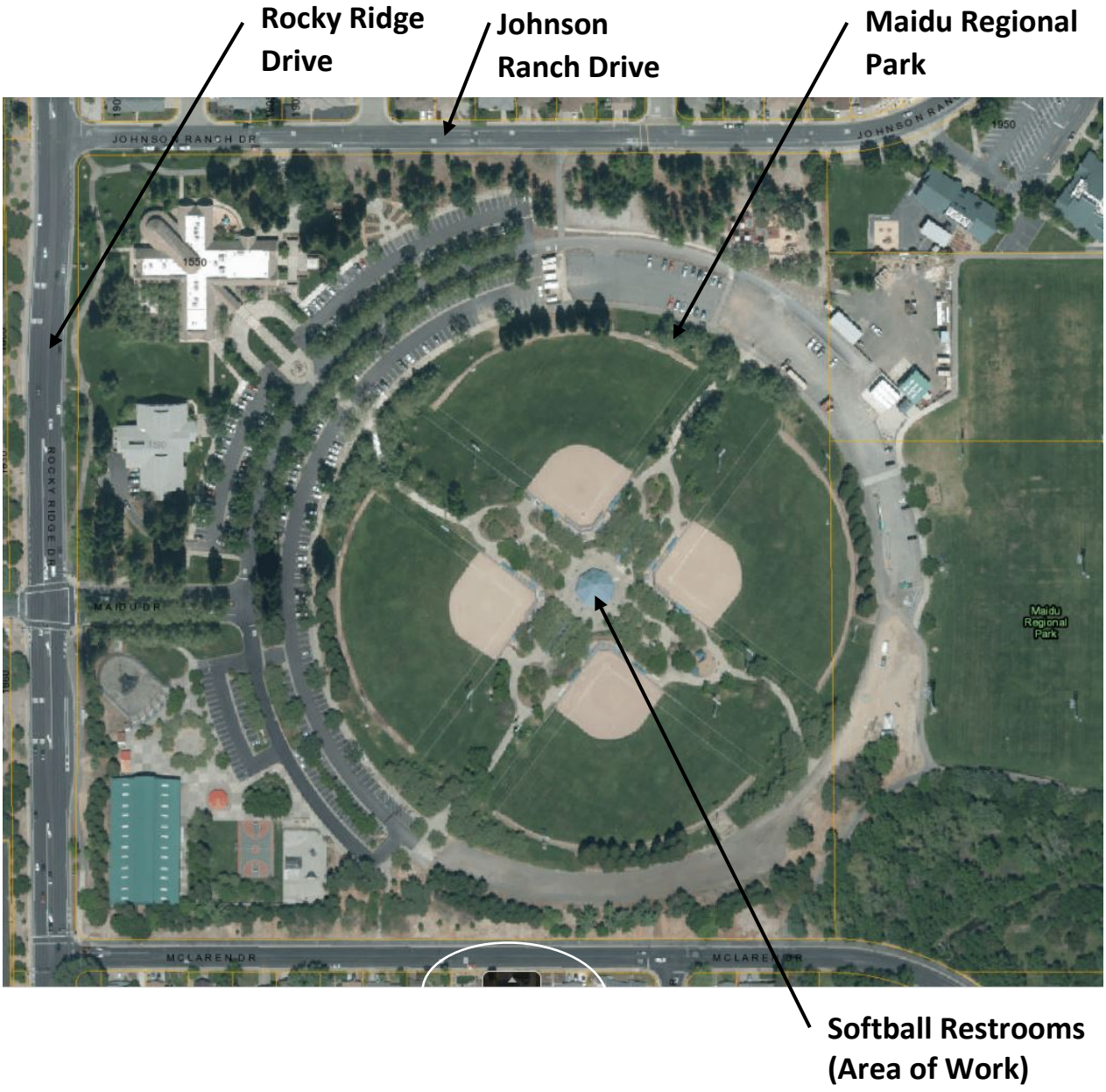
REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE 05/12/2022	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY	DATE

Revised: June 24, 2019

Maidu Softball Restroom Vicinity Map



IFB #13-108

DATE: May 3, 2022

TIME: 3:00 PM

BID BOND REQUIRED: YES

BID SUMMARY SHEET

BID OPENING FOR:

Maidu Softball Restroom Renovation

CITY OF ROSEVILLE CALIFORNIA

Bidders Name City, State	Addendum 1	Bid Bond	Grand Total Price
Carter-Kelly, Inc. Placerville, CA	✓	✓	$ 115,700 -

Please Sign-In

Staff	*Visitors (Name & Company)*	*Visitors (Name & Company)*
Katrina Six	Greg	
Joe Speaker		
Heather Buck		

COUNCIL COMMUNICATION

CC #: 2140
File #: 0203-10

Title: Library Materials (RFP 13-087) - Purchase Order Renewals
Contact: Jessica Huff 916-774-5905 jhuff@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.2.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council approve the renewal of purchase orders for FY2022-23 to Baker & Taylor, LLC, Bibliotheca, LLC, Ingram Library Services, LLC, Midwest Tape, LLC, and Overdrive, Inc. for the purchase of materials for the City of Roseville library collection.

Additionally, staff recommends that the City Council adopt resolutions to approve two (2) additional one (1) year renewals of each purchase order 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

The Parks, Recreation & Libraries (PRL) Department has a recurring requirement for materials for public use in all three (3) libraries and online. These materials include informational, recreational and educational books, physical media such as DVDs and CDs, eBooks and eAudiobooks that will be available to our customers to download or check out.

The PRL Department issued a request for proposals (RFP) in April 2020 for vendors who provide a variety of library materials for purchase. Five (5) vendors were chosen, all from which the PRL Department has been purchasing library materials for the past several years and have proven to be reliable, efficient and cost effective. Those vendors are Baker & Taylor, LLC, Bibliotheca, LLC, Ingram Library Services, LLC, Midwest Tape, LLC, and Overdrive, Inc.

The RFP was awarded in 2020 for a two-year term and allows for three (3) additional one-year renewals. This is the first option to renew of the three (3) additional renewals. PRL's experience with all five (5) vendors has met the City's standards and staff recommends renewing the purchase orders for an additional year, with the option to renew for two (2) additional one-year terms in FY2023-24 and FY2024-25.

FISCAL IMPACT

Funding for library materials is included in the proposed Parks, Recreation & Libraries FY2022-23 budget in the General Fund. The not-to-exceed amount is $375,000 for FY2022-23; $401,000 for FY2023-24; and $429,000 for FY2024-25. Funding for future years will be requested through the annual budget process.

ENVIRONMENTAL REVIEW

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

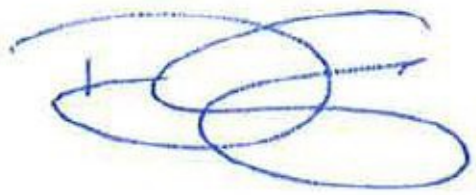
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal E - Deliver exceptional City services

Respectfully Submitted,

Jessica Huff, Recreation and Libraries Supervisor

Jill Geller, Parks, Recreation and Libraries Director



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-218

Resolution 22-219

Resolution 22-220

Resolution 22-221

Resolution 22-222

RESOLUTION NO. 22-218

APPROVING A PURCHASE ORDER RENEWAL FOR THE PURCHASE OF LIBRARY MATERIALS

WHEREAS, a purchase order renewal for the purchase of library materials, between the City of Roseville and Baker & Taylor, LLC, has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order renewal approved.

BE IT FURTHER RESOLVED that two (2) additional one (1) year renewals are hereby approved 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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RESOLUTION NO. 22-219

APPROVING A PURCHASE ORDER RENEWAL FOR THE PURCHASE OF LIBRARY MATERIALS

WHEREAS, a purchase order renewal for the purchase of library materials, between the City of Roseville and Bibliotheca, LLC, has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order renewal approved.

BE IT FURTHER RESOLVED that two (2) additional one (1) year renewals are hereby approved 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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RESOLUTION NO. 22-220

APPROVING A PURCHASE ORDER RENEWAL FOR THE PURCHASE OF LIBRARY MATERIALS

WHEREAS, a purchase order renewal for the purchase of library materials, between the City of Roseville and Ingram Library Services, LLC, has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order renewal approved.

BE IT FURTHER RESOLVED that two (2) additional one (1) year renewals are hereby approved 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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RESOLUTION NO. 22-221

APPROVING A PURCHASE ORDER RENEWAL FOR THE PURCHASE OF LIBRARY MATERIALS

WHEREAS, a purchase order renewal for the purchase of library materials, between the City of Roseville and Midwest Tape, LLC, has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order renewal approved.

BE IT FURTHER RESOLVED that two (2) additional one (1) year renewals are hereby approved 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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RESOLUTION NO. 22-222

APPROVING A PURCHASE ORDER RENEWAL FOR THE PURCHASE OF LIBRARY MATERIALS

WHEREAS, a purchase order renewal for the purchase of library materials, between the City of Roseville and Overdrive, Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said purchase order renewal approved.

BE IT FURTHER RESOLVED that two (2) additional one (1) year renewals are hereby approved 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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

COUNCIL COMMUNICATION

CC #: 2142
File #: 0704-01 & 0201-01

Title:	Mahany Tennis Courts Renovation Project – Award of Contract and Budget Adjustment
Contact:	Joel De Jong 916-774-5924 jdejong@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.3.

RECOMMENDATION TO COUNCIL

Staff recommends that the Council authorize a budget adjustment of $111,499 to be provided by the Roseville Joint Unified High School District to the Mahany Tennis Courts Renovation Project (500243), award the Mahany Tennis Courts Renovation project to the apparent low bidder, DRYCO Construction, Inc., adopt a resolution to authorize the City Manager to execute the agreement with DRYCO Construction, Inc. in the amount of $943,267, and authorize staff to approve change order requests in an amount not to exceed ten percent (10%) of the contract amount.

BACKGROUND

The Mahany Tennis Courts are located at the Mahany Park site located at Pleasant Grove Boulevard and Woodcreek Oaks Boulevard. The tennis court renovation project includes removal and replacement of the six (6) existing tennis courts' paving and subgrade, installation of a vertical moisture barrier, concrete curbing around the perimeter of the courts, new posts and nets, and new top color coating and striping. In order to meet budget constraints, two additive alternatives were identified. These include modifications to the landscape and irrigation adjacent to the tennis courts to create non-irrigated buffer areas around the courts, and a grouted cobble pavement in these modified areas.

City Council approved the plans and specifications and authorized the call for bids at the April 20, 2022 meeting. Bids were opened on May 17, 2022 and staff received three bids. The bid results and architect's estimate are as follows:

Bidder	Grand Total Bid Price
DRYCO Construction, Inc.	$ 943,267
Martin General Engineering, Inc.	$1,105,000
Biondi Paving	$1,189,511
Architect's Estimate	$ 982,300

Staff recommends award of the project to DRYCO Construction, Inc., in the amount of $943,267 for the base bid and both additive alternatives.

The overall construction budget, including all soft costs plus contingency, is $1,111,499.

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

FISCAL IMPACT

Funding for the renovation project is provided through the FY2020-21 General Fund surplus funds by a budget adjustment approved by Council at the May 18, 2022 meeting. Per the current joint use agreement, Roseville Joint Unified High School District is to contribute to capital costs and/or repairs equal to a fair share based on use of a facility/amenity. This includes both hard and soft costs. In this case, the District's fair share use of the tennis courts is 10%, therefore, the District is providing funds in the amount of $111,499. Maintenance of the existing citywide park is provided by the General Fund and will remain unchanged.

ENVIRONMENTAL REVIEW

The proposed project involves minor alterations of an existing facility. The proposed alterations meet the specified criteria, and 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.

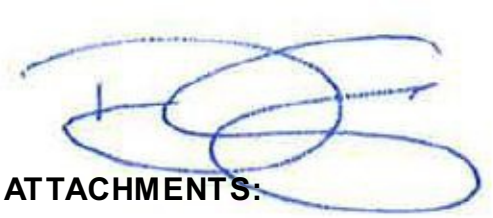
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community
Goal D - Enhance economic vitality
Goal E - Deliver exceptional city services

Respectfully Submitted,

Joel De Jong, Park Development Project Manager

Jill Geller, Parks, Recreation and Libraries Director



ATTACHMENTS:

Description

Resolution 22-224

Manany Tennis Courts-Contract

Ordinance 6506

Budget Adjustment

Vicinity Map

Bid Summary

Dominick Casey, City Manager

RESOLUTION NO. 22-224

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

WHEREAS, an Agreement regarding the Mahany Tennis Courts Renovation project, by and between the City of Roseville and DRYCO Construction, 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, as well as any addenda or documents necessary to fulfill its purpose.

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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

AGREEMENT

THIS AGREEMENT, is made and entered into this _____ day of _____, 20_____, by and between the City of Roseville, a municipal corporation, ("CITY"), and DRYCO Construction, Inc., a California Corporation, ("CONTRACTOR"); and

WITNESETH:

WHEREAS, the City Council of the CITY, at a meeting held on the 20th day of April, 20 22, approved plans and specifications for the Mahany Tennis Courts Renovation Project and directed the City Clerk to advertise for sealed proposals for doing said work and providing that bids be submitted on the 17th day of May, 20 22; and

WHEREAS, the City Clerk, thereafter duly and regularly caused a notice to be published in the manner and for the time prescribed by law; and

WHEREAS, CONTRACTOR, pursuant to the provisions of said notice duly filed a bid with the City Clerk, a true copy of which bid is now on file in the office of the City Clerk, and is hereby referred to and by this reference made a part hereof as fully as if set forth at length herein; and

WHEREAS, all bids received pursuant to said notice were opened and examined and publicly declared at the time specified in said advertisement for bids and at a meeting of the City Council held on the _____ day of _____, 20_____, the Council found and

declared the bid of CONTRACTOR to be the lowest responsible bid and thereupon awarded a contract to CONTRACTOR to do the work referred to in the aforementioned specifications.

NOW, THEREFORE, the parties agree as follows:

1. THE WORK. CONTRACTOR agrees:

a. To do the work and furnish all the labor, materials, tools, supplies, equipment, superintendence, insurance, and bonds required for the Mahany Tennis Courts Renovation 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 Nine Hundred Forty Three Thousand Two Hundred Sixty Seven-------- dollars ($ 943,267.00) 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 general conditions, supplemental conditions, 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 $ 800 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 50 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	CONTRACTOR
Jill Geller	Alan Berger
Parks, Recreation & Libraries Director	DRYCO Construction, Inc.
316 Vernon Sreet, Suite 400	42745 Boscell Road
Roseville, CA 95678	Fremont, CA 94538
Fax: 916-774-5251	Fax: 510-438-6510

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

ATTEST:

BY:_____
CARMEN AVALOS
City Clerk

DRYCO Construction, Inc., a California corporation

BY:_____
its: Chief Operations Manager

and

BY:_____
its: Regional Sales Manager

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: Jill Geller

Print Name: Jill Geller

Title: Director, Parks, Recreation & Libraries

ORDINANCE NO. 6506

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 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 2021-22, is hereby amended as listed on the attached budget adjustment for the Mahany Tennis Courts Renovation project.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____ day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Tara Gee, Parks Planning & Development Superinte
FISCAL YEAR: 2021-22

PREPARER NAME & TITLE: Kathy Cullen, Management Analyst II
COUNCIL DATE (if applicable): 6/15/22

DEPARTMENT/DIVISION: Parks, Recreation & Libraries
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3130	6587	84001	500243	111,499	Increase to budget for Mahany Tennis Court Renovation project
			TOTAL	111,499	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3130	4780	84001	500243	111,499	10% share of Mahany Tennis Court Renovation project paid by RJUHSD
			TOTAL	111,499	

NET ADJUSTMENT	-	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

Justification for Budget Adjustment:

The Parks, Recreation & Libraries Department is requesting a budget adjustment of $111,499.00 to the Mahany Tennis Courts Rehabilitation project budget. The project cost has increased as the result of bids coming in higher than initial estimates. The project budget increase is offset by revenue of $111,499.00 from the Roseville Joint Union High School District for their share of the project. There is no net impact to the Parks Recreation and Library Capital fund.

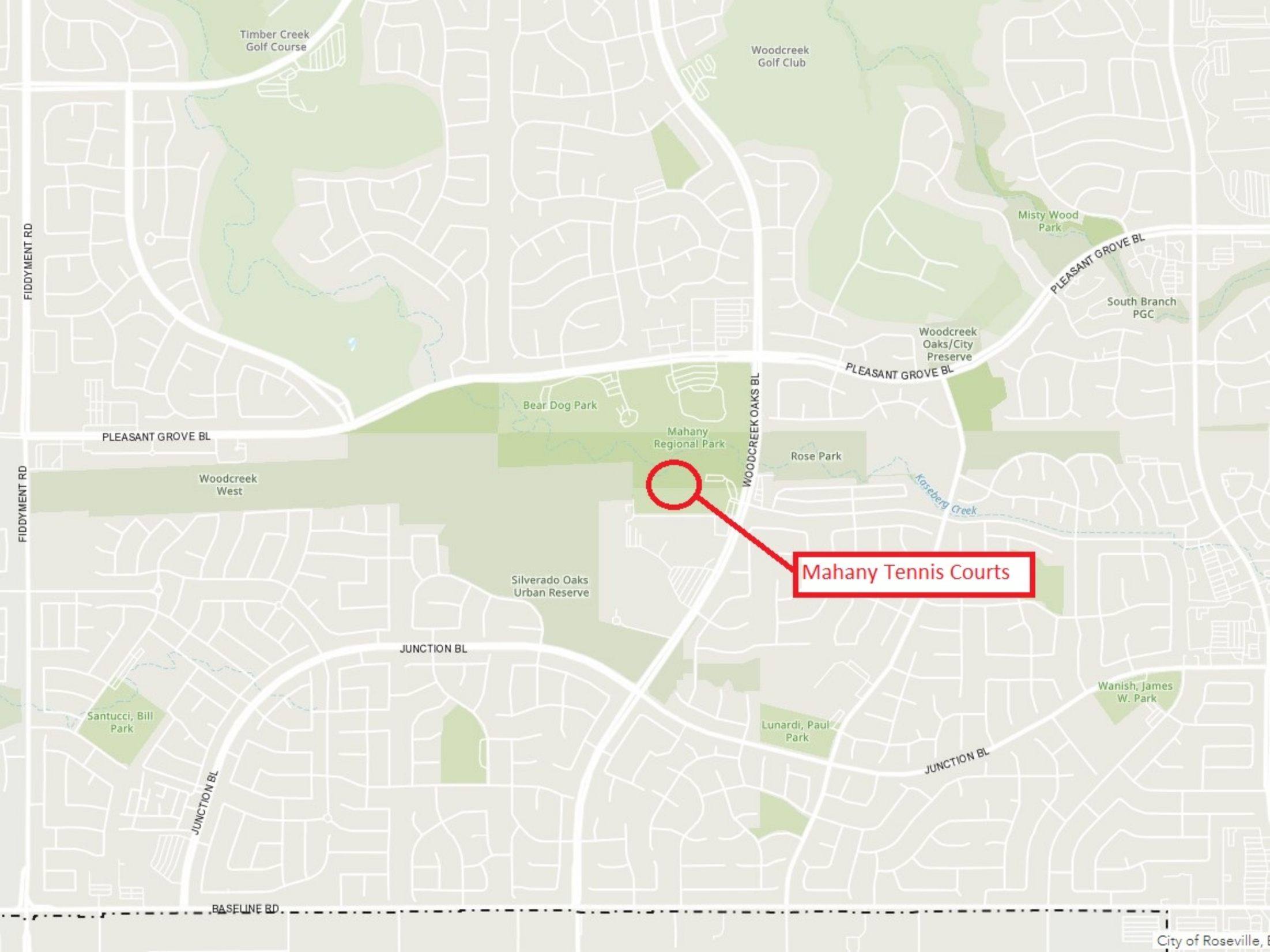
REQUIRED APPROVALS:

REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE 05/31/2022	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY DATE

Revised: June 24, 2019


Timber Creek Golf Course
Woodcreek Golf Club
Misty Wood Park
PLEASANT GROVE BL
South Branch PGC
Woodcreek Oaks/City Preserve
FIDDYMENT RD
WOODCREEK OAKS BL
Bear Dog Park
Mahany Regional Park
Rose Park
Woodcreek West
Kaseberg Creek
Mahany Tennis Courts
Silverado Oaks Urban Reserve
JUNCTION BL
Santucci, Bill Park
Lunardi, Paul Park
Wanish, James W. Park
BASELINE RD
City of Roseville

IFB # 13-109

DATE: May 17, 2022

TIME: 3:00 PM

BID BOND REQUIRED: Yes

BID SUMMARY SHEET

BID OPENING FOR:

Mahany Tennis Courts Renovation Project

CITY OF ROSEVILLE CALIFORNIA

Bidders Name City, State	Addendum 1	Addendum 2	Addendum 3	Bid Bond	Grand Total
Dryco Fremont, CA	✓	✓	✓	✓	$943,267.00
Martin General Engineering, Inc. Rancho Cordova, CA	✓	✓	✓	✓	$1,105,000.00
Biondi Paving Sacramento, CA	✓	✓	✓	✓	1,189,511.00

Please Sign-In

Staff	*Visitors (Name & Company)*	*Visitors (Name & Company)*
Katina Ho Joe Speaker Ken Peterson Melissa Lipp Joel	Don - Dryco Edwin Martinez Martin General	

COUNCIL COMMUNICATION

CC #: 2153
File #: 0900-04-02

Title:	Washington Boulevard at All America City Boulevard Roundabout Project - Award of Contract and Budget Adjustment
Contact:	Karen Vences 916-774-5412 kavences@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.4.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council:

1. Adopt a resolution awarding the Washington Boulevard at All America City Boulevard Roundabout Project to Martin Brothers Construction, and authorizing the City Manager to execute it on behalf of the City of Roseville. Staff also requests authorization for the City Manager or designee to approve change orders of up to 10% as a construction contingency; and

2. Adopt an ordinance approving a budget adjustment in the amount of $7,120,297 funded by Congestion Mitigation and Air Quality (CMAQ) Improvement funds, Local Transportation Funds (LTF), Highway Users Tax (HUT) funds, Traffic Mitigation Fee (TMF) funds, and Environmental Utility Water Rehabilitation Funds.

BACKGROUND

The Washington Boulevard at All America City Boulevard Roundabout Project was identified as a mitigation measure in the Placer County Sports and Event Complex Project EIR in 2018 to address impacts to the intersection of Washington Boulevard/All America City Boulevard/Lincoln Street.

Washington Boulevard is an arterial roadway (originally part of old Hwy 65) that extends from Central Roseville to the northern City Limit and is one of the main connections to the City's Historic and Downtown regions. The roundabout project limits currently include Washington Boulevard, a five-lane arterial, intersected by collector roadways All America City Boulevard on the west, and Lincoln Street to the east.

The proposed roundabout will maintain the multi-lane configuration for the north and southbound directions, while reducing the intersecting collector streets to a single approach and departure from All America City Boulevard, and an exit to Lincoln Street. This project will improve the intersection safety, accessibility for bicyclists and pedestrians, and corridor aesthetics, while also

reducing vehicle emissions. Improvements to aesthetics include landscaping and a railroad themed urban design featuring a water tower within the center of the roundabout.

On September 1, 2021 the City Council approved the plans and specifications for the project and authorized staff to call for bids. One bid was received and opened on April 5, 2022. The single bid and Engineer's Estimate are shown below. The single bid came in approximately $961,000 above the Engineer's Estimate. The higher than expected bid can be attributed to the escalated prices of materials due to a post-COVID-19 improving economy, including rising costs due to high-demand material shortages and supply chain limitations. Staff reached out to non-bidding contractors to determine their reasoning for not submitting a bid, and the overall response was that the contractors are currently too busy with other work and were not able to complete a bid for this project. The City determined that re-advertising the project would likely not result in any additional bids, and would likely bring increased costs and potential postponement of work. Thus, it was determined it is in the City's best interest to award the single bidder, Martin Brothers Construction.

Bid Summary

Bidder's Name	**Amount**
Engineer's Estimate	$4,096,753.00
Martin Brothers Construction	$5,057,740.70

It is anticipated construction will begin in July of 2022 and be completed by summer of 2023. The Washington Boulevard corridor can expect temporary shoulder closures, lane closures, and detours during construction. Most of the work will be scheduled to occur during normal working hours, with the possibility of some night work, based on the contractor's work and traffic operations.

PUBLIC OUTREACH

Public Works staff will be working closely with Public Affairs & Communications staff to keep the community informed of the project's benefits, progress, and traffic impacts during the construction phase of the project. Residents and businesses will be updated about the project through a variety of methods including, but not limited to: local news media, signage, social media, web, and email notifications.

FISCAL IMPACT

CONSTRUCTION OF PROJECT

The project construction is fully funded by:

- $5,270,426 - Congestion Mitigation and Air Quality Improvement Grants (CMAQ);
- $630,000 - Local Transportation Funds (LTF) - these are matching funds to the CMAQ grant;
- $450,000 - Traffic Mitigation Fee (TMF) - this represents the value of alternative intersection control improvements (traffic signal) identified in the City's Capital Improvement Program (CIP) that will no longer be needed due to construction of the project;

- $439,871 - Highway Users Tax (HUT) Funds - this represents the value of pavement and sidewalk maintenance that will no longer be needed due to construction of the project; and

- $330,000 - Environmental Utility Water Rehabilitation Funds - this is the value of waterline relocation work included within the project.

The recommended budget adjustment totaling $7,120,297 will fully fund construction, construction contingency, staff time, permit fees, and construction management.

Currently, CMAQ grant funds include $2,000,000 of obligated funds, $2,900,000 of funds that are programmed and not yet awarded (obligation is anticipated Fall of 2022 or Spring of 2023), and $370,426 of funds currently programmed for another project that are in the process of being transferred, programmed, and awarded to this project (obligation anticipated Fall of 2022 or Spring of 2023). In the unlikely event the anticipated CMAQ funds are not obligated to the project, staff will return to council with a recommended alternative funding source.

No General Fund resources will be used for construction of this project.

IMPACT OF MAINTENANCE COSTS FOR LANDSCAPING

This project includes landscaping improvements along the corridor that will require maintenance by the City's Parks, Recreation & Libraries Department (PRL) that are expected to be approximately $3,600/year. It is anticipated the PRL operating budget for landscape maintenance in the General Fund will increase by an estimated $3,600 with the citywide budget process beginning the fiscal year after project completion, as a result of this project.

ENVIRONMENTAL REVIEW

Council approval of bid documents for Washington Boulevard All America City Boulevard Roundabout Project is an action that is subject to CEQA. Project level CEQA compliance for the Washington Boulevard All America City Boulevard Roundabout project was accomplished with preparation of the Washington Boulevard at All America City Boulevard (WAAC) Roundabout Project Final Initial Study and Mitigated Negative Declaration (Adopted: January 20, 2021) (SCH: 2020100313). Because the Washington Boulevard All America City Boulevard Roundabout project is consistent with the project evaluated in the Washington Boulevard at All America City Boulevard (WAAC) Roundabout Project Final Initial Study and Mitigated Negative Declaration, no new effects would be expected to occur and all applicable mitigation measures from the Washington Boulevard at All America City Boulevard (WAAC) Roundabout Project Final Initial Study and Mitigated Negative Declaration will be implemented. As such, no additional CEQA action is required at this time.

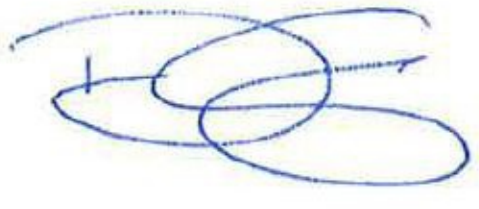
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Karen Vences, Assistant Engineer

Jason Shykowski, Public Works Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-234

WAAC Roundabout Location Map

WAAC Roundabout Agreement - Martin Brothers

Ordinance 6507

Budget Adjustment

RESOLUTION NO. 22-234

APPROVING AN AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND MARTIN BROTHERS CONSTRUCTION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, an Agreement regarding the Washington Boulevard at All America City Boulevard Roundabout Project, by and between the City of Roseville and Martin Brothers Construction, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said Agreement is hereby approved and that the City Manager is authorized to execute it on behalf of the City of Roseville, as well as any addenda or documents necessary to fulfill its purpose.

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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

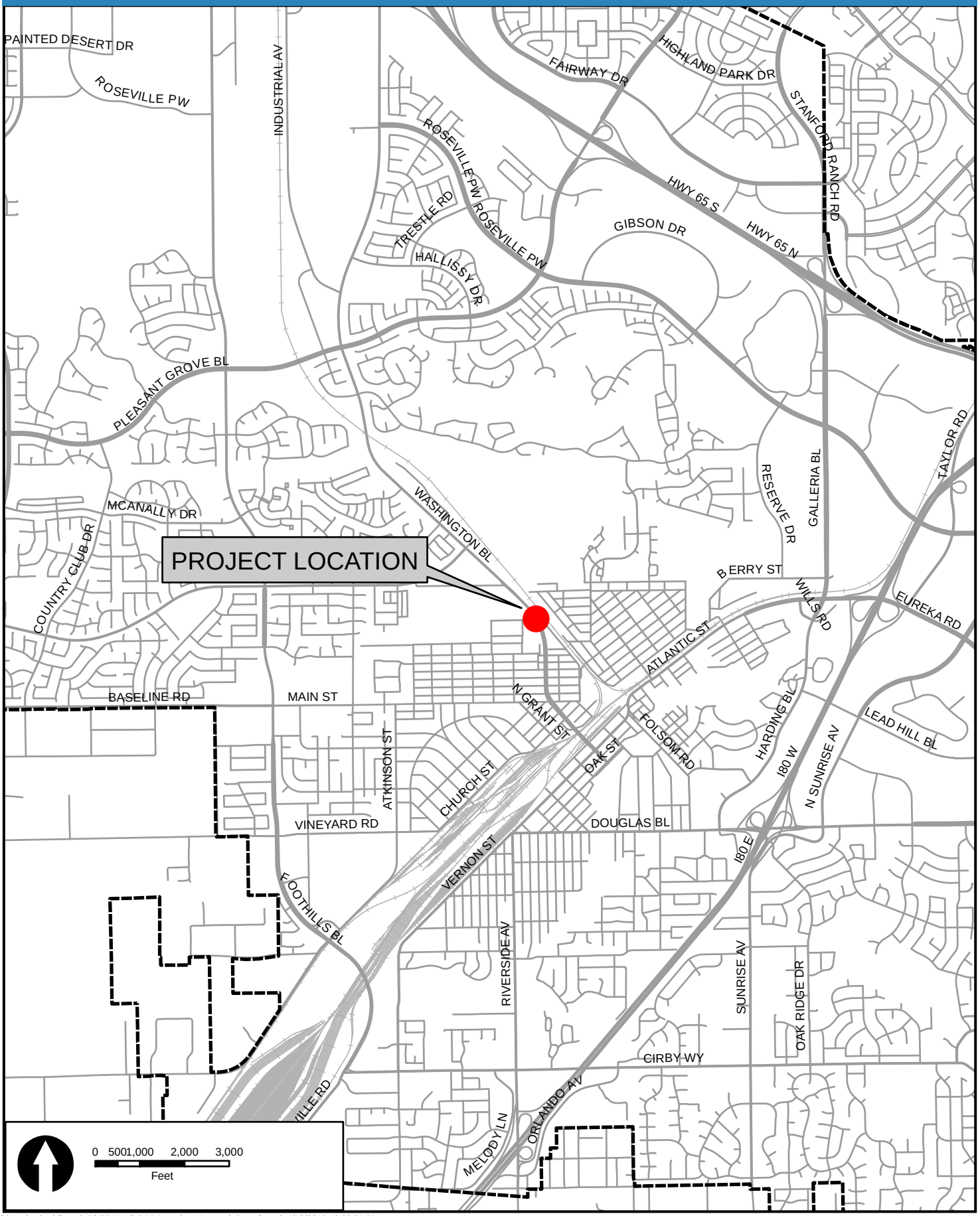
ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

Washington Blvd. & All America City Blvd. Roundabout Project - Location Map



S:\Arcdata\publicworks\CIP\WAAC RAB Location Map.mxd Date Saved: 4/12/2019 12:06:24 PM

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 Martin Brothers Construction, a 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 1st day of September, 2021, approved plans and specifications for the Washington Blvd. at All America City Blvd. Roundabout Project and directed the City Clerk to advertise for sealed proposals for doing said work and providing that bids be submitted on the 5th day of April, 2022; 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 15th day of June, 2022, 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 Washington Blvd. at All America City Blvd. Roundabout 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 Five Million Fifty Seven Thousand Seven Hundred Forty and Seventy Cents dollars ($5,057,740.70) 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 $ 4,000 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 220 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	CONTRACTOR
Public Works - Engineering	Martin Brothers Construction
311 Vernon St.	8801 Folsom Blvd, Ste 260
Roseville, CA 95678	Sacramento, CA 95826
916-746-1300	916 381-0911

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 STRUCTURAL 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.

15. FEDERAL CONTRACTING REQUIREMENTS. CONTRACTOR shall adhere to all requirements set forth in the FHWA-1273 form entitled "Required Contract Provisions Federal-Aid Construction Contracts" which is attached hereto in its entirety as Exhibit "A" and incorporated herein by this reference. The current wage determination for federal minimum wage rates established by the United States Secretary of Labor referenced in Section IV of Exhibit "A" is set forth in Exhibit "B," also attached hereto and incorporated herein by this reference.

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

ATTEST:

BY: _____
CARMEN AVALOS
City Clerk

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____

Print Name: JASON SHYKOWSKI

Title: Public Works Director

Martin Brothers Construction, a
Corporation

BY: _____
its: President

and

BY: _____
its: _____

ORDINANCE NO. 6507

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 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 2021-22, is hereby amended as listed on the attached budget adjustment for the Washington Boulevard at All America City Boulevard Roundabout project.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this_____ day of_____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Karen Vences, Assistant Engineer | FISCAL YEAR: 2021-22

PREPARER NAME & TITLE: Karen Vences, Assistant Engineer | COUNCIL DATE (if applicable): 6/15/2022

DEPARTMENT/DIVISION: Public Works / Engineering | ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3201	6587	84001	500070	2,000,000	Establish budget for project construction - CMAQ obligated
3201	6587	84001	500070	2,900,000	Establish budget for project construction - CMAQ future obligation
3201	6587	84001	500070	370,426	Establish budget for project construction - CMAQ to be AC'd
6520	6587	84001	500070	300,000	Establish budget for project construction
6520	5080	84001	500070	330,000	Establish budget for staff time
2305	6587	84001	500070	439,871	Establish budget for project construction
3151	6587	84001	500070	300,000	Establish budget for project construction
3151	5080	84001	500070	150,000	Establish budget for staff time
6130	6587	84001	500070	323,000	Establish budget for project construction
6130	5080	84001	500070	7,000	Establish budget for staff time
			TOTAL	7,120,297	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3201	4401	84001	500070	2,000,000	CMAQ Grant Funding - obligated, project CML-5182(079)
3201	4401	84001	500070	2,900,000	CMAQ Grant Funding - AC'd, future obligation
3201	4401	84001	500070	370,426	CMAQ Grant Funding - To be AC'd and obligated
6520	4425	84001	500070	630,000	Local Transportation Fund - SB 325
			TOTAL	5,900,426	

NET ADJUSTMENT	1,219,871	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2305				(439,871)	Reduce Highway Users Tax Fund balance
3151				(450,000)	Reduce Traffic Mitigation Fund balance
6130				(330,000)	Reduce Water Rehabilitation Fund balance
			TOTAL	(1,219,871)	

Justification for Budget Adjustment:

The existing budget for 500070 - Washington Blvd All American Roundabout is $634,576. This budget adjustment is requested to increase the project budget by $7,120,297; for a revised project budget of $7,754,873. This budget adjustment establishes funding for construction, construction management, biologist, mitigation, permits, and design construction support. Funding requested is as follows:

Fund 3201 - Roadway - $5,270,426 Congestion Mitigation and Air Quality (CMAQ) Improvement Grant funds

CMAQ grant funds include $2,000,000 of obligated CMAQ funds, $2,900,000 of programmed CMAQ funds not yet awarded (obligation anticipated Fall 2022 or Spring 2023), and $370,426 of CMAQ funds originally intended for a different project that will be transferred to this project (obligation anticipated Fall 2022 or Spring 2023).

Fund 6520 - Transportation - $630,000 in Local Transportation Funds (LTF) Revenue

Fund 2305 - Highway Users Tax (HUT) Fund Balance - $439,871

Fund 3151 - Traffic Mitigation Fund Balance - $450,000

Fund 6130 - Water Rehabilitation Fund Balance - $330,000

REQUIRED APPROVALS:

Jason Shykowski Digitally signed by Jason Shykowski Date: 2022.05.26 17:09:27 -07'00'

REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY	DATE

COUNCIL COMMUNICATION

CC #: 2143
File #: 0704-02

Title:	Open Space and Preserve Land Goat Grazing - Contract Purchase Agreement
Contact:	Eric Dexter 916-746-1769 edexter@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.5.

RECOMMENDATION TO COUNCIL

Recommend Council adopt a resolution authorizing the City Manager to execute a contract purchase agreement with Ecosystem Concepts, Inc. for grazing of land for vegetation management and fire prevention on City owned properties.

Additionally, authorize the City Manager to execute the remaining renewal years 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

The City of Roseville open space land consists of both preserves and general open space. Since 2007, the Parks Division has incorporated the use of goats to graze nearly 1,700 acres of land. The City's preserves are governed by the Open Space Preserve Overarching Management Plan approved by federal agencies. One requirement of the plan is to perform thatch management within preserves. Additionally, the Fire Department and the residents of Roseville are in support of the use of goats for vegetation management.

In March 2022 a Request for Proposals (RFP-13-105) was issued for grazing of open space and preserve lands. Three companies submitted proposals and were evaluated by staff from the Parks Division. Ecosystem Concepts Inc. was selected based on experience, understanding of the project and the ability to complete the project in a timely manner.

FISCAL IMPACT

The one (1) year base term of this agreement, with the option of five (5) additional one (1) year extensions, will not exceed annual budgeted amounts. The amount of the agreement for FY2022-23 is $431,000; FY2023-24, $471,818; FY2024-25, $484,595; FY2025-26, $498,296; FY2026-27, $512,408: and FY2027-28, $526,943. Funding is budgeted in the Open Space and Preserve Funds, as well as the General Fund with funding from the local Measure B sales tax.

ENVIRONMENTAL REVIEW

The proposed project involves minor alteration in the condition of the land, water, and or vegetation which will not remove healthy, mature scenic trees. This activity is categorically exempt from CEQA as a Class 4 Exemption (State CEQA Guidelines Section 15304). The Exemption has been prepared and no further CEQA action is required.

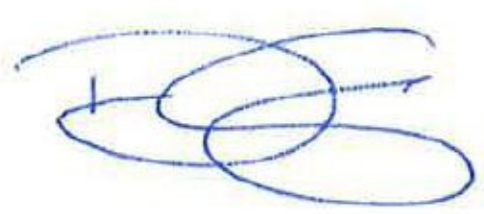
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community
Goal E - Deliver exceptional city services

Respectfully Submitted,

Eric Dexter, Parks, Recreation & Libraries Superintendent

Jill Geller, Director of Parks, Recreation and Libraries



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-225

CPA Grazing FY22-23

RESOLUTION NO. 22-225

APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND ECOSYSTEM CONCEPTS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a contract purchase agreement (3002231) for goat grazing of land for vegetation management and fire prevention on City owned properties, between the City of Roseville and Ecosystem Concepts, Inc., has been reviewed by the Council; and

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

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized to execute five (5) 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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

Contract Purchase Agreement 3002231

Supplier Details:

Company	Ecosystem Concepts Inc
Contact	Robert McGrew
Address	Po Box 807
	Dixon, CA 95620

Submit your response to:

Company	City of Roseville
Contact	Ashkan Shams
Address	Purchasing Division
	2075 Hilltop Circle
	Roseville, CA 95747
Phone	(916) 774-5710
Fax	(916) 774-5736
E-mail	aishams@roseville.ca.us

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

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

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

Sole proprietorship - **By owner**

Partnership - **Any general partner**

Corporation - **Two options:**
(1) A signature from the President and the corporate seal; **OR**
(2) One signature from the Chairman of the Board, President, or any Vice President **AND** one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, or any Treasurer or Assistant Treasurer of the corporation

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

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

CITY OF ROSEVILLE CALIFORNIA

Contract Purchase Agreement 3002231

Agreement	3002231
Agreement Date	05-MAY-2022
Revision	0
Agreement Amount	431,000.00 USD

Invoice To	**City of Roseville** **Accounts Payable** **311 Vernon St** **ROSEVILLE CA 95678**	Supplier	**Ecosystem Concepts Inc** Po Box 807 Dixon, CA 95620
Phone:	(916) 774-5488	**Phone:**	()
Fax:	(916) 784-3796	**Fax:**	()
Email:	accountspayable@roseville.ca.us	**Email:**	rmcgrew@ecigoats.com

Description of Labor, equipment and/or materials

THE VENDOR SHALL PROVIDE THE SERVICES CALLED FOR UNDER THE CITY OF ROSEVILLE REQUEST FOR PROPOSAL (RFP) 13-105 FOR "GRAZING FOR OPEN SPACE AND PRESERVED LAND" DATED 3/15/2022. THE TERMS AND SCOPE OF WORK OF CITY OF ROSEVILLE RFP 13-105 AND CONTRACTOR'S PROPOSAL ARE HEREIN MADE PART OF THIS AGREEMENT AND FULLY INCORPORATED BY REFERENCE. ALL WORK MUST BE QUOTED AND APPROVED BEFORE WORK CAN BEGIN.

START DATE: EXECUTED AGREEMENT
END DATE: 6/30/23

PLEASE CONTACT ANITA KWONG IN THE PARKS, RECREATION, AND LIBRARIES DEPARTMENT AT (916) 774-5243 OR AKWONG@ROSEVILLE.CA.US FOR QUESTIONS REGARDING THIS AGREEMENT.

*The total agreement amount is an approximation only. The City does not guarantee whatsoever the actual value of this contract.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	11526	**Net 30**	**Freight on Board at the destination**	**Destination**	**Best Method**

Start Date	End Date	Confirm To
		Ashkan Shams Phone **916-774-5710**

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

Contract Terms and Conditions

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

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

    c. Additional Insureds. Contractor shall also provide a separate endorsement or

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

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

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

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

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

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

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

11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances

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

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

    CONTRACTOR and CITY agree that: (a) CONTRACTOR is free from the control and direction of CITY in connection with the performance of the work; (b) CONTRACTOR is providing services directly to CITY; (c) CONTRACTOR has and will maintain at all

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

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

Roseville Business License No. _____

Contractor License No. _____

DIR Registration No. _____

Check mark the applicable company type below:

__X__ **Corporation**

_____ **Limited Liability Company**

_____ **Partnership**

_____ **Sole Proprietor**

City Reserves the right to withold any payments to contractor in the event of noncompliance with insurance requirements or if required by law.
General T&C
REV 3/2/21 JS

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

General - Required Coverage/Documentation

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

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

Construction:____
General Liability:
$2 Million/occurrence
$4 Million aggregate

Design Professional:____
General Liability:
$2 Million/occurrence
$4 Million aggregate
Professional Liability:
$2 Million/occurrence

Professional Consultant:____
Professional Liability:
$1 Million/occurrence

IT Services:____
Professional Liability:
$1 Million/occurrence
No auto required
Cyber Liability:
$1 Million/occurrence

Hazardous Materials:____
Pollution Liability:
$1 Million/occurrence

Special Events/Caterers-Vendors:____
No auto required
No workers' comp required

Professional Counseling/ Psychological:____
Professional Liability:
$1 Million/occurrence
No auto required

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

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

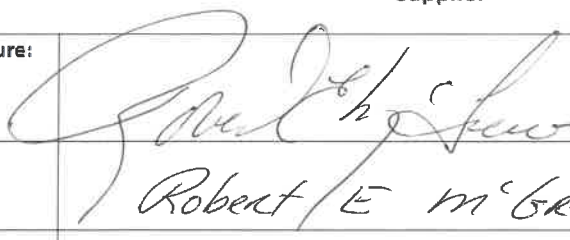
Insurance Submission Process

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

How It Works

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

Questions Regarding Insurance Submission: Contact EBIX at (951) 652-4239
Questions Regarding Insurance Requirements Contact Risk Management at (916) 774-5202

Supplier	
Signature:	
Print Name:	Robert E McGrew
Title:	V.P.

Supplier	
Signature:	
Print Name:	
Title:	

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

COUNCIL COMMUNICATION

CC #: 2147
File #: 0203-03

Title:	Sodium Hydroxide (BACC 12-2022) - Contract Purchase Agreement
Contact:	Becky Philipp 916-774-5724 bphilipp@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.6.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council adopt a resolution to approve a contract purchase agreement (3002064) with Univar Solutions USA, Inc. as the lowest responsive bidder for Bay Area Chemical Consortium (BACC) Bid No. 12-2022 for the supply and delivery of sodium hydroxide solution for the Dry Creek Wastewater Treatment Plant, Pleasant Grove Wastewater Treatment Plant, Barton Road Water Treatment Plant, and the Roseville Energy Park, and authorize the City Manager to execute it on behalf of the City of Roseville.

Staff further 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 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 systems. The chemical will be purchased as needed throughout the year.

In February 2022, the City participated in a regional chemical bid led by the Bay Area Chemical Consortium (BACC), with the Bay Area Clean Water Agency serving as the coordinating agency. BACC is comprised of water and wastewater agencies in the Northern California area, working together to purchase chemicals by combining bid solicitations. BACC is an informal cooperative that advertises and opens sealed competitive bids and then prepares bid recommendations. Combined bid solicitations offer vendors an opportunity to sell greater quantities of their products. Because more than 50 public agencies are now participating, significant savings for chemical purchases are being passed along to the agencies' water and wastewater customers.

FISCAL IMPACT

The estimated annual cost for FY2022-23 is $1,011,000. Funding is included in the Environmental Utilities and Electric Departments' proposed FY2022-23 budgets. Projected spending for the optional renewal years is as follows: FY2023-24, $1,061,500; FY2024-25, $1,114,000; FY2025-26, $1,170,000.

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 Contract Purchase Agreement does not include the potential for significant environmental effect and is not subject to CEQA.

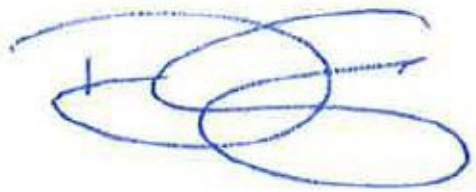
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world
Goal C - Maintain a safe and healthy community

Respectfully Submitted,

Becky Philipp, Buyer

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-228

3002064 Univar Solutions_Sodium Hydroxide

RESOLUTION NO. 22-228

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

WHEREAS, a contract purchase agreement (3002064) for the purchase of sodium hydroxide solution for the Dry Creek Wastewater Treatment Plant, Pleasant Grove Wastewater Treatment Plant, Barton Road Water Treatment Plant, and the Roseville Energy Park, between the City of Roseville and Univar Solutions USA, Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is approved and the City Manager is authorized to execute it and all other related documents 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 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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

Contract Purchase Agreement 3002064

Supplier Details:

Company	Univar Solutions USA Inc
Contact	Jennifer Perras
Address	8201 S 212th St
	Kent, WA 98032

Submit your response to:

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

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

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

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

Sole proprietorship - **By owner**

Partnership - **Any general partner**

Corporation - **Two options:**
(1) A signature from the President and the corporate seal; **OR**
(2) One signature from the Chairman of the Board, President, or any Vice President **AND** one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, or any Treasurer or Assistant Treasurer of the corporation

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

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

CITY OF ROSEVILLE CALIFORNIA

Contract Purchase Agreement 3002064

Agreement	3002064
Agreement Date	11-APR-2022
Revision	0
Agreement Amount	1,011,000.00 USD

Invoice To	**City of Roseville** **Accounts Payable** **311 Vernon St** **ROSEVILLE CA 95678**	Supplier	**Univar Solutions USA Inc** 8201 S 212th St Kent, WA 98032
Phone:	(916) 774-5488	**Phone:**	(253) 872-5000
Fax:	(916) 784-3796	**Fax:**	()
Email:	accountspayable@roseville.ca.us	**Email:**	Jennifer.perras@univarsolutions.com

Description of Labor, equipment and/or materials

Provide sodium hydroxide solution (caustic soda) to various locations in Roseville on an as needed basis in accordance with all specifications, attachments and terms and conditions of BACC Bid No. 12-2022. Pricing: 50% sodium hydroxide $806.36 per dry ton, 25% sodium hydroxide $967.58 per dry ton. Deliveries to be made Monday - Friday between the hours of 7am - 3pm.

START DATE: UPON EXECUTED AGREEMENT
END DATE: 6/30/23

Please contact Jason Fick at DCWWTP/PGWWTPt at 916- 746-1940 or jfick@roseville.ca.us, Tony Johnson at REP at 916-746-1656 or ajohnson@roseville.ca.us or Stephen Peterson at WTP at 916-746-1996 or speterson@roseville.ca.us for questions regarding this contract.

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

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	11543	**Net 30**	**Freight on Board at the destination**	**Destination**	**Best Method**

Start Date	End Date	Confirm To
		"Becky" Rebecca Philipp Phone **1-916-774-5724**

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

Contract Terms and Conditions

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.

3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.

4. Time is of the essence of this Agreement.

5. At any time during the term of this Agreement, the City has the right to terminate this Agreement, provided Contractor is given thirty (30) days written notice. City's termination shall be without further liability to City; however, Contractor shall be entitled to all costs reasonably incurred prior to the date of termination. Contractor acknowledges that City may terminate this Agreement should funds not be appropriated by its governing body to continue services under this Agreement.

6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.

7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.

8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.

9. All fair employment practices must be adhered to. In addition, if the project referenced on this service agreement is a Public Works project, all prevailing wage laws must be complied with. For prevailing wage contracts over $25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm.

10. Contractor agrees to the below insurance requirements:

    a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.

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

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

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

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

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

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

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

h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General Liability and Automobile Liability policies shall be endorsed with a waiver of

subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.

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

11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Agreement, the terms of this Agreement shall control.

13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original hereof.

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

15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

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

17. For purposes of this Agreement, the terms "Contractor," "Consultant," and "Supplier" are used interchangeably.

18. If the project referenced on this agreement is a Public Works project, then the following shall apply: No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

19. If the project referenced on this agreement is a Public Works project, then the following shall apply: Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.

20. Contractor certifies that Contractor, its employees, directors, officers, agents, subcontractors, vendors, and volunteers are not presently debarred, excluded, suspended, declared ineligible, voluntarily excluded, or proposed for debarment, exclusion, suspension or ineligibility by any federal, state, or local department or agency.

21. This Agreement may be amended via change order, but only if such change order is made in writing, approved by the City, and signed by both parties.

22. CONTRACTOR agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONTRACTOR and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

    CONTRACTOR and CITY agree that: (a) CONTRACTOR is free from the control and direction of CITY in connection with the performance of the work; (b) CONTRACTOR is providing services directly to CITY; (c) CONTRACTOR has and will maintain at all relevant times a business license; (d) CONTRACTOR maintains a business location that is separate from CITY; (e) CONTRACTOR is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONTRACTOR actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONTRACTOR advertises and holds itself out to the public as available to provide the same or similar services; (h) CONTRACTOR provides its own tools, vehicles, and equipment to perform the services; (i) CONTRACTOR has negotiated its own rates; (j) CONTRACTOR set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONTRACTOR has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

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

Roseville Business License No. 826087

Contractor License No. _____

DIR Registration No. 1000017807

Check mark the applicable company type below:

✓ **Corporation**

_____ **Limited Liability Company**

_____ **Partnership**

_____ **Sole Proprietor**

City Reserves the right to withold any payments to contractor in the event of noncompliance with insurance requirements or if required by law.
General T&C
REV 3/2/21 JS

COR Insurance Over Bid Limit

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

General - Required Coverage/Documentation

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

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

Construction:____
General Liability:
$2 Million/occurrence
$4 Million aggregate

Design Professional:____
General Liability:
$2 Million/occurrence
$4 Million aggregate
Professional Liability:
$2 Million/occurrence

Professional Consultant:____
Professional Liability:
$1 Million/occurrence

IT Services:____
Professional Liability:
$1 Million/occurrence
No auto required
Cyber Liability:
$1 Million/occurrence

Hazardous Materials:____
Pollution Liability:
$1 Million/occurrence

Special Events/Caterers-Vendors:____
No auto required
No workers' comp required

Professional Counseling/ Psychological:____
Professional Liability:
$1 Million/occurrence

No auto required

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

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

Insurance Submission Process

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

How It Works

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

Questions Regarding Insurance Submission: Contact EBIX at (951) 652-4239
Questions Regarding Insurance Requirements Contact Risk Management at (916) 774-5202

Supplier	
Signature:	Joseph P. Stanaway
Print Name:	Joseph P. Stanaway
Title:	Regional Vice President

Supplier	
Signature:	Shawnsey McCarthy
Print Name:	Shawnsey McCarthy
Title:	Municipal Commercial Manager

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

DocuSign Envelope ID: 10619C59-EB50-48DB-822D-FEA7B7753C70

UnivarSolutions

CERTIFICATE OF CORPORATE ASSISTANT SECRETARY

I, Julie Halperin, hereby certify that:

1. I am a duly elected, qualified and acting Corporate Assistant Secretary of Univar Solutions USA Inc., a Washington corporation (the "Company"), and am a custodian of the corporate records of the Company and am familiar with the matters herein certified.

2. Pursuant to the Company's Delegation of Authority Policy, Shawnasey McCarthy , Municipal Commercial Manager has the authority to execute the Contractual Award, and Joe Stanaway, Regional Vice President Attest for "Sodium Hydoxide" by and between the Company and the City of Roseville, California. Changes to a contract will need to be re-authorized via the Company's contract approval procedures.

I have executed this Certificate of Corporate Assistant Secretary of the Company this 11th day of May 2022.

DocuSigned by:
Julie Halperin
5349535BDABA4E4...
Julie Halperin, Corporate Assistant Secretary

COUNCIL COMMUNICATION

CC #: 2148
File #: 0203-03

Title:	Sodium Hypochlorite (BACC 13-2022) - Contract Purchase Agreement
Contact:	Becky Philipp 916-774-5724 bphilipp@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.7.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council adopt a resolution to approve a contract purchase agreement (3002203) with Univar Solutions USA, Inc. as the lowest responsive bidder for Bay Area Chemical Consortium (BACC) Bid No. 13-2022 for the supply and delivery of 12.5% sodium hypochlorite for the Pleasant Grove Wastewater Treatment Plant, Water Treatment Plant, Roseville Energy Park, Environmental Utilities' wells and the Roseville Aquatics Complex, and authorize the City Manager to execute it on behalf of the City of Roseville.

Staff further 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 Pleasant Grove Wastewater Treatment Plant, Barton Road Water Treatment Plant, Roseville Energy Park, Environmental Utilities' wells and Roseville 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 February 2022, the City participated in a regional chemical bid led by the Bay Area Chemical Consortium (BACC), with the Bay Area Clean Water Agency serving as the coordinating agency. BACC is comprised of water and wastewater agencies in the Northern California area, working together to purchase chemicals by combining bid solicitations. BACC is an informal cooperative that advertises and opens sealed competitive bids and then prepares bid recommendations. Combined bid solicitations offer vendors an opportunity to sell greater quantities of their products. Because more than 50 public agencies are now participating, significant savings for chemical purchases are being passed along to the agencies' water and wastewater customers.

FISCAL IMPACT

The estimated annual cost is $672,000. Funding is included in the Environmental Utilities, Roseville Electric, and Parks, Recreation and Libraries Departments' proposed FY2022-23 budgets. Projected spending for the optional renewal years is as follows: FY2023-24, $706,000; FY2024-25, $740,800; FY2025-26, $778,000.

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 Contract Purchase Agreement does not include the potential for significant environmental effect and is not subject to CEQA.

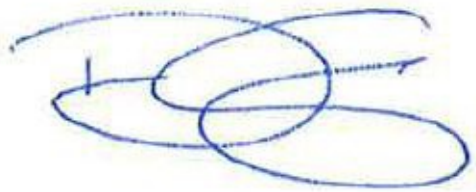
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world
Goal C - Maintain a safe and healthy community

Respectfully Submitted,

Becky Philipp, Buyer

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-229

3002203 Univar Solutions USA, inc

RESOLUTION NO. 22-229

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

WHEREAS, a contract purchase agreement (3002203) for the purchase of 12.5% sodium hypochlorite solution for the Pleasant Grove Wastewater Treatment Plant, Water Treatment Plant, Roseville Energy Park, and Aquatics Complex, between the City of Roseville and Univar Solutions USA, Inc., has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is approved and the City Manager is authorized to execute it and all other related documents 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 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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

Contract Purchase Agreement 3002203

Supplier Details:

Company	Univar Solutions USA Inc
Contact	Jennifer Perras
Address	8201 S 212th St
	Kent, WA 98032

Submit your response to:

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

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

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

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

Sole proprietorship - **By owner**

Partnership - **Any general partner**

Corporation - **Two options:**
(1) A signature from the President and the corporate seal; **OR**
(2) One signature from the Chairman of the Board, President, or any Vice President **AND** one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, or any Treasurer or Assistant Treasurer of the corporation

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

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

CITY OF ROSEVILLE CALIFORNIA

Contract Purchase Agreement 3002203

Agreement	3002203
Agreement Date	11-APR-2022
Revision	0
Agreement Amount	672,000.00 USD

Invoice To	**City of Roseville** **Accounts Payable** **311 Vernon St** **ROSEVILLE CA 95678**	Supplier	**Univar Solutions USA Inc** 8201 S 212th St Kent, WA 98032
Phone:	(916) 774-5488	**Phone:**	(253) 872-5000
Fax:	(916) 784-3796	**Fax:**	()
Email:	accountspayable@roseville.ca.us	**Email:**	Jennifer.perras@univarsolutions.com

Description of Labor, equipment and/or materials

Provide 12.5% sodium hypochlorite (bleach) at a cost of $1.5166 per gallon to various locations in Roseville in accordance with all specifications, attachments, terms and conditions of BACC Bid No.13-2022. All deliveries must be made Monday - Friday between the hours of 7:00 a.m. and 3:00 p.m. unless otherwise specified.

Start Date: Upon Executed Agreement
End Date: 6/30/23

Please contact Stephen Peterson at WTP at (916) 746-1996 or speterson@roseville.ca.us, John Tadlock at Wells at (916) 774-5750 or jtadlock@roseville.ca.us, Tony Johnson at REP at (916) 746-1656 or ajohnson@roseville.ca.us, Jason Fick at DCWWTP and PGWWTP at (916) 746-1940 or jfick@roseville.ca.us, Brian Castelluccio for Pools at (916) 746-1755 or bcastelluccio@roseville.ca.us for questions regarding this agreement.

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

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	11543	**Net 30**	**Freight on Board at the destination**	**Destination**	**Best Method**

Start Date	End Date	Confirm To
		"Becky" Rebecca Philipp Phone **1-916-774-5724**

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

Contract Terms and Conditions

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

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

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

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

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

11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances

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

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

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

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

21. Contractor certifies that Contractor, its employees, directors, officers, agents, subcontractors, vendors, and volunteers are not presently debarred, excluded, suspended, declared ineligible, voluntarily excluded, or proposed for debarment, exclusion, suspension or ineligibility by any federal, state, or local department or agency.
22. This Agreement may be amended via change order, but only if such change order is made in writing, approved by the City, and signed by both parties.

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

Roseville Business License No. B26087

Contractor License No. _____

DIR Registration No. 1000017807

Check mark the applicable company type below:

✓ **Corporation**

_____ **Limited Liability Company**

_____ **Partnership**

_____ **Sole Proprietor**

City Reserves the right to withold any payments to contractor in the event of noncompliance with insurance requirements or if required by law.
General T&C
REV 3/2/21 JS

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

General - Required Coverage/Documentation

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

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

Construction:____
General Liability:
$2 Million/occurrence
$4 Million aggregate

Design Professional:____
General Liability:
$2 Million/occurrence
$4 Million aggregate
Professional Liability:
$2 Million/occurrence

Professional Consultant:____
Professional Liability:
$1 Million/occurrence

IT Services:____
Professional Liability:
$1 Million/occurrence
No auto required

Hazardous Materials:____
Pollution Liability:
$1 Million/occurrence

Special Events/Caterers-Vendors:____
No auto required
No workers' comp required

Professional Counseling/ Psychological:____
Professional Liability:
$1 Million/occurrence
No auto required

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

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

Insurance Submission Process

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

How It Works

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

Questions Regarding Insurance Submission: Contact EBIX at (951) 652-4239
Questions Regarding Insurance Requirements Contact Risk Management at (916) 774-5202

Supplier	
Signature:	Joseph P. Stanaway
Print Name:	Joseph P. Stanaway
Title:	Regional Vice President

Supplier	
Signature:	Shawnasey McCarthy
Print Name:	Shawnasey McCarthy
Title:	Municipal Commercial Manager

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

DocuSign Envelope ID: 10619C59-EB50-48DB-822D-FEA7B7753C70

UnivarSolutions

CERTIFICATE OF CORPORATE ASSISTANT SECRETARY

I, Julie Halperin, hereby certify that:

1. I am a duly elected, qualified and acting Corporate Assistant Secretary of Univar Solutions USA Inc., a Washington corporation (the "Company"), and am a custodian of the corporate records of the Company and am familiar with the matters herein certified.

2. Pursuant to the Company's Delegation of Authority Policy, Shawnasey McCarthy , Municipal Commercial Manager has the authority to execute the Contractual Award, and Joe Stanaway, Regional Vice President Attest for "Sodium Hypochlorite 12.5%" by and between the Company and the City of Roseville, California. Changes to a contract will need to be re-authorized via the Company's contract approval procedures.

I have executed this Certificate of Corporate Assistant Secretary of the Company this 11th day of May 2022.

DocuSigned by:
Julie Halperin
5349535BDABA4E4...
Julie Halperin, Corporate Assistant Secretary

COUNCIL COMMUNICATION

CC #: 2128
File #: 0203-03

Title:	Liquid Aluminum Sulfate (BACC 01-2022) - Contract Purchase Agreement
Contact:	Becky Philipp 916-774-5724 bphilipp@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.8.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council adopt a resolution to approve a contract purchase agreement (3002245) with Chemtrade Chemicals US LLC as the lowest responsive bidder for Bay Area Chemical Consortium (BACC) Bid No. 01-2022 for the supply and delivery of liquid aluminum sulfate for the City's water treatment plant, and authorize the City Manager to execute it on behalf of the City of Roseville.

Staff further 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 City's 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 February 2022, the City participated in a regional chemical bid led by the Bay Area Chemical Consortium (BACC), with the Bay Area Clean Water Agency serving as the coordinating agency. BACC is comprised of water and wastewater agencies in the Northern California area, working together to purchase chemicals by combining bid solicitations. BACC is an informal cooperative that advertises and opens sealed competitive bids and then prepares bid recommendations. Combined bid solicitations offer vendors an opportunity to sell greater quantities of their products. Because more than 50 public agencies are now participating, significant savings for chemical purchases are being passed along to the agencies' water and wastewater customers.

FISCAL IMPACT

The estimated annual cost is $175,000. Funding is included in the Environmental Utilities Department's proposed FY2022-23 budget for the Water Operations Fund. Projected spending

for the optional renewal years is as follows: FY2023-24, $180,000; FY2024-25, $185,000; FY2025-26, $190,000.

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 contract purchase agreement does not include the potential for significant environmental effect and is not subject to CEQA.

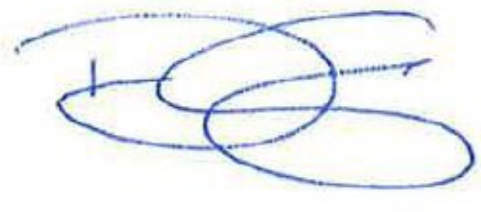
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world
Goal C - Maintain a safe and healthy community

Respectfully Submitted,

Becky Philipp, Buyer

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-209

3002245 Chemtrade Chemical LLC

RESOLUTION NO. 22-209

APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND 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 contract purchase agreement (3002245) for the supply and delivery of liquid aluminum sulfate, between the City of Roseville and Chemtrade Chemicals US LLC, has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is approved and the City Manager is authorized to execute it and all other related documents 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 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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

CITY OF ROSEVILLE CALIFORNIA

Contract Purchase Agreement 3002245

Supplier Details:

Company	Chemtrade Chemicals US LLC
Contact	Elizabeth Ryno
Address	90 East Halsey Road
	Parsippany, NJ 07054

Submit your response to:

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

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

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

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

Sole proprietorship - **By owner**

Partnership - **Any general partner**

Corporation - **Two options:**
(1) A signature from the President and the corporate seal; **OR**
(2) One signature from the Chairman of the Board, President, or any Vice President **AND** one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, or any Treasurer or Assistant Treasurer of the corporation

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

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

CITY OF ROSEVILLE CALIFORNIA

Contract Purchase Agreement 3002245

Agreement	3002245
Agreement Date	12-MAY-2022
Revision	0
Agreement Amount	175,000.00 USD

Invoice To
City of Roseville
Accounts Payable
311 Vernon St
ROSEVILLE CA 95678
Phone: (916) 774-5488
Fax: (916) 784-3796
Email: accountspayable@roseville.ca.us

Supplier
Chemtrade Chemicals US LLC
90 East Halsey Road

Parsippany, NJ 07054
Phone: () 800-441-2659
Fax: () 973-515-4461
Email: bids@chemtradelogistics.com

Description of Labor, equipment and/or materials

PROVIDE LIQUID ALUMINUM SULFATE ON AN AS NEEDED BASIS AT A COST OF $0.8668 PER GALLON IN ACCORDANCE WITH ALL SPECIFICATIONS, ATTACHMENTS, AND TERMS AND CONDITIONS OF BACC BID NO. 01-2022. DELIVERIES TO BE MADE MONDAY - FRIDAY BETWEEN THE HOURS OF 7:00 AM - 3:00 PM.

START DATE: UPON EXECUTED AGREEMENT
END DATE: 6/30/23

PLEASE CONTACT STEPHEN PETERSON IN THE ENVIRONMENTAL UTILITIES DEPT 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.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	12224	**Net 30**	**Freight on Board at the destination**	**Destination**	**Best Method**

Start Date	End Date	Confirm To
		"Becky" Rebecca Philipp Phone **1-916-774-5724**

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

Contract Terms and Conditions

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.

3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.

4. Time is of the essence of this Agreement.

5. At any time during the term of this Agreement, the City has the right to terminate this Agreement, provided Contractor is given thirty (30) days written notice. City's termination shall be without further liability to City; however, Contractor shall be entitled to all costs reasonably incurred prior to the date of termination. Contractor acknowledges that City may terminate this Agreement should funds not be appropriated by its governing body to continue services under this Agreement.

6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.

7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.

8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.

9. All fair employment practices must be adhered to. In addition, if the project referenced on this service agreement is a Public Works project, all prevailing wage laws must be complied with. For prevailing wage contracts over $25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm.

10. Contractor agrees to the below insurance requirements:

    a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.

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

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

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

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

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

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

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

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subrogation in favor of City, its officers, agents, employees and volunteers for all work performed by Contractor, its employees, agents and subcontractors.

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

15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

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

17. For purposes of this Agreement, the terms "Contractor," "Consultant," and "Supplier" are used interchangeably.

18. If the project referenced on this agreement is a Public Works project, then the following shall apply: No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

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20. CONTRACTOR agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONTRACTOR and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

    CONTRACTOR and CITY agree that: (a) CONTRACTOR is free from the control and direction of CITY in connection with the performance of the work; (b) CONTRACTOR is providing services directly to CITY; (c) CONTRACTOR has and will maintain at all relevant times a business license; (d) CONTRACTOR maintains a business location that is separate from CITY; (e) CONTRACTOR is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONTRACTOR actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONTRACTOR advertises and holds itself out to the public as available to provide the same or similar services; (h) CONTRACTOR provides its own tools, vehicles, and equipment to perform the services; (i) CONTRACTOR has negotiated its own rates; (j) CONTRACTOR set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONTRACTOR has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.
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Contractor License No. _____

DIR Registration No. _____

Check mark the applicable company type below:

_X_ **Corporation**

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General T&C
REV 3/2/21 JS

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HUMAN RESOURCES/RISK MANAGEMENT DIVISION
INSURANCE REQUIREMENTS
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- Automobile Liability: $1 Million combined single limit
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General Liability:
$2 Million/occurrence
$4 Million aggregate

Design Professional:____
General Liability:
$2 Million/occurrence
$4 Million aggregate
Professional Liability:
$2 Million/occurrence

Professional Consultant:____
Professional Liability:
$1 Million/occurrence

IT Services:____
Professional Liability:
$1 Million/occurrence
No auto required
Cyber Liability:
$1 Million/occurrence

Hazardous Materials:____
Pollution Liability:
$1 Million/occurrence

Special Events/Caterers-Vendors:____
No auto required
No workers' comp required

Professional Counseling/ Psychological:____
Professional Liability:
$1 Million/occurrence
No auto required

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

Chemical/Environmental:_X___
General Liability:
$3 Million/occurrence
$6 Million aggregate
Pollution – $2 Million/Occurrence
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- The vendor's contact information is entered into EBIX. EBIX will contact the vendor to request proof of insurance.
- The Vendor can forward the request to their Insurance Agent(s) if necessary.
- Vendor/Insurance Agent submits insurance to EBIX by email to roseville@ebix.com or by fax to (770) 325-5727. After faxing or emailing the certificate, please DO NOT send the certificate by mail to EBIX. Please do not mail, email or fax any certificates to the City of Roseville.
- Once submitted, EBIX reviews the insurance documentation. If there are deficiencies, EBIX will send a follow up letter or email requesting additional information.

Questions Regarding Insurance Submission: Contact EBIX at (951) 652-4239
Questions Regarding Insurance Requirements Contact Risk Management at (916) 774-5202

Supplier	
Signature:	
Print Name:	Elizabeth Ryno
Title:	Marketing Specialist

Supplier	
Signature:	
Print Name:	Christine LaSala
Title:	Marketing Specialist

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

CHEMTRADE

DELEGATION OF AUTHORITY

I, Scott Rook, President and Chief Executive 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	Christine LaSala	Delana Peralta	Michele Schroeher

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

Dated as of the 8th day of April, 2021

Scott Rook
President and Chief Executive Officer

CERTIFICATE OF SECRETARY

I, Susan Pare, 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 Scott Rook is the duly elected President and Chief Executive Officer of Chemtrade and holds such offices on the date hereof, that Mr. Rook is, 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:

Scott Rook
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 8th day of April, 2021.

Seal

Susan M. Paré
Susan Pare
Corporate Secretary

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

COUNCIL COMMUNICATION

CC #: 2116
File #: 0203-04

Title: Aggregate Products (RFQ 10-3323) - Purchase Orders
Contact: Sue Jessup 916-746-1702 sjessup@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.9.

RECOMMENDATION TO COUNCIL

Staff recommends City Council approve purchase orders with Hastie's Capitol Sand & Gravel and Triangle Rock Products, LLC as the lowest responsive and responsible bidders for the purchase of aggregate products in response to RFQ 10-3323.

The bid allowed for four optional renewal years at one-year intervals. Staff requests City Council adopt resolutions authorizing staff to continue utilizing the remaining optional renewal years without further Council approvals, pending approval of the budget by City Council each year, until the contract expires or until City staff determines that continuing with the same vendor is not in the City's best interest.

BACKGROUND

Various City operations, including the Public Works Department's Streets Division, the Environmental Utilities (EU) Department's Water and Wastewater Divisions, the Parks, Recreation & Libraries Department (PRL), and the Electric Department have ongoing requirements for aggregate products. Some of the major requirements for the aggregate products include top dressing turf fields, crushed gravel for drainage, sand for mixing concrete, pipe support, back-filling of trenches, road improvements, and pole replacements.

Bidders were asked to quote thirteen types of different aggregate products, including round rock, crushed rock, sand, soil, and concrete, with the bid being awarded on a line item by line item basis. A formal bid was issued, and the vendor responses are listed on the attached bid summary sheet.

FISCAL IMPACT

The estimated total annual spend is $175,000 for FY2022-23. Funding is included in the Public Works Department's General Fund, Gas Tax Fund, and Highway Users Tax Fund budgets; PRL's General Fund and various CFD/LLD fund budgets; Environmental Utilities Department's budgets in the Water and Wastewater Operations Funds; and the Electric Department's budget in the

Electric Fund.

Spending for future renewals will be contingent upon Council approval of budgets. Estimated spending for the optional renewal years is as follows: FY2023-24, $186,715; FY2024-25 $199,785; FY2025-26 $213,770; FY2026-27 $228,734.

ENVIRONMENTAL REVIEW

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

The purchase of aggregate products meets the above criteria and is not subject to CEQA. No additional environmental review is required.

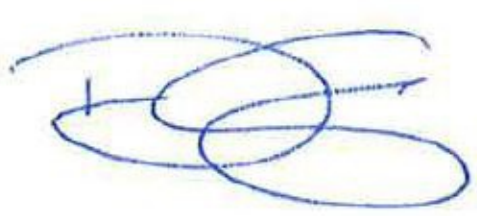
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Sue Jessup, Buyer

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-197

Resolution 22-198

Bid Summary

RESOLUTION NO. 22-197

APPROVING A PURCHASE ORDER FOR THE PURCHASE OF AGGREGATE PRODUCTS ON AN AS-NEEDED BASIS

WHEREAS, a purchase order for the purchase of aggregate products on an as-needed basis, between the City of Roseville and Hastie's Capitol Sand & Gravel, 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 approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

BE IT FURTHER RESOLVED that four (4) additional one (1) year renewal is hereby approved 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, and upon receipt and approval of bonds by the City Attorney's office.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RESOLUTION NO. 22-198

APPROVING A PURCHASE ORDER FOR THE PURCHASE OF AGGREGATE PRODUCTS ON AN AS-NEEDED BASIS

WHEREAS, a purchase order for the purchase of aggregate products on an as-needed basis, between the City of Roseville and Triangle Rock Products, LLC, has been reviewed by the Council; and

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

BE IT FURTHER RESOLVED that four (4) additional one (1) year renewal is hereby approved 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, and upon receipt and approval of bonds by the City Attorney's office.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

AGGREGATE PRODUCTS

Bid Summary Review

FY 2022/23 (7/1/22 - 6/30/23)

					Cost per Ton Delivered			
Line Item	**Type**	**Size**	**Est. Quantity (Ton)**	**New Est. Quantity (Ton)**	**Capital Sand & Gravel**	**Vulcan - Roseville**	**Triangle Rock Prod @ Sacramento**	**Triangle Rock Prod @ Ione/Amador**
1	**ROUND ROCK**							
1A	Drain Rock	1-1/2" x 2-1/2"	20	**50**	33.31	N/A	N/A	N/A
1B	Rip-Rap Rock	4 x 12	200	**250**	40.21	N/A	N/A	33.20
1C	Pea Gravel	3/8"	200	**250**	23.49	N/A	27.75	30.70
2	**CRUSHED ROCK**							
2A	Regular	1/2"	500	**1400**	24.32	N/A	26.75	N/A
2B	Regular	3/4"	1,200	**150**	24.32	42.75	26.75	30.20
2C	AB Class II Road Rock	3/4"	470	**700**	23.24	26.75	25.95	24.75
3	**SAND**							
3A	Concrete Sand		450	**450**	25.4	N/A	27.75	N/A
3B	Fill Sand Washed		320	**300**	25.4	N/A	24.25	N/A
3C	PG and E Sand		10	**10**	25.4	N/A	24.25	N/A
3D	Fairway Topdressing		500	**500**	42.23	N/A	N/A	N/A
4	**SOIL**							
4A	Top Soil		75	**100**	25.99	N/A	N/A	N/A
5	**Concrete**							
5A	Concrete Mix	1"	300	**125**	28.06	N/A	N/A	N/A
5B	Concrete Mix	3/8"	12	**12**	28.93	N/A	N/A	N/A

COUNCIL COMMUNICATION

CC #: 2150
File #: 0203-02

Title: Tires (RFQ 10-3322) – Contract Purchase Agreement
Contact: Tiffany Valdez 916-774-5708 tvaldez@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.10.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution to approve a contract purchase agreement (3002144) with Fleet Tire, Inc. dba Brannon Tire for the purchase and repair of tires and authorize the City Manager to execute it.

This bid allowed for four optional renewal years at one-year intervals. Staff requests authorization to continue renewing the contract without further Council approval, provided that the applicable budget is approved by the City Council each year, 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 Fleet Services Division has a recurring demand for a variety of tires to maintain the City's vehicle fleet. The tires and related services will be purchased on an as-needed basis throughout the year.

Bidders were asked to quote a representative sampling of the tires that Fleet Services typically orders on a regular basis, and the bid required bidders to provide their percentage discount off the manufacturer's list price for any items not listed on the pricing worksheet to allow the City to add new tires to the list or replace discontinued ones.

A formal bid was issued with the following vendor responses:

Vendor	Total
Fleet Tire, Inc. Stockton, CA	**$328,001.04**
The Goodyear Tire & Rubber Company Akron, OH	$333,312.78

Morgan Tire of Sacramento $361,858.61
Sacramento, CA

East Bay Tire Co. $444,525.73
Sacramento, CA

FISCAL IMPACT

The total estimated value of the award is $450,000. Funding is included in the proposed Fleet Services Fund FY2022-23 budget. Spending for future renewals will be contingent upon Council approval of budgets. Projected spending for the optional renewal years is as follows: FY2023-24, $473,000; FY2024-25, $497,000; FY2025-26, $521,000; FY2026-27, $547,000.

ENVIRONMENTAL REVIEW

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

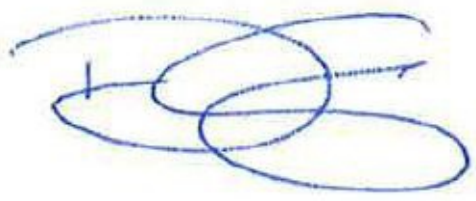
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world
Goal E - Deliver exceptional city services

Respectfully Submitted,

Tiffany Valdez, Buyer

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



_____
Dominick Casey, City Manager

ATTACHMENTS:
Description

RESOLUTION NO. 22-231

APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND FLEET TIRE, INC. DBA BRANNON TIRE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a contract purchase agreement (3002144) for the purchase and repair of tires on an as-needed basis, between the City of Roseville and Fleet Tire, Inc. dba Brannon Tire, has been reviewed by the Council; and

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

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized 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.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

COUNCIL COMMUNICATION

CC #: 2152
File #: 0203-05

Title:	Very High Frequency Radio System Support - Sole Source Contract Purchase Agreement
Contact:	Karl Grover 916-774-5145 kgrover@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.11.

RECOMMENDATION TO COUNCIL

Staff recommends Council adopt a resolution to approve a Contract Purchase Agreement with Silke Communications for two years of enhancement and support on the Very High Frequency (VHF) radio system and authorize the City Manager to execute it.

BACKGROUND

The VHF radio system is used by the Fire and Police Departments to enable personnel to communicate with other agencies during daily interactions as well as significant mutual aid incidents. In addition, the VHF system is used as a method for Fire Station alerting and as a backup to the 800MHz radio system.

This contract is sole sourced as Silke Communications is in the process of updating Fire and Police interoperability radio systems with engineered work and there are additional efforts needed to complete the update process. Also, this work must be provided by Silke Communications to remain under manufacturer warranty.

The support coverage is from July 1, 2022 through June 30, 2024. The contract is based on time and materials and will not exceed $150,000.

FISCAL IMPACT

Support and maintenance of the VHF system is budgeted in the proposed FY2022-23 Information Technology Operations Fund budget.

ENVIRONMENTAL REVIEW

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

§15060(c)(3) and §15378. A contract purchase agreement for VHF system support meets the above criteria and is not subject to CEQA. No additional environmental review is required.

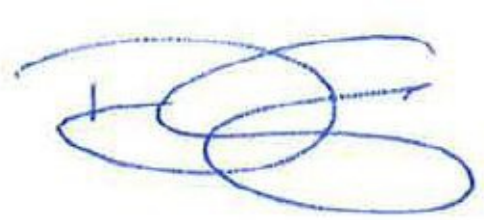
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community
Goal E - Deliver exceptional city services
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Karl Grover, IT Program Manager - Network Infrastructure

Hong Sae, Chief Information Officer



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-233

Signed CPA #3002339

RESOLUTION NO. 22-233

APPROVING A SOLE SOURCE CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND SILKE COMMUNICATIONS SOLUTIONS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a sole source contract purchase agreement (3002239) for very high frequency (VHF) radio system support, between the City of Roseville and Silke Communications Solutions, Inc., has been reviewed by the Council; and

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

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

Contract Purchase Agreement 3002239

Supplier Details:

Company	Silke Communications Solutions Inc
Contact	Andre Record
Address	1050 Riverside Pkwy
	Ste 110
	West Sacramento, CA 95605

Submit your response to:

Company	City of Roseville
Contact	Tiffany Valdez
Address	Purchasing Division
	2075 Hilltop Circle
	Roseville, CA 95747
Phone	(916) 774-5708
Fax	(916) 774-5736
E-mail	TValdez@roseville.ca.us

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

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

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

Sole proprietorship - **By owner**

Partnership - **Any general partner**

Corporation - **Two options:**
(1) A signature from the President and the corporate seal; **OR**
(2) One signature from the Chairman of the Board, President, or any Vice President **AND** one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, or any Treasurer or Assistant Treasurer of the corporation

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

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

CITY OF ROSEVILLE CALIFORNIA

Contract Purchase Agreement 3002239

Agreement	3002239
Agreement Date	10-MAY-2022
Revision	0
Agreement Amount	150,000.00 USD

Invoice To **City of Roseville**
Accounts Payable
311 Vernon St
ROSEVILLE CA 95678
Phone: (916) 774-5488
Fax: (916) 784-3796
Email: accountspayable@roseville.ca.us

Supplier **Silke Communications Solutions Inc**
1050 Riverside Pkwy
Ste 110
West Sacramento, CA 95605
Phone: (925) 648-8208
Fax: ()
Email: ARecord@silkecom.com

Description of Labor, equipment and/or materials

Vendor shall provide radio communications on call services for the City of Roseville's VHF communications system in accordance with the attached VHF and On Call Services SOW dated 4/29/22.

For questions contact Karl Grover at 916-774-5145 or kgrover@roseville.ca.us.

*The total amount listed is an approximation only. The City does not guarantee whatsoever the actual value of this contract.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	14981	Net 30	Freight on Board at the destination	Destination	Best Method

Start Date	End Date	Confirm To
01-Jul-2022	30-Jun-2024	Tiffany Valdez Phone 1-916-774-5708

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

Contract Terms and Conditions

1. To the fullest extent allowed by law, Consultant agrees to indemnify, including the cost to defend City, and its officers, agents, employees and volunteers from any and all claims, demands, costs or liability that arise out of, or pertain to, or relate to the negligence, recklessness, or willful misconduct of Consultant and its agents in the performance of services under this contract, but this indemnity does not apply to liability for damages for death or bodily injury to persons, injury to property, or other loss, arising from the sole negligence, willful misconduct or defects in design by City or the agents, servants, or independent contractors who are directly responsible to City, or arising from the active negligence of City. Consultant's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.
2. Consultant is an independent contractor, and shall not be considered an officer, agent or employee of the City.
3. Without the written consent of the City, this Agreement is not assignable by Consultant either in whole or in part.
4. Time is of the essence of this Agreement.
5. At any time during the term of this Agreement, the City has the right to terminate this Agreement, provided Consultant is given thirty (30) days written notice. City's termination shall be without further liability to City; however, Consultant shall be entitled to all costs reasonably incurred prior to the date of termination. Consultant acknowledges that City may terminate this Agreement should funds not be appropriated by its governing body to continue services under this Agreement.
6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.
7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.
8. Unless notified to the contrary, in writing, the City assumes that the Consultant has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement. Any work product created for City pursuant to this Agreement is deemed owned by City.
9. All prevailing wages and fair employment practices must be adhered to. For prevailing wage contracts over $25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address:
   http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm
10. Consultant agrees to the below insurance requirements:
    a. Unless otherwise specified, the Consultant shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.
    b. Form. Consultant shall submit a certificate evidencing such coverage for the period covered by this Agreement in a form satisfactory to Risk Management and the City Attorney, prior to undertaking any work hereunder. Any insurance written on a claims made basis is subject to the approval of Risk Management and the City Attorney.
    c. Additional Insureds. Consultant shall also provide a separate endorsement or section of the policy showing City, its officers, agents, employees, and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of Consultant.

The additional insured coverage under the Consultant's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from City's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office (ISO) CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be:

(1) the minimum coverage and limits specified in this Agreement; or

(2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater

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

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

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

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

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

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

11. Consultant shall comply with all federal, state, local laws, ordinances and policies as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances may result in monetary fines and cancellation of this Agreement.

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Agreement, the terms of this Agreement shall control.

13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.

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

15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

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

17. For purposes of this Agreement, the terms "Contractor," "Consultant," and "Supplier" are used interchangeably.

18. Consultant agrees that any and all information furnished by City shall be deemed proprietary and confidential. All such information, to the extent previously, presently or subsequently disclosed to Consultant and/or processed and derived by Consultant services is the property of City and such property shall be deemed and treated as "Confidential Information" of City. Consultant acknowledges that such Confidential Information may contain information provided and/or generated by third-parties. Consultant agrees that such Confidential Information shall not be disclosed to any third party without written permission from City, except as required by law. Consultant shall not use the Confidential Information except to perform Consultant's services as directed by City.

19. All facilities, devices, networks and services used to store, deliver, process, backup or purge Confidential Information will employ administrative, physical, technical, and procedural safeguards and best practices at a level sufficient to secure Confidential Information from unauthorized access, destruction, use, modification, or disclosure. Such measures will be no less protective than those used to secure Consultant's own information of a similar type, and in no event less than reasonable in view of the type and nature of the information involved. It is the City's expectation that Consultant, at its own expense, shall perform annual audits for any data centers that house Confidential Information, using an independent third-party audit that meets industry standards applicable to the services under this Agreement, and provide the audit report or certification upon request to City.

20. Consultant will retain Confidential Information until deleted by City or City-authorized third party, or for a time period mutually agreed upon by the parties to this Agreement.

21. Upon termination or expiration of this Agreement, Consultant will ensure that all Confidential Information is securely transferred to City within thirty (30) calendar days. Consultant will ensure that any transfer of Confidential Information is accomplished by methods that are compatible with the relevant City systems, and that City will have access to all Confidential Information during any such transfer. Consultant shall securely dispose of all Confidential Information when requested by City and Consultant will provide written notification to City once all Confidential Information has been securely disposed of.

22. Consultant shall report to City any data compromise or unauthorized access to Confidential Information within twenty-four (24) hours after Consultant discovers such data compromise or unauthorized access. Consultant will take commercially reasonable measures to address any such data compromise or unauthorized access in a timely manner. Except as otherwise required by law, Consultant will not provide notice to end users or other entities of any such data compromise or unauthorized access without written permission from City. Consultant will promptly reimburse City in full for all fees and costs incurred by City in any investigation, remediation or litigation resulting from any such data compromise or unauthorized access, including identity protection and restoration services for each person, who in the City's sole discretion, could be impacted by identity theft.

23. Consultant may not advertise that City is a client, list City as a reference or otherwise use City's name, logos, trademarks, or service marks without prior written permission from City.

24. Consultant acknowledges that services rendered under this agreement (including but not limited to service levels and operational levels) shall be performed in accordance with industry standards.

25. If the project referenced on this agreement is a Public Works project, then the following shall apply: No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

26. If the project referenced on this agreement is a Public Works project, then the following shall apply: Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.

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

Roseville Business License No. 00842372

Contractor License No. 1057507

DIR Registration No. PW-LR-1000546270

Check mark the applicable company type below:

✓ Corporation

_____ Limited Liability Company

_____ Partnership

_____ Sole Proprietor

City reserves the right to withhold any payments to Consultant in the event of noncompliance with insurance requirements or if required by law.
Information Technology T&C
REV 5/3/18 JS

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

General - Required Coverage/Documentation

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

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

Construction:____
General Liability:
$2 Million/occurrence
$4 Million aggregate

Design Professional:____
General Liability:
$2 Million/occurrence
$4 Million aggregate
Professional Liability:
$2 Million/occurrence

Professional Consultant:____
Professional Liability:
$1 Million/occurrence

IT Services:_____X_
Professional Liability:
$1 Million/occurrence
No auto required

Hazardous Materials:____
Pollution Liability:
$1 Million/occurrence

Special Events/Caterers-Vendors:____
No auto required
No workers' comp required

Professional Counseling/ Psychological:____
Professional Liability:
$1 Million/occurrence
No auto required

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

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

Insurance Submission Process

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

How It Works

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

Questions Regarding Insurance Submission: Contact EBIX at (951) 652-4239
Questions Regarding Insurance Requirements Contact Risk Management at (916) 774-5202

Supplier	
Signature:	
Print Name:	JAMES D SILVA
Title:	President

Supplier	
Signature:	
Print Name:	Max Tiburquieza
Title:	CFO

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

SILKE
COMMUNICATIONS

V2.0 04/29/2022

VHF and On Call Services SOW

City of Roseville On Call Service Services, VHF

Silke Communications will provide radio communications on call services for The City of Roseville's VHF communications system. These services include, but are not limited to,

1. Annual preventative maintenance on VHF System Equipment.
2. Scheduled and on call repair services to VHF transmitters & receivers.
3. Scheduled and on call repair services to UHF link station.
4. Scheduled and on call repair services to voter equipment.
5. Scheduled and on call repair services for VHF to dispatch interface equipment.
6. Scheduled and on call repair services for the VHF simulcast system equipment.
7. Scheduled and on call repair services for Fire Station VHF radios and ring down equipment.
8. Other VHF radio services as requested by the City of Roseville.

SILKE
COMMUNICATIONS

City of Roseville Service Call Out Procedures

City of Roseville On Call Service Call Out Procedures

An authorized member of City of Roseville will initiate a Radio Service Call Our Procedure. As of Q1-2020 the following members of City of Roseville are approved to initiate a radio service call out:

- Karl Grover
- Paul Ruiz
- Tristan Skraber

Normal Business Hours:

Call the West Sacramento Shop at 916-245-6555

After Business Hours:
Call the main toll free Silke number and select the "California Technician on Call" at 855-GoSilke (855-467-4553)

Service Request:

Who:	Identify yourself as a City of Roseville member.
What:	Quick report on what the problem is.
Where:	Quick report on where the problem is.
When:	Quick report on when the failure was noticed or occurred

Point person and call back number: Who should we work with (if other than the reporting person) for resolution and their contact number?

This call gets the process rolling with the Silke Com Team. We will initiate our call out tree to ensure the best and closest resource will be responding to the problem.

Then, if possible, please have the reporting person follow up with an email to SacSupport@silkecom.com with any additional information, cell phone pictures, additional information, etc.

SILKE
COMMUNICATIONS

Hourly rates for On Call Service

Field Technician during normal business hours	$171 an hour
System Technician during normal business hours	$310 an hour

After hour rates are at 1.5 times normal hourly rates.

The Field Technician rate is applicable to tasks such as radio & antenna installation, repeater/voter equipment installation, radio program loading, basic troubleshooting (coax, SWR, physical wire connections), radio system clean up (tracing coax and wires, labeling, connectors, grounding), voter connections down and similar tasks.

The Systems Technician rate is applicable when a technician is actively working on "the system". Tasks such as programming the comparators and voters, tuning combiners, troubleshooting complex problems (voter is down and does not come back up after standard phone line troubleshooting).

The same technician can bill at both rates on the same call out, based on the task they are performing.

SILKE
COMMUNICATIONS

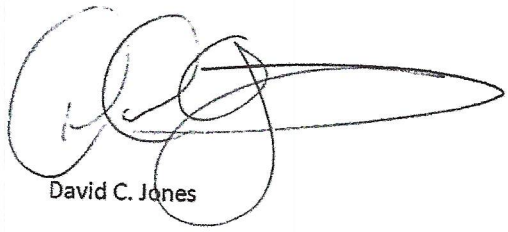
City of Roseville Fire Department
316 Vernon Street #480
Roseville, CA. 95678

4/29/2022

Dear Roseville Fire Department

Thank you for the continued opportunity to serve as a communications resource for your operations. Silke Communications stands behind our workmanship and the product we represent and install. However, Silke Communications will not warranty any service, work or installation we have provided in the past that is still under warranty, if a non-Silke technician has performed work on that system. Limited exceptions are made for City of Roseville Fleet Technicians that have been trained by Silke Communications and stay within the approved scope of work. For radio and communications hardware and other physical material we have installed, we cannot provide warranty service, either manufactures' or out extended warranty is a non-Silke technician has worked on the system, beyond standard user accessible options.

Regards,



David C. Jones

David C Jones | Communications Specialist |916-708-6388 mobile |855-467-4553 offices | silkecom.com | **California** | Oregon | Nevada | Washington

COUNCIL COMMUNICATION

CC #: 2144
File #: 0203-04

Title: Paving and Striping Services - Contract Purchase Agreement
Contact: Darci Carpenter 916-727-5702 drcarpenter@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.12.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution authorizing the City Manager to execute a contract purchase agreement (3002225) with Sierra Striping, Inc., to provide paving and striping services at various City locations.

Staff requests authorization to utilize the four (4) optional one (1) year renewals of the contract without further Council approval, provided that the applicable budget is approved by the City Council each year, until the contract expires or until Staff determines that continuing with the same vendor in not in the city's best interest.

BACKGROUND

The Public Works Department released a Request for Proposals (RFP 01-048) for Paving and Striping Services in March of 2022 to solicit proposals to provide the City with striping and paving services on an as-needed basis at various City locations. Three (3) proposals were received and, after careful review and rating of each proposal, staff recommends awarding a service agreement to Sierra Striping Inc., for on-call and as-needed paving, striping, repairs and services.

The intent of the City is to enter into a five-year agreement, with an initial one-year period and four optional renewal years, with the selected vendor.

FISCAL IMPACT

The value of the initial agreement is $200,000 for FY2022-23. Funding for this agreement is included in the proposed FY2022-23 budget in the Facility Services and Facility Rehabilitation funds. The funds will be encumbered one year at a time pending budget approval each year. Funding for the optional renewal years is as follows: FY2023-24 $225,000; FY2024-25 $250,000; FY2025-26 $275,000; and FY2026-27 $300,000.

ENVIRONMENTAL REVIEW

The proposed project involves 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.

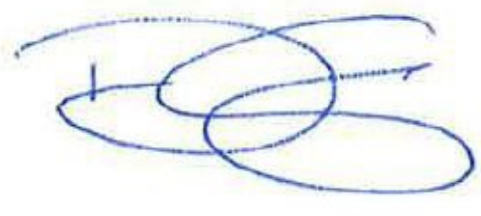
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal E - Deliver exceptional city services.

Respectfully Submitted,

Darci Carpenter, Adminstrative Technician

Jason Shykowski, Public Works Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-226

Signed CPA

RESOLUTION NO. 22-226

APPROVING A CONTRACT PURCHASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND SIERRA STRIPING, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a contract purchase agreement (3002225) to provide paving and striping services and repairs on an as needed basis at various City locations, between the City of Roseville and Sierra Striping, Inc., has been reviewed by the Council; and

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

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized 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.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

CITY OF ROSEVILLE CALIFORNIA

Contract Purchase Agreement 3002225

Supplier Details:

Company	Sierra Striping Inc
Contact	Rick Johnson
Address	9725 Del Road Suite A
	Roseville, CA 95747

Submit your response to:

Company	City of Roseville
Contact	Sue Jessup
Address	Purchasing Division
	2075 Hilltop Circle
	Roseville, CA 95747
Phone	(916) 746-1702
Fax	(916) 774-5736
E-mail	SJessup@roseville.ca.us

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

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

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

Sole proprietorship - **By owner**

Partnership - **Any general partner**

Corporation - **Two options:**
(1) A signature from the President and the corporate seal; **OR**
(2) One signature from the Chairman of the Board, President, or any Vice President **AND** one signature from the Secretary, any Assistant Secretary, Chief Financial Officer, or any Treasurer or Assistant Treasurer of the corporation

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

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

CITY OF ROSEVILLE CALIFORNIA

Contract Purchase Agreement 3002225

Agreement	**3002225**
Agreement Date	**09-MAY-2022**
Revision	**0**
Agreement Amount	**200,000.00 USD**

Invoice To	**City of Roseville** **Accounts Payable** **311 Vernon St** **ROSEVILLE CA 95678**	Supplier	**Sierra Striping Inc** 9725 Del Road Suite A Roseville, CA 95747
Phone:	(916) 774-5488	**Phone:**	()
Fax:	(916) 784-3796	**Fax:**	()
Email:	accountspayable@roseville.ca.us	**Email:**	rick@sierrastriping.com

Description of Labor, equipment and/or materials

THE SERVICES CALLED FOR UNDER CITY OF ROSEVILLE REQUEST FOR PROPOSAL #01-048 AND CONTRACTOR'S PROPOSAL THERETO TITLED RFP#01-048 PAVING & STRIPING SERVICES (HEREINAFTER "PROPOSAL"). THE TERMS AND SCOPE OF WORK OF CITY OF ROSEVILLE REQUEST FOR PROPOSAL #01-048 AND CONTRACTOR'S PROPOSAL ARE HEREIN MADE PART OF THIS SERVICE AGREEMENT AND FULLY INCORPORATED BY REFERENCE.

PLEASE CONTACT RJAHJA CANLAS IN THE PUBLIC WORKS DEPARTMENT AT 916-774-5352 OR RCANLAS@ROSEVILLE.CA.US FOR QUESTIONS REGARDING THIS AGREEMENT.

The total cost of service is an approximate value only. The City cannot guarantee whatsoever the actual value of this contract.

Customer #	Supplier #	Payment Terms	Freight Terms	FOB	Shipping Method
	10538	**Net 30**	**Freight on Board at the destination**	**Destination**	**Best Method**

Start Date	End Date	Confirm To
01-Jun-2022	**31-May-2023**	**Sue Jessup** Phone **1-916-746-1702**

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

Contract Terms and Conditions

1. To the fullest extent allowed by law, Contractor shall defend, indemnify, and save and hold harmless the City, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of Contractor's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from City's sole or active negligence or willful misconduct. The parties intend that this provision shall be broadly construed. Contractor's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

2. Contractor is an independent contractor, and shall not be considered an officer, agent or employee of the City.

3. Without the written consent of the City, this Agreement is not assignable by Contractor either in whole or in part.

4. Time is of the essence of this Agreement.

5. At any time during the term of this Agreement, the City has the right to terminate this Agreement, provided Contractor is given thirty (30) days written notice. City's termination shall be without further liability to City; however, Contractor shall be entitled to all costs reasonably incurred prior to the date of termination. Contractor acknowledges that City may terminate this Agreement should funds not be appropriated by its governing body to continue services under this Agreement.

6. This Agreement may only be amended or modified in writing. It is integrated and contains the complete understanding of the parties.

7. All equipment, supplies and services sold to the City of Roseville shall conform to the general safety orders of the State of California.

8. Unless notified to the contrary, in writing, the City assumes that the Contractor has accepted the work in accordance with the plans and specifications (if any) and agrees to do the work in compliance with this Agreement.

9. All prevailing wages and fair employment practices must be adhered to. For prevailing wage contracts over $25,000, copies of certified payroll must be submitted with invoices. Prevailing wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm.

10. Contractor agrees to the below insurance requirements:

    a. Unless otherwise specified, the Contractor shall maintain the policies of insurance outlined in Attachment A, incorporated herein by this reference, in full force and effect during the term of this Agreement. The City of Roseville retains sole discretion in determining the types and proper levels of insurance coverage.

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

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

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

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

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

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

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

h. Waiver of Subrogation. Contractor hereby agrees to waive subrogation which any insurer of Contractor may acquire from Contractor by virtue of the payment of any loss under a Workers Compensation, Commercial General Liability or Automobile Liability policy. All Workers Compensation, Commercial General

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

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

11. Contractor shall comply with all federal, state and local laws and ordinances, including but not limited to the City's storm water regulations, as may be applicable to the performance of services under this Agreement. Failure to comply with local ordinances may result in monetary fines and cancellation of this Agreement. Refer to www.roseville.ca.us/stormwater for links to more information on the City's storm water regulations.

12. In the event that the terms of any attachment or exhibit conflict with any terms of this Agreement, the terms of this Agreement shall control.

13. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. In the event that any signature is delivered by facsimile transmission or by e-mail delivery of a ".pdf" format data file, such signature shall create a valid and binding obligation of the party executing (or on whose behalf such signature is executed) with the same force and effect as if such facsimile or ".pdf" signature page were an original thereof.

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

15. This Agreement shall be binding upon the heirs, successors, executors, administrators and assigns of the respective parties hereto.

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

17. For purposes of this Agreement, the terms "Contractor," "Consultant," and "Supplier" are used interchangeably.

18. No contractor or subcontractor may work on a public works project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. During the performance of this agreement, Contractor and its subcontractors shall have a continuing legal obligation to maintain current registration with the Department of Industrial Relations. Contractor is hereby notified that this project is subject to compliance monitoring and enforcement by the Department of Industrial Relations.

19. Contractor must submit all claims as defined in and in accordance with the claim resolution process set forth in Section 9204 of the Public Contract Code. Each such claim must be sent to the City by registered mail or certified mail with return receipt requested and must contain reasonable documentation to support the claim. All claims must be received prior to acceptance of the work.

20. Contractor agrees to defend and indemnify City if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that Contractor and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of City. Contractor and City agree that: (a) Contractor is free from the control and direction of City in connection with the performance of the work; (b) Contractor is providing services directly to City; (c) Contractor has and will maintain at all relevant times a business license; (d) Contractor maintains a business location that is separate from City; (e) Contractor is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) Contractor actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from City; (g) Contractor advertises and holds itself out to the public as available to provide the same or similar services; (h) Contractor provides its own tools, vehicles, and equipment to perform the services; (i) Contractor has negotiated its own rates; (j) Contractor set its own hours and location of work in accomplishing City's on-call needs; and (k) Contractor has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

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

Roseville Business License No. 00802280

Contractor License No. 651790

DIR Registration No. 1000002790

Check mark the applicable company type below:

✓ **Corporation**

_____ **Limited Liability Company**

_____ **Partnership**

_____ **Sole Proprietor**

City Reserves the right to withold any payments to contractor in the event of noncompliance with insurance requirements or if required by law.
Construction T&C
REV 5/3/18 JS

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

General - Required Coverage/Documentation

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

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

Construction:X
General Liability:
$2 Million/occurrence
$4 Million aggregate

Design Professional:____
General Liability:
$2 Million/occurrence
$4 Million aggregate
Professional Liability:
$2 Million/occurrence

Professional Consultant:____
Professional Liability:
$1 Million/occurrence

IT Services:____
Professional Liability:
$1 Million/occurrence
No auto required

Hazardous Materials:____
Pollution Liability:
$1 Million/occurrence

Special Events/Caterers-Vendors:____
No auto required
No workers' comp required

Professional Counseling/ Psychological:____
Professional Liability:
$1 Million/occurrence
No auto required

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

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

Insurance Submission Process

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

How It Works

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

Questions Regarding Insurance Submission: Contact EBIX at (951) 652-4239
Questions Regarding Insurance Requirements Contact Risk Management at (916) 774-5202

Supplier	
Signature:	
Print Name:	Rick Johnson
Title:	President

Supplier	
Signature:	
Print Name:	
Title:	

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

COUNCIL COMMUNICATION

CC #: 2132
File #: 0203-01

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

Meeting Date: 6/15/2022
Item #: 7.13.

RECOMMENDATION TO COUNCIL

RFQ 10-3325
Staff recommends City Council approve a purchase order to A-Z Bus Sales Inc. for two (2) Toyota Sienna vans with ADA accessibility utilizing RFQ 10-3325 to replace Fleet ID 14-288 and 14-289 approved in the FY2021-22 Transit Fund budget. The total cost, including options and sales tax, is $152,898.

RFQ 10-3326
Staff recommends City Council approve a purchase order to American Truck and Trailer Body Company, Inc. (ATTB) for two (2) Streetlight pole trailers utilizing RFQ 10-3326 to replace Fleet ID 87-665 and 96-682 approved in the FY2021-22 Electric Fund budget. The total cost, including options and sales tax, is $114,918.

BACKGROUND

RFQ 10-3325
The Public Works Alternative Transportation division is purchasing two Toyota Sienna vans with ADA accessibility as replacements for Fleet ID 14-288 and 14-289. The City's Transit Contractor (MV Transportation) uses these vans in transit operations to transport lunch relief drivers to designated locations and for road supervisor oversight of transit operations in the field. In addition, the vans require ADA accessibility as they are also used as backup vehicles for dial-a-ride services.

A formal bid was issued with the following vendor response:

Vendor	Total Price
A-Z Bus Sales Colton, CA	**$152,897.50**

RFQ 10-3326
The Roseville Electric Construction and Maintenance division is purchasing two trailers for streetlight poles as replacements for Fleet ID 87-665 and 96-682. The trailers are used by

operations staff to transport streetlight poles, bases, and globes to and from job sites. On average, each new subdivision requires 20-30 streetlights to be transported to the site. The trailers are also utilized to perform streetlight maintenance and replacements.

A formal bid was issued with the following vendor responses:

Vendor Total Price
American Truck and Trailer Body *$57,458.77 ($57,325.45)
Tracy, CA

Utility Equipment & Supply $154,660.04
Tolleson, AZ

*After staff reviewed the bids, it was discovered that the low bidder made mathematical errors when calculating their grand total as noted above by the asterisk. The bid result was not impacted and American Truck and Trailer Body is still the lowest bidder. The bid requested individual pricing for the trailers and Utility Equipment & Supply bid two trailers for their Total Price.

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
14-288	24	Meets City replacement criteria
14-289	24	Meets City replacement criteria
87-665	43	Meets City replacement criteria
96-382	34	Meets City replacement criteria

FISCAL IMPACT

RFQ 10-3325
The total cost of two (2) Toyota Sienna vans with ADA accessibility, including options and sales tax, is $152,898. Funding is included in the FY2021-22 Transit Fund budget.

RFQ 10-3326
The total cost of two (2) streetlight pole trailers, including options and sales tax, is $114,918. Funding is included in the FY2021-22 Electric Fund budget.

ENVIRONMENTAL REVIEW

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

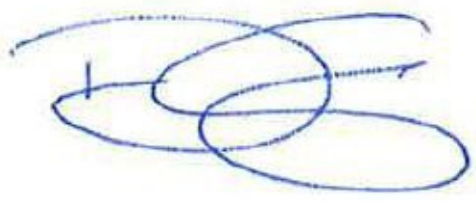
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world
Goal E - Deliver exceptional city services

Respectfully Submitted,

Brian Craighead, Fleet Manager

Jason Shykowski, Public Works Director



_____
Dominick Casey, City Manager

ATTACHMENTS:
Description

COUNCIL COMMUNICATION

CC #: 2113
File #: 0400-04-18

Title:	Campus Oaks CO-6 Subdivision - Notice of Completion
Contact:	Danny Jacobo 916-223-7486 djjacobo@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.14.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Campus Oaks CO-6 Subdivision, CWJ#190461 as complete and authorizing the City Engineer to execute the Notice of Completion.

BACKGROUND

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

FISCAL IMPACT

The actions requested as part of this action have no impact to the City's General Fund. Construction costs were paid by the developer.

ENVIRONMENTAL REVIEW

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

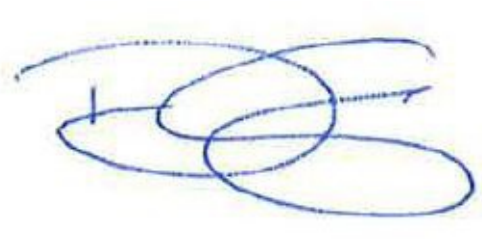
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Danny Jacobo, Construction Inspector

Mike Isom, Development Services Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-195

Exhibit A Location Map

NOC Document

Final Map

RESOLUTION NO. 22-195

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Campus Oaks CO-6 Subdivision PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

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

1. The "Notice of Completion" on file in the City Clerk's Department relative to that public work known as the Campus Oaks CO-6 Subdivision is hereby approved and the public work accepted.

2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book FF of Maps, Page 68 is hereby accepted.

3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

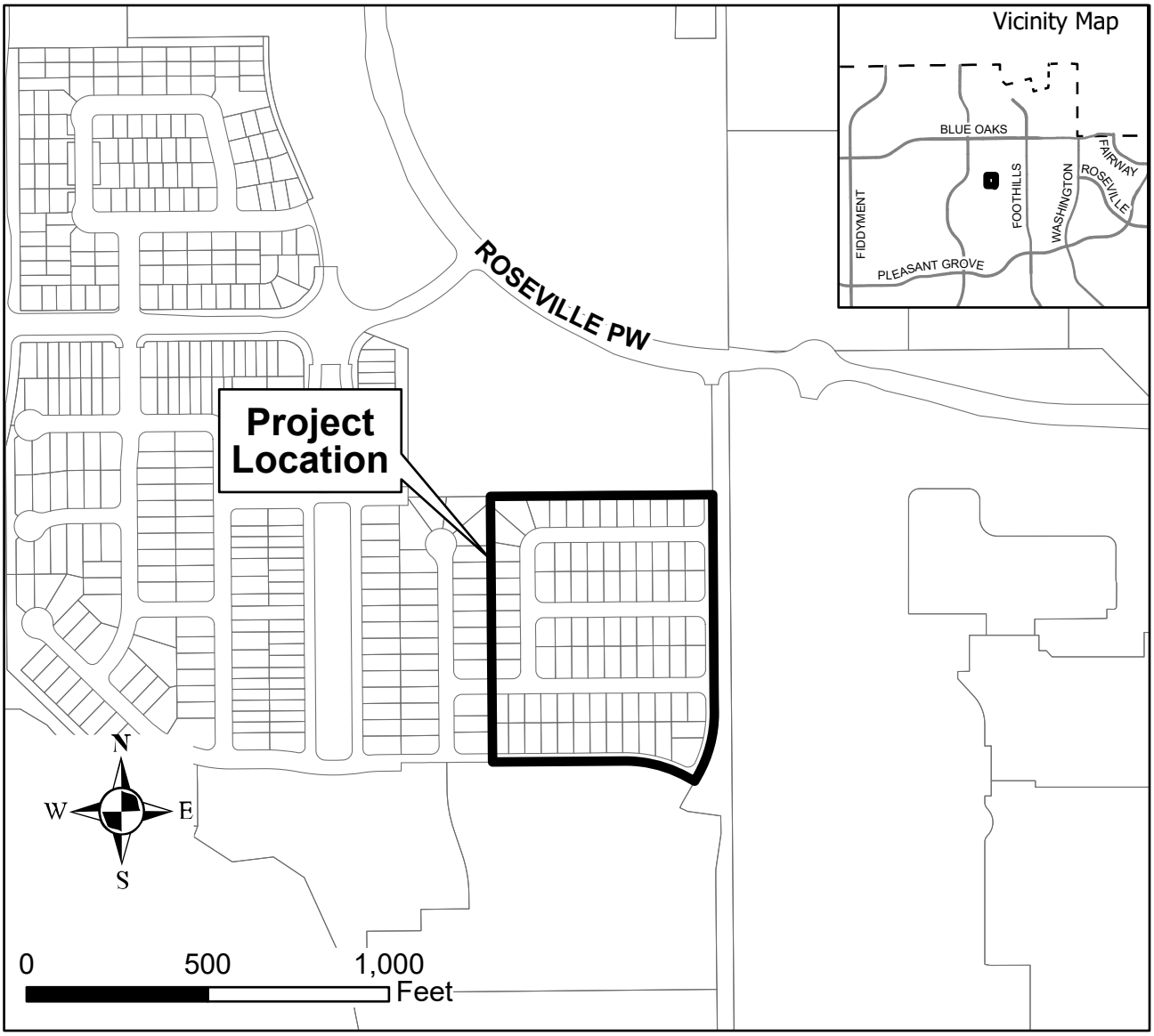
_____
MAYOR

ATTEST:

_____
CITY CLERK

Exhibit A: Location Map

City of Roseville
Campus Oaks
CO-6 Subdivision



RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

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

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

NOTICE OF COMPLETION

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

The direct/general contractor on said project was _____.

The surety on said project was _____

_____.

_____

City of Roseville
Owner

ATTEST:

_____
Carmen Avalos, City Clerk

State of California)
County of Placer)

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

_____

City of Roseville

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

State of California)
County of Placer)

Subscribed and sworn to (or affirmed) before me on this _____ day of _____,

20___, _____

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____

Place Notary Seal and/or Stamp Above

Signature of Notary Public

FINAL MAP
CAMPUS OAKS CO-6 SUBDIVISION

SUBDIVISION NO. PL18-0192
BEING A SUBDIVISION OF LOT 3, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
AUGUST 2021
MORTON & PITALO, INC.

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "CAMPUS OAKS CO-6" AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP; HEREBY OFFER FOR DEDICATION, AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

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

(A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, ELECTROLIERS, WATER AND GAS PIPES, AND SEWER PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEPHONE, AND TELEVISION, SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER UNDER AND ACROSS THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE PUBLIC RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) ASHBOOK STREET, BLUE DOG DRIVE, SHALE STREET, SILVERWIRE STREET AND SPROUT STREET, AS PUBLIC RIGHT OF WAY.

LENNAR HOMES OF CALIFORNIA, INC., A CALIFORNIA CORPORATION

Larry Gualco
PRINT NAME: LARRY GUALCO
TITLE: VICE PRESIDENT

Earl Keith
PRINT NAME: Earl Keith
TITLE: VP/Controller

NOTARY'S STATEMENT

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

STATE OF California
COUNTY OF Placer

ON June 29, 2021, BEFORE ME, Monique Reynolds, A NOTARY PUBLIC PERSONALLY APPEARED Larry Gualco & Earl Keith

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

Monique Reynolds
NOTARY PUBLIC, STATE OF California
PRINT NAME Monique Reynolds
MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY
MY COMMISSION NO. 2337907
MY COMMISSION EXPIRES Nov. 24, 2024

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "CAMPUS OAKS CO-6" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF BBC ROSEVILLE OAKS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, IN OCTOBER, 2019. I HEREBY STATE THAT THIS FINAL MAP OF "CAMPUS OAKS CO-6" SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, AND THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE FEBRUARY 28, 2023 AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MICHAEL J CHIARA, P.L.S. 9058

6-24-2021
DATE

LICENSED LAND SURVEYOR
MICHAEL JOHN CHIARA
No. 9058
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "CAMPUS OAKS CO-6" 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 7/14/21

MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRATION DATE: 9/30/2022

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "CAMPUS OAKS CO-6" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

DATED 7/21/21

TIMOTHY G. BLAIR, P.L.S. 8278
EXPIRATION DATE: 12/31/2021

PROFESSIONAL LAND SURVEYOR
TIMOTHY G. BLAIR
No. 8278
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "CAMPUS OAKS CO-6" AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC, ALL PUBLIC EASEMENTS OFFERED HEREON FOR DEDICATION, AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, PUBLIC RIGHTS OF WAY OFFERED HEREON FOR DEDICATION.

Sonia Orozco
CITY CLERK, CITY OF ROSEVILLE

DATED 8/5/2021

ASSISTANT CITY CLERK

RECORDER'S STATEMENT

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA, AT 53 MINUTES AFTER 12:00 O'CLOCK ON THE DAY OF August 18th, 2021, AND RECORDED IN BOOK FF OF MAPS, AT PAGE 68, AT THE REQUEST OF MORTON & PITALO, INC.

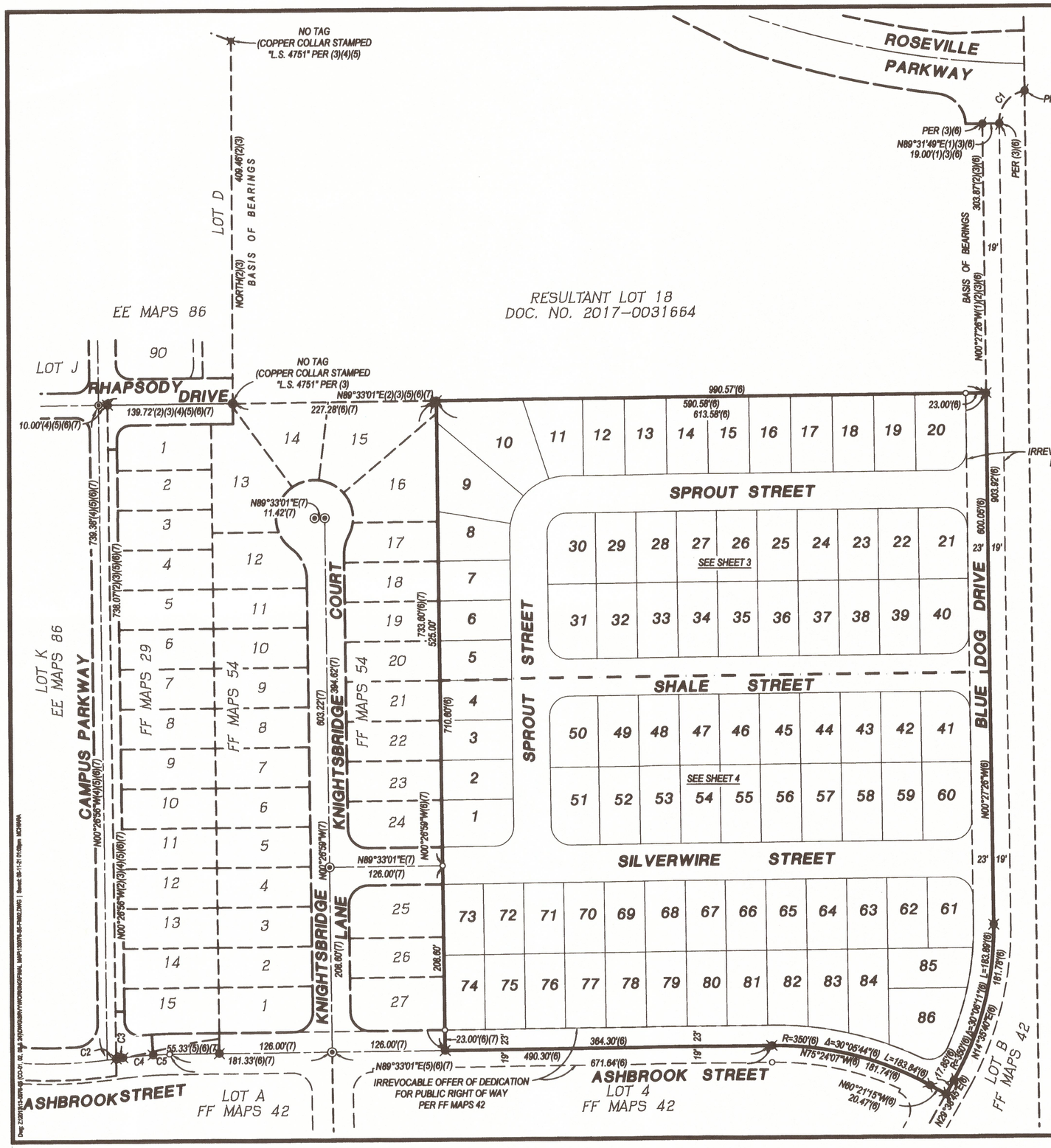
FILE NO. 2021-0104843

RYAN ROUCO
COUNTY RECORDER OF PLACER COUNTY

FEE: $95.00 BY:
DEPUTY

SHEET 1 OF 5 SHEETS JOB NO. 130076

Dwg: Z:\2013\13-0076-56 (CO-5\, 02, 06 & 3\NOW\DGN\PW\WORK\MOPFINAL MAP-130076-S5-PART1.DWG | Saved: 06-11-21 10:49am MICHAKA



COURSE TABLE

C1.....R=35.00'(1)(3)(6) Δ=82°36'48"(1)(3)(6) L=50.59'(3)(6) (L=50.60')(1)
N37°39'38"E(1)(3)(6) 46.32'(1)(3)(6)
C2.....R=500'(4)(5)(6)(7) Δ=1°09'21"(4)(5)(6)(7) L=10.09'(4)(5)(6)(7)
N82°05'00"E(4)(5)(6)(7) 10.09'(4)(5)(6)(7)
C3.....R=500'(1)(3)(4)(6)(7) Δ=0°52'51"(4)(6)(7) L=7.69'(4)(6)(7)
N81°03'54"E(4)(6)(7) 7.69'(4)(6)(7)
C4.....R=434.45'(4)(5)(6)(7) Δ=4°26'16"(4)(5)(6)(7) L=33.90'(4)(5)(6)(7)
N84°37'10"E(4)(5)(6)(7) 33.89'(4)(5)(6)(7)
C5.....R=400'(6)(7) Δ=2°37'21"(6)(7) L=18.31'(6)(7)
N88°14'20"E(6)(7) 18.31'(6)(7)

NOTES

1. TOTAL AREA OF THIS SUBDIVISION IS 10.411 ACRES, CREATING 86 RESIDENTIAL LOTS.
2. A DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION HAS BEEN RECORDED AS DOCUMENT NO. 2021-0104845
3. LOT CORNERS FRONTING ASHBROOK STREET, BLUE DOG DRIVE, SHALE STREET, SILVERWIRE STREET AND SPROUT STREET SHALL BE WITNESSED BY A 1" BRASS DISC TAGGED "L.S. 7350" SET 1.0 FEET FROM THE CORNER ON THE PROJECTED LOT LINE, EXCEPT AS SHOWN OTHERWISE.
4. LOT CORNERS ADJACENT TO WALLS SHALL BE WITNESSED BY A 1" IRON PIPE WITH ALUMINUM CAP STAMPED "L.S. 7350", SET ON PROPERTY LINE, 3.00 FEET FROM THE TRUE CORNER.
5. A SOILS REPORT PREPARED BY ENGEO DATED APRIL 7, 2014 IS ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT SERVICES - ENGINEERING DEPARTMENT AS FILE NO. 306-818D.
6. THIS SHEET SHOWS FOUND MONUMENTS ONLY. SEE SHEETS 3 AND 4 FOR SET MONUMENTS.

BASIS OF BEARINGS

THE MERIDIAN OF THIS SURVEY IS THE EASTERLY LINE OF RESULTANT LOT 18, AS SAID RESULTANT LOT IS SHOWN AND SO DESIGNATED ON THAT CERTAIN RECORD OF SURVEY FILED IN BOOK 23 OF SURVEYS, PAGE 160, PLACER COUNTY RECORDS, AND WAS ESTABLISHED BY FOUND MONUMENTS SHOWN HEREON.

LEGEND

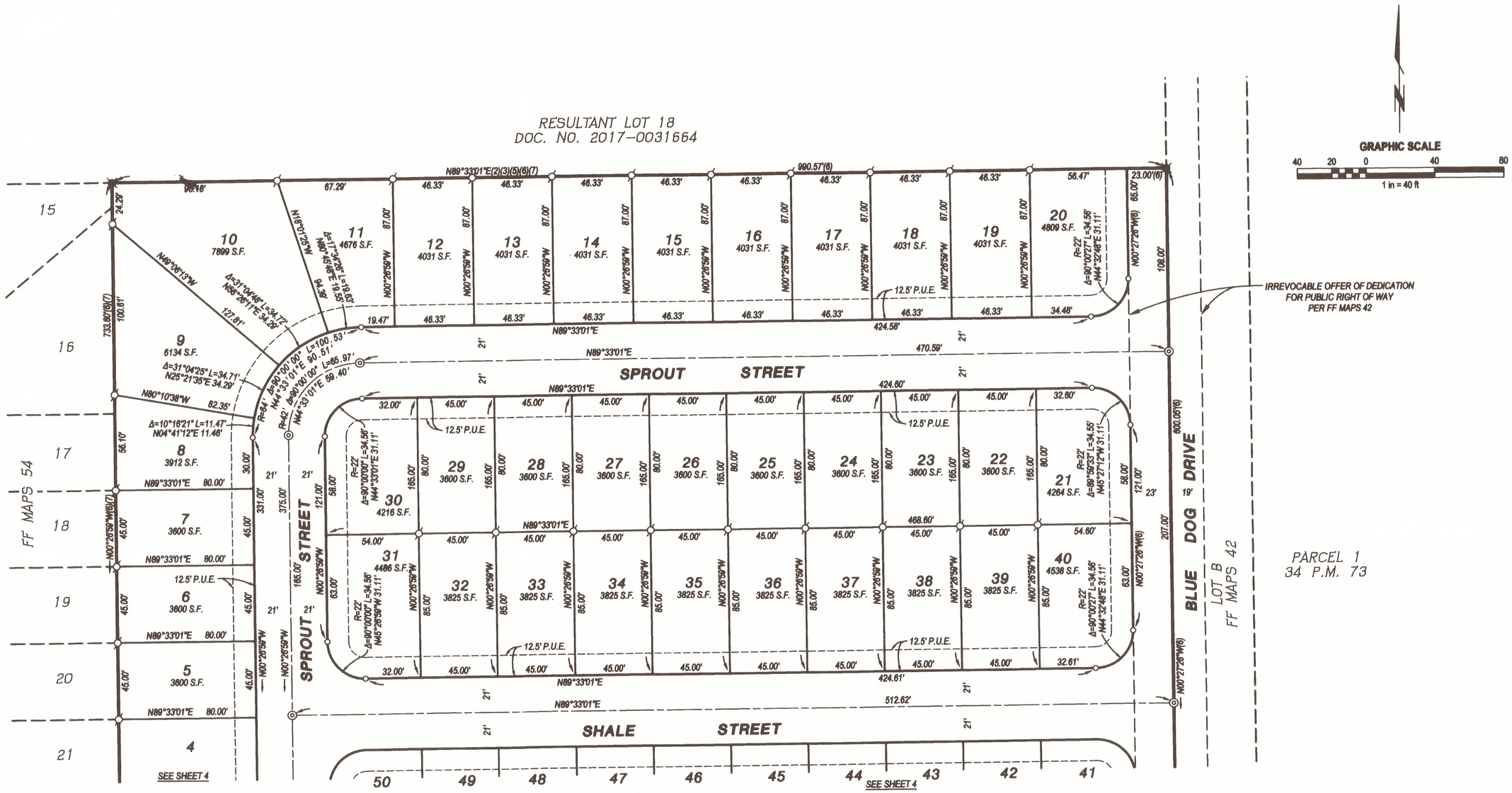
- ○ .....DIMENSION POINT, NOTHING FOUND OR SET
- ○ .....SET 1" GALVANIZED PIPE TAGGED "L.S. 9058"
- ◎ .....SET BRONZE DISC STAMPED "L.S. 9058" SET IN CITY STANDARD WELL
- ✕ .....FOUND 1" GALVANIZED PIPE TAGGED "L.S. 7350" PER (5)(6)(7)
- ✱ .....FOUND BRASS DISC STAMPED "L.S. 4751" PER (3)
- ◉ .....FOUND BRONZE DISC STAMPED "L.S. 7350" IN WELL PER (5)(6)(7)
- ● .....FOUND MONUMENT AS DESCRIBED HEREON

P.U.E. .....PUBLIC UTILITY EASEMENT
S.F. .....SQUARE FEET
(1).....RECORD PER DD MAPS 47
(2)..... RECORD PER DOC. NO. 2017-00031664
(3)..... RECORD PER 23 R.S. 160
(4)..... RECORD PER EE MAPS 86
(5)..... RECORD PER FF MAPS 29
(6)..... RECORD PER FF MAPS 42
(7)..... RECORD PER FF MAPS 54

FINAL MAP
CAMPUS OAKS CO-6 SUBDIVISION

SUBDIVISION NO. PL18-0192
BEING A SUBDIVISION OF LOT 3, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
AUGUST 2021 SCALE: 1"=80'
MORTON & PITALO, INC.



NOTE

1. SEE SHEET 2 FOR NOTES, LEGEND AND BASIS OF BEARINGS.

FINAL MAP

CAMPUS OAKS CO-6 SUBDIVISION

SUBDIVISION NO. PL18-0192

BEING A SUBDIVISION OF LOT 3, FF MAPS 42

PLACER COUNTY OFFICIAL RECORDS

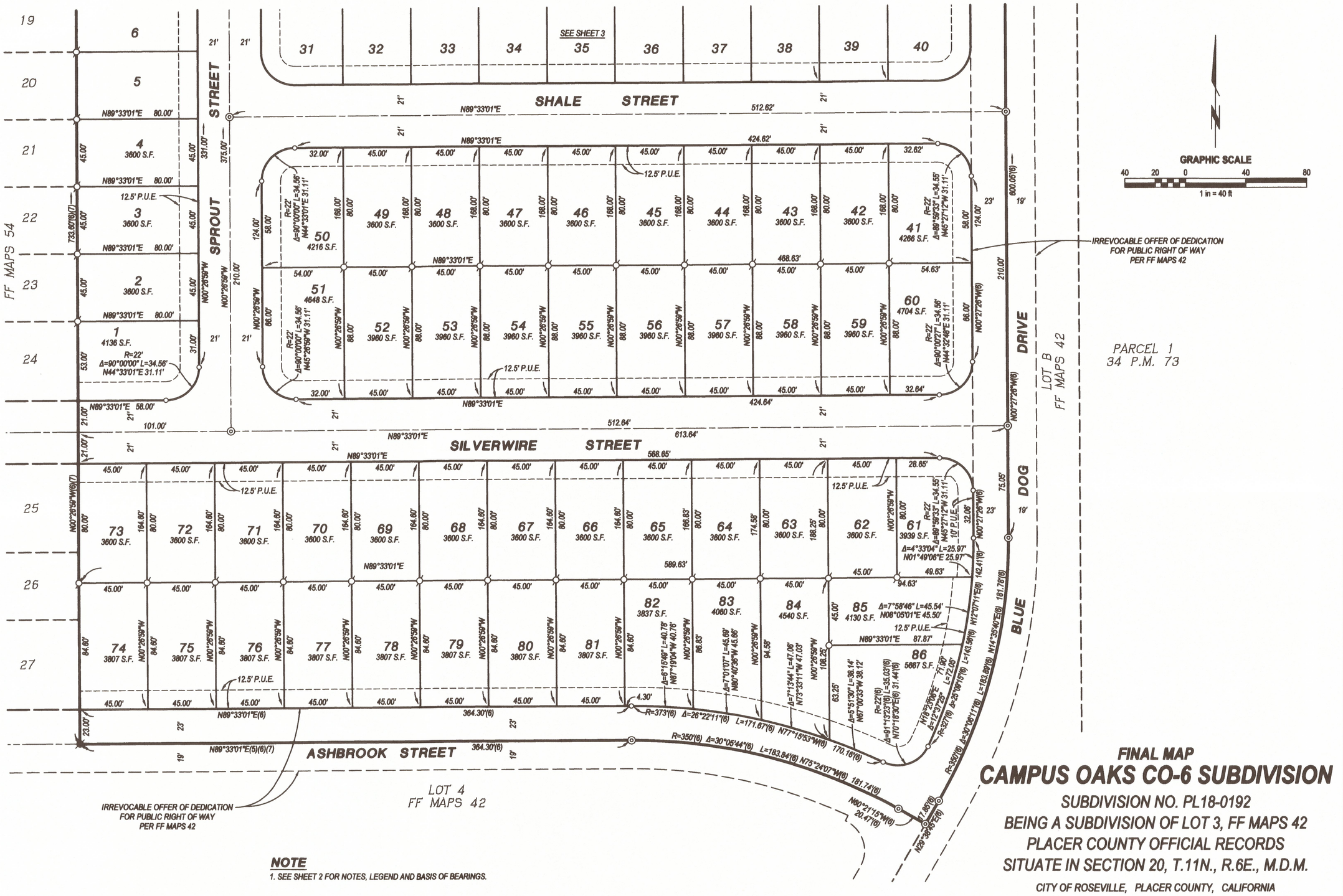
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

AUGUST 2021 SCALE: 1"=40'

MORTON & PITALO, INC.

SHEET 3 OF 5 SHEETS JOB NO. 130076



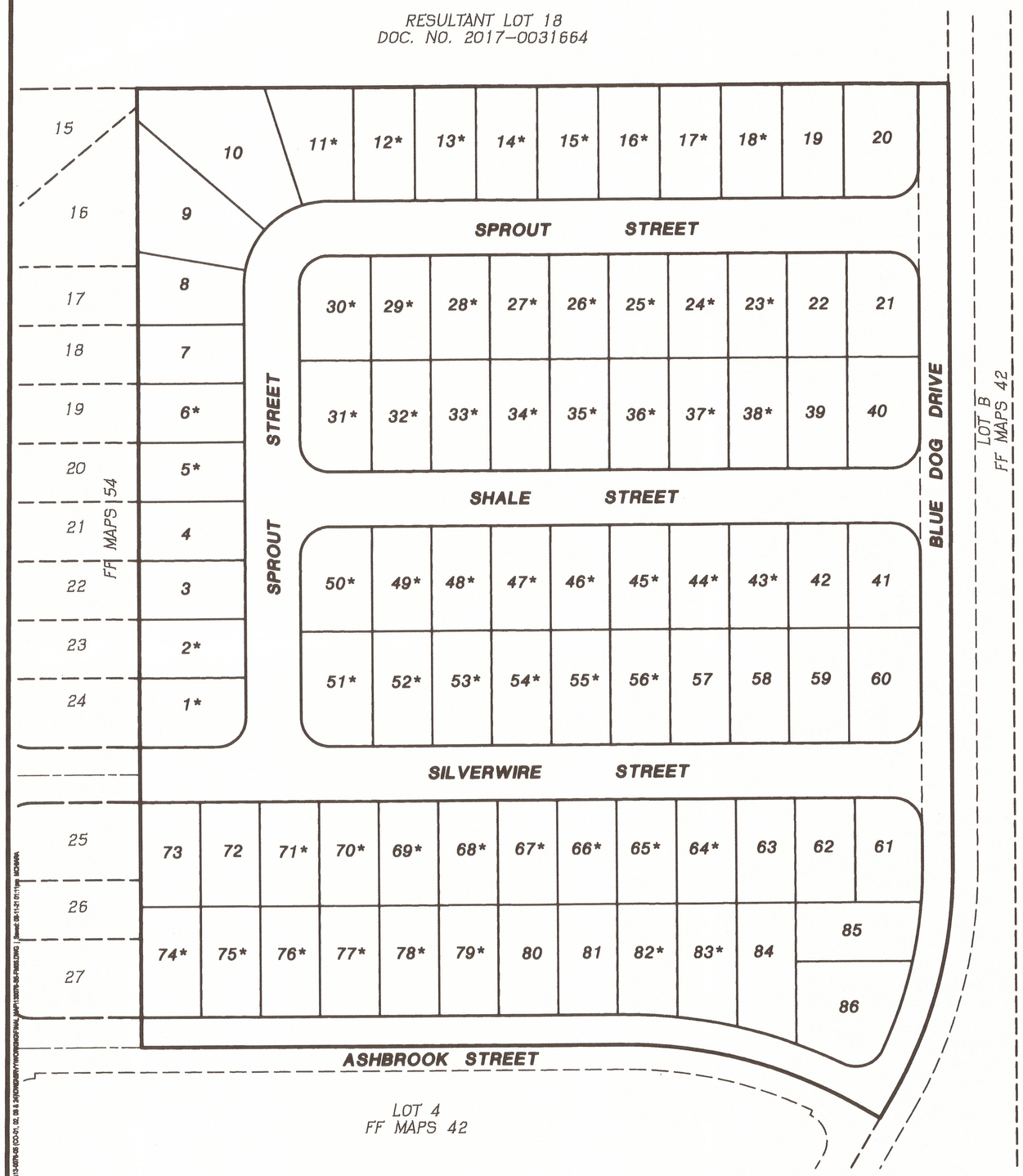
NOTE

1. SEE SHEET 2 FOR NOTES, LEGEND AND BASIS OF BEARINGS.

FINAL MAP
CAMPUS OAKS CO-6 SUBDIVISION

SUBDIVISION NO. PL18-0192
BEING A SUBDIVISION OF LOT 3, FF MAPS 42
PLACER COUNTY OFFICIAL RECORDS
SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA
AUGUST 2021 SCALE: 1"=40'
MORTON & PITALO, INC.
SHEET 4 OF 5 SHEETS JOB NO. 130076



GRAPHIC SCALE

60 30 0 60 120

1 in = 60 ft

LOCAL AGENCY ADDITIONAL INFORMATION SHEET

THE ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL PURPOSES AS REQUIRED BY SECTION 66434.2 OF THE SUBDIVISION MAP ACT, AS AMENDED, AND LOCAL ORDINANCES.

THE INFORMATION SHOWN HEREON DESCRIBES CONDITIONS AS OF THE DATE OF FILING. IT IS NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THE INFORMATION IS DERIVED FROM PUBLIC RECORDS OR REPORTS AND DOES NOT IMPLY THE CORRECTNESS OR SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THIS ADDITIONAL INFORMATION SHEET.

(A) EACH RESIDENTIAL DWELLING CONSTRUCTED ON ANY OF THE LOTS INDICATED SHALL BE FITTED WITH A SEWER BACKFLOW VALVE AS APPROVED BY THE CITY OF ROSEVILLE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID DWELLING TO MAINTAIN THE VALVE AND PREVENT DAMAGE FROM OCCURRING THERETO. THE CITY OF ROSEVILLE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR PERFORMANCE OF THE VALVE, AND THE CITY OF ROSEVILLE SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO ANY SUCH DWELLING, OR ITS CONTENTS, DUE TO FAILURE OF THE VALVE FOR ANY REASON WHATSOEVER.

LEGEND

* .... DENOTES SEWER BACKFLOW PREVENTER VALVE REQUIRED ON SANITARY SEWER CONNECTION BY THE CITY OF ROSEVILLE WITH THE BUILDING PERMIT AND MAINTAINED THEREAFTER BY THE OWNER.

NOTES

1. SEE SHEET 2 FOR NOTES, LEGEND, AND BASIS OF BEARINGS.

FINAL MAP

CAMPUS OAKS CO-6 SUBDIVISION

SUBDIVISION NO. PL18-0192

BEING A SUBDIVISION OF LOT 3, FF MAPS 42

PLACER COUNTY OFFICIAL RECORDS

SITUATE IN SECTION 20, T.11N., R.6E., M.D.M.

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

AUGUST 2021 SCALE: 1"=60'

MORTON & PITALO, INC.

SHEET 5 OF 5 SHEETS JOB NO. 130076

COUNCIL COMMUNICATION

CC #: 2139
File #: 0400-04-09-1

Title:	Fiddyment Ranch - Phase 3 Village F-6 Backbone Project - Notice of Completion
Contact:	Darin Crockett 916-751-9196 dcrockett@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.15.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Fiddyment Ranch - Phase 3 Village F-6 Backbone, CWJ # 190624, as complete and authorizing the City Engineer to execute the Notice of Completion.

BACKGROUND

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

FISCAL IMPACT

The actions requested as part of this action have no impact to the City's General Fund. Construction costs were paid by the developer.

ENVIRONMENTAL REVIEW

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

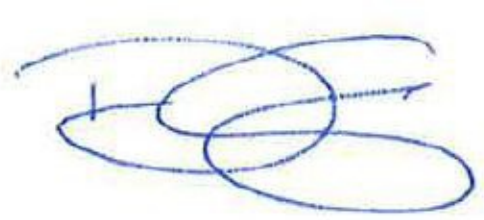
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Darin Crockett, Senior Construction Inspector

Mike Isom, Development Services Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-217

Exhibit A - Location Map

NOC

Final Map

RESOLUTION NO. 22-217

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Fiddyment Ranch - Phase 3 Village F-6 Backbone PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING A PORTION OF THE DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

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

1. The "Notice of Completion" on file in the City Clerk's Department relative to that public work known as the Fiddyment Ranch - Phase 3 Village F-6 Backbone is hereby approved and the public work accepted.

2. A portion of the right-of-way and easements offered for dedication on the final map of Fiddyment Ranch-Phase 3 Village F-6 recorded in Book FF of Maps, Page 75 , in the office of the recorder of Placer County, is hereby accepted by the City in part as said dedications relates to the improvement plan set known as Fiddyment Ranch-Phase 3 Village F-6 Backbone
3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville, this_____day of_____, 20_____, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

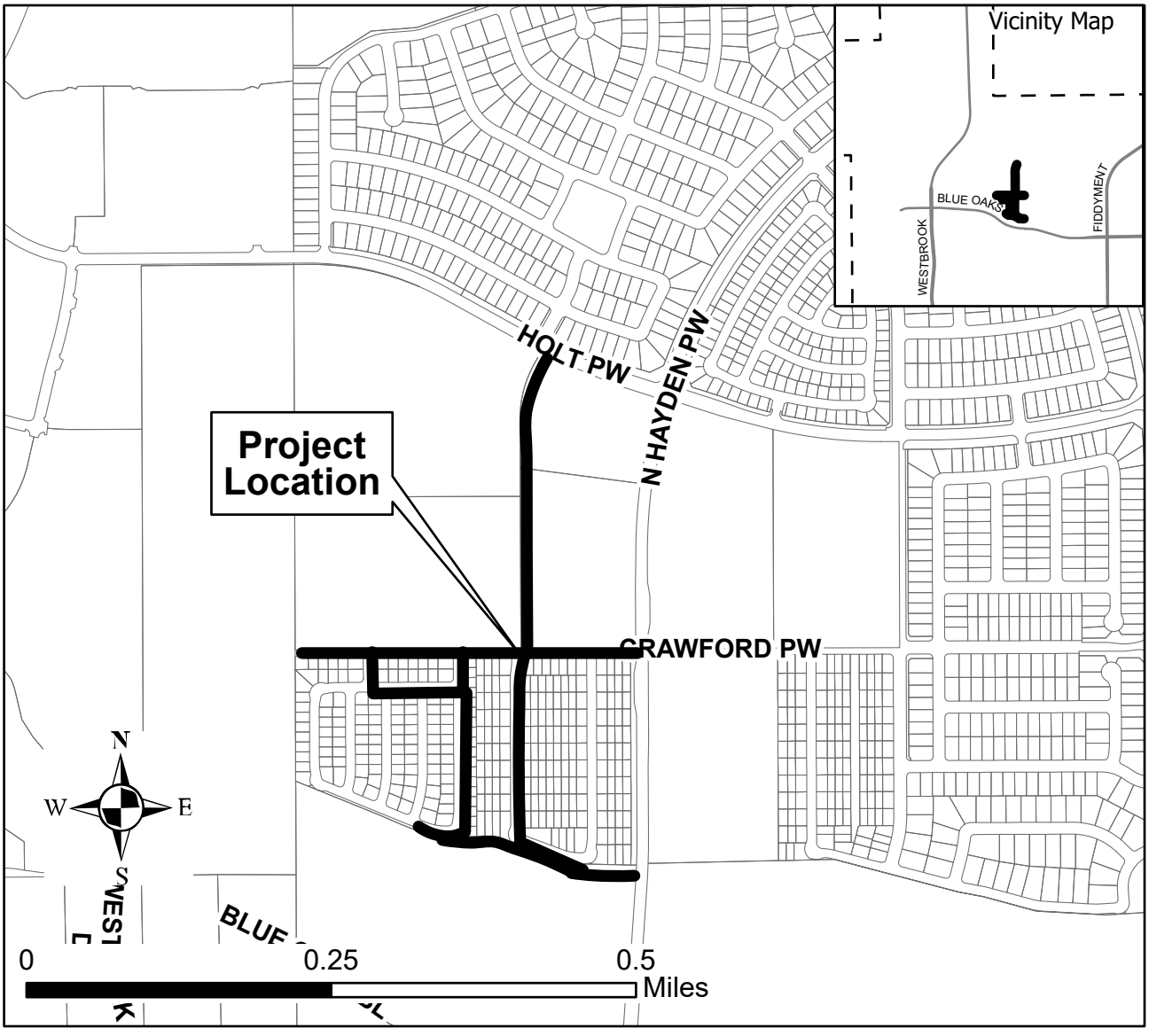
_____
MAYOR

ATTEST:

_____
CITY CLERK

Exhibit A: Location Map

City of Roseville
Fiddyment Ranch - Phase 3
Villages F-6 Backbone



RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

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

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

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the public work of improvement known as the

_____Project was completed and accepted by the City of Roseville on_____. The location is situated in the City of Roseville, County of Placer, State of California and is indicated on the attached map, marked as Exhibit "A" and incorporated herein by this reference. The real property herein described is owned by the City of Roseville, 311 Vernon Street, Roseville CA 95678.

The direct/general contractor on said project was_____.

The surety on said project was _____

_____.

_____

Marc Stout

City Engineer
City of Roseville
Owner

ATTEST:

_____

Sonia Orozco, City Clerk

State of California)
County of Placer)

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

Marc Stout

City Engineer
City of Roseville

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

State of California)
County of Placer)

Subscribed and sworn to (or affirmed) before me on this _____ day of _____, 2021, Marc Stout proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Place Notary Seal and/or Stamp Above

Signature of Notary Public

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAP, "FINAL MAP OF FIDDYMENT RANCH PHASE 3 LARGE – VILLAGE F-6 LARGE LOT SUBDIVISION" AS SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF SAID MAP AND THAT THE CONSENT OF NO OTHER PERSON IS NECESSARY. WE HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

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

A. AS PUBLIC RIGHT-OF-WAY, THE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "IOD/RW" (IRREVOCABLE OFFER OF DEDICATION OF RIGHT OF WAY).

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

A. PUBLIC EASEMENTS FOR THE INSTALLATION, CONSTRUCTION AND MAINTENANCE OF, BUT NOT LIMITED TO, WATER, SANITARY SEWER, GAS AND DRAINAGE PIPES; ELECTROLIERS, TRAFFIC CONTROL APPURTENANCES, AND 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 AS "PUE" (PUBLIC UTILITY EASEMENT), "PUE/PE" (PUBLIC UTILITY EASEMENT/PEDESTRIAN EASEMENT) AND "IOD/RW" (IRREVOCABLE OFFER OF DEDICATION/RIGHT OF WAY).

B. PUBLIC EASEMENT FOR PEDESTRIAN ACCESS ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PE" (PEDESTRIAN EASEMENT).

JEN CALIFORNIA 15, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
CLIFTON TAYLOR

TITLE: VICE PRESIDENT

FINAL MAP OF

FIDDYMENT RANCH - PHASE 3
VILLAGE F-6

LARGE LOT SUBDIVISION
WEST ROSEVILLE SPECIFIC PLAN PARCEL F-6A/F-6B/F-6C/F-6D
SUBDIVISION NO. PL16-0364
BEING ALL OF LOT 3 AND LOT 4 OF THAT CERTAIN FINAL MAP ENTITLED "FIDDYMENT RANCH PHASE 3 LARGE LOT SUBDIVISION", SUBDIVISION NO. PL-0364, BOOK EE OF MAPS, PAGE 74, O.R.P.C.
LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E., MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St., Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

JULY 2021

Sheet 1 of 5

1027.187

NOTARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF Placer) SS

ON 28 DAY OF June, 2021 BEFORE ME, Adan Garcia
A NOTARY PUBLIC PERSONALLY APPEARED
Clifton Taylor
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: _____

PRINTED NAME: Adan Garcia

MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF: Placer

MY COMMISSION EXPIRES: Oct. 9, 2024

MY COMMISSION No.: 2335122

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL, CITY OF ROSEVILLE HAS APPROVED THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 – VILLAGE F-6 LARGE LOT SUBDIVISION AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE PEDESTRIAN EASEMENT AND PUBLIC UTILITY EASEMENT OFFERED HEREON, BUT HAS REJECTED AT THIS TIME, BUT RESERVES THE RIGHT TO ACCEPT AT A LATER DATE, ON BEHALF OF THE PUBLIC, ALL IRREVOCABLE OFFERS OF RIGHTS-OF-WAY OFFERED HEREON, IN ACCORDANCE WITH THE TERMS OF THOSE OFFERS AND HAS APPROVED THE ABANDONMENT OF THE IRREVOCABLE OFFERS OF DEDICATION FOR THE RIGHTS-OF-WAY AND EASEMENTS LISTED WITHIN NOTE 7 ON SHEET 2.

8/5/2021
DATE

CITY CLERK, CITY OF ROSEVILLE

BY: _____
ASSISTANT CITY CLERK

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 – VILLAGE F-6 LARGE LOT SUBDIVISION 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.

MARC STOUT
CITY ENGINEER, CITY OF ROSEVILLE
R.C.E. #69879 EXPIRATION DATE 09/30/2022

7/12/21
DATE

I HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 VILLAGE F-6 LARGE LOT SUBDIVISION IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

TIMOTHY G. BLAIR, P.L.S. 8278

7/21/21
DATE

PROFESSIONAL LAND SURVEYOR TIMOTHY G. BLAIR No. 8278 EXP. 12/31/21 STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS 28th DAY OF September, 2021, AT 11:30 A.M., IN BOOK FF OF MAPS, AT PAGE 75, AT THE REQUEST OF WOOD RODGERS, INC.

FEE: $ 95

DOCUMENT NO.: 2021-0121037

BY: Ryan Ronco
RYAN RONCO
COUNTY RECORDER
COUNTY OF PLACER,
STATE OF CALIFORNIA

BY: _____
DEPUTY RECORDER

SURVEYOR'S STATEMENT

THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 – VILLAGE F-6 LARGE LOT SUBDIVISION 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 JEN CALIFORNIA 15, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN JANUARY 2021. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED, OR THAT THEY WILL BE SET BY JULY 31, 2023 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

PROFESSIONAL LAND SURVEYOR DENNIS L. BARBER No. 8067 STATE OF CALIFORNIA

DENNIS L. BARBER
P.L.S. 8067

8/24/21
DATE

BOOK EE OF MAPS, PAGE 75

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAP, "FINAL MAP OF FIDDYMENT RANCH PHASE 3 LARGE – VILLAGE F-6 LARGE LOT SUBDIVISION" AS SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF SAID MAP AND THAT THE CONSENT OF NO OTHER PERSON IS NECESSARY. WE HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

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B. PUBLIC EASEMENT FOR PEDESTRIAN ACCESS ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PE" (PEDESTRIAN EASEMENT).

JEN CALIFORNIA 15, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
CLIFTON TAYLOR

TITLE: VICE PRESIDENT

FINAL MAP OF

FIDDYMENT RANCH - PHASE 3
VILLAGE F-6

LARGE LOT SUBDIVISION
WEST ROSEVILLE SPECIFIC PLAN PARCEL F-6A/F-6B/F-6C/F-6D
SUBDIVISION NO. PL16-0364
BEING ALL OF LOT 3 AND LOT 4 OF THAT CERTAIN FINAL MAP ENTITLED "FIDDYMENT RANCH PHASE 3 LARGE LOT SUBDIVISION", SUBDIVISION NO. PL-0364, BOOK EE OF MAPS, PAGE 74, O.R.P.C. LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E., MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST., BLDG. 100-B · TEL 916.341.7760
SACRAMENTO, CA 95816 · FAX 916.341.7767

JULY 2021

Sheet 1 of 5

1027.187

NOTARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF Placer } SS

ON 28 DAY OF June, 2021 BEFORE ME, Aidan Garcia
A NOTARY PUBLIC PERSONALLY APPEARED Clifton Taylor
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: _____

PRINTED NAME: Aidan Garcia

MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF: Placer

MY COMMISSION EXPIRES: Oct. 9, 2024

MY COMMISSION No.: 2335122

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL, CITY OF ROSEVILLE HAS APPROVED THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 – VILLAGE F-6 LARGE LOT SUBDIVISION AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE PEDESTRIAN EASEMENT AND PUBLIC UTILITY EASEMENT OFFERED HEREON, BUT HAS REJECTED AT THIS TIME, BUT RESERVES THE RIGHT TO ACCEPT AT A LATER DATE, ON BEHALF OF THE PUBLIC, ALL IRREVOCABLE OFFERS OF RIGHTS-OF-WAY OFFERED HEREON, IN ACCORDANCE WITH THE TERMS OF THOSE OFFERS AND HAS APPROVED THE ABANDONMENT OF THE IRREVOCABLE OFFERS OF DEDICATION FOR THE RIGHTS-OF-WAY AND EASEMENTS LISTED WITHIN NOTE 7 ON SHEET 2.

8/5/2021
DATE

Ronna Gregg
CITY CLERK, CITY OF ROSEVILLE

BY: _____
ASSISTANT CITY CLERK

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 – VILLAGE F-6 LARGE LOT SUBDIVISION 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.

_____ 7/12/21
MARC STOUT DATE
CITY ENGINEER, CITY OF ROSEVILLE
R.C.E. #69879 EXPIRATION DATE 09/30/2022

I HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 VILLAGE F-6 LARGE LOT SUBDIVISION IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____
TIMOTHY G. BLAIR, P.L.S. 8278

7/21/21
DATE

PROFESSIONAL LAND SURVEYOR · TIMOTHY G. BLAIR · No. 8278 · EXP. 12/31/21 · STATE OF CALIFORNIA

RECORDER'S STATEMENT

FILED THIS 28th DAY OF September, 2021, AT 11:30 A.M., IN BOOK EE OF MAPS, AT PAGE 75 AT THE REQUEST OF WOOD RODGERS, INC.

FEE: $ 95 DOCUMENT NO.: 2021-0121037

BY: Ryan Ronco
RYAN RONCO
COUNTY RECORDER
COUNTY OF PLACER,
STATE OF CALIFORNIA

BY: _____
DEPUTY RECORDER

SURVEYOR'S STATEMENT

THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 – VILLAGE F-6 LARGE LOT SUBDIVISION 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 JEN CALIFORNIA 15, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN JANUARY 2021. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED, OR THAT THEY WILL BE SET BY JULY 31, 2023 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

PROFESSIONAL LAND SURVEYOR · DENNIS L. BARBER · No. 8067 · STATE OF CALIFORNIA

_____
DENNIS L. BARBER
P.L.S. 8067

6/24/21
DATE

REFERENCES:

(1) EE MAPS 74 FINAL MAP OF FIDDYMENT RANCH PHASE 3 – LARGE LOT SUBDIVISION
(2) FF MAPS 31 FINAL MAP OF FIDDYMENT RANCH PHASE 3 – VILLAGE F-10 PHASE 1

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF LOT 3 AS SAID LOT IS SHOWN ON THAT CERTAIN FINAL MAP OF FIDDYMENT RANCH PHASE 3 – LARGE LOT SUBDIVISION FILED IN BOOK EE OF MAPS, AT PAGE 74, O.R.P.C., SAID LINE IS TAKEN TO BEAR NORTH 00°13'02" WEST. DISTANCES SHOWN HERON ARE GROUND BASED.

NOTES

1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING, AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS "FINAL MAP OF FIDDYMENT RANCH PHASE 3 – VILLAGE F-6 LARGE LOT SUBDIVISION" SUBDIVISION IS 76.60± ACRES, CONSISTING OF 6 DEVELOPMENT LOTS.
5. A GEOTECHNICAL ENGINEERING REPORT TITLED "FIDDYMENT RANCH PHASE-3" WAS PREPARED BY MID PACIFIC ENGINEERING, INC., MPE NO. 02525-33, DATED SEPTEMBER 9, 2019. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ROSEVILLE (FILE NUMBER 308-922).
6. 5/8" REBAR CAPPED "LS 8067" WILL BE SET AT ALL REAR LOT CORNERS, ALONG WITH ALL LOT LINE ANGLE POINTS OR AT A 2.00 FOOT PROJECTION ALONG LOT LINES ADJACENT TO WALLS (2.00 FOOT BY 2.00 FOOT OFFSETS FOR ANGLE POINTS ADJACENT TO WALLS). FRONT CORNERS WILL BE SET WITH A 1" BRASS DISK STAMPED "LS 8067" AT A 1.00 FOOT PROJECTION OF THE PROPERTY LINE ONTO THE SIDEWALK.
7. PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE, THE FOLLOWING PUBLIC IRREVOCABLE OFFERS OF DEDICATION/RIGHTS OF WAY (IOD/RW), IRREVOCABLE OFFERS OF DEDICATION/PUBLIC UTILITY EASEMENTS (IOD/PUE) AND IRREVOCABLE OFFERS OF DEDICATION/PUBLIC UTILITY EASEMENT/PEDESTRAIN EASEMENT (IOD/PUE/PE) ARE HEREBY ABANDONED:
   - 7.1. THOSE PORTIONS OF THE IOD/RW DEPICTED ON THE MAP ENTITLED "FIDDYMENT RANCH PHASE 3 – LARGE LOT SUBDIVISION", FILED IN BOOK EE OF MAPS, AT PAGE 74, O.R.P.C., WHICH LIE WITHIN THE BOUNDARY OF THIS MAP THAT ARE NOT SHOWN HEREON.
   - 7.2. THOSE PORTIONS OF THE IOD/PUE DEPICTED ON THE MAP ENTITLED "FIDDYMENT RANCH PHASE 3 – LARGE LOT SUBDIVISION", FILED IN BOOK EE OF MAPS, AT PAGE 74, O.R.P.C., WHICH LIE WITHIN THE BOUNDARY OF THIS MAP THAT ARE NOT SHOWN HEREON.
   - 7.3. THOSE PORTIONS OF THE IOD/PUE/PE DEPICTED ON THE MAP ENTITLED "FIDDYMENT RANCH PHASE 3 – LARGE LOT SUBDIVISION", FILED IN BOOK EE OF MAPS, AT PAGE 74, O.R.P.C., WHICH LIE WITHIN THE BOUNDARY OF THIS MAP THAT ARE NOT SHOWN HEREON.
8. THE FOLLOWING TABLE IS TO RELATE THE LOT NUMBERS SHOWN HEREON TO THAT OF THE APPROVED TENTATIVE MAP AND THE WEST ROSEVILLE SPECIFIC PLAN:

LOT NUMBERING		
FINAL MAP	TENTATIVE MAP	WEST ROSEVILLE SPECIFIC PLAN
1	F-6A-1	F-6A
2	F-6A-2	F-6A
3	F-6C-1	F-6C
4	F-6C-2	F-6C
5	F-6B	F-6B
6	F-6D	F-6D

LEGEND

●	FOUND 5/8" REBAR WITH CAP STAMPED "LS 8067" PER DD MAPS 73
✦	FOUND SECTION CORNER AS DESCRIBED
✦	FOUND QUARTER CORNER AS DESCRIBED
●	FOUND BRASS DISK STAMPED "LS 8067" IN MONUMENT WELL
(CL)	CENTERLINE DIMENSION
IOD	IRREVOCABLE OFFER OF DEDICATION
(OA)	OVERALL DIMENSION
O.R.P.C.	OFFICIAL RECORDS OF PLACER COUNTY
PE	PEDESTRIAN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
REF	INDICATES REFERENCE NUMBER
RW	RIGHT-OF-WAY
SSE	SANITARY SEWER EASEMENT

FINAL MAP OF

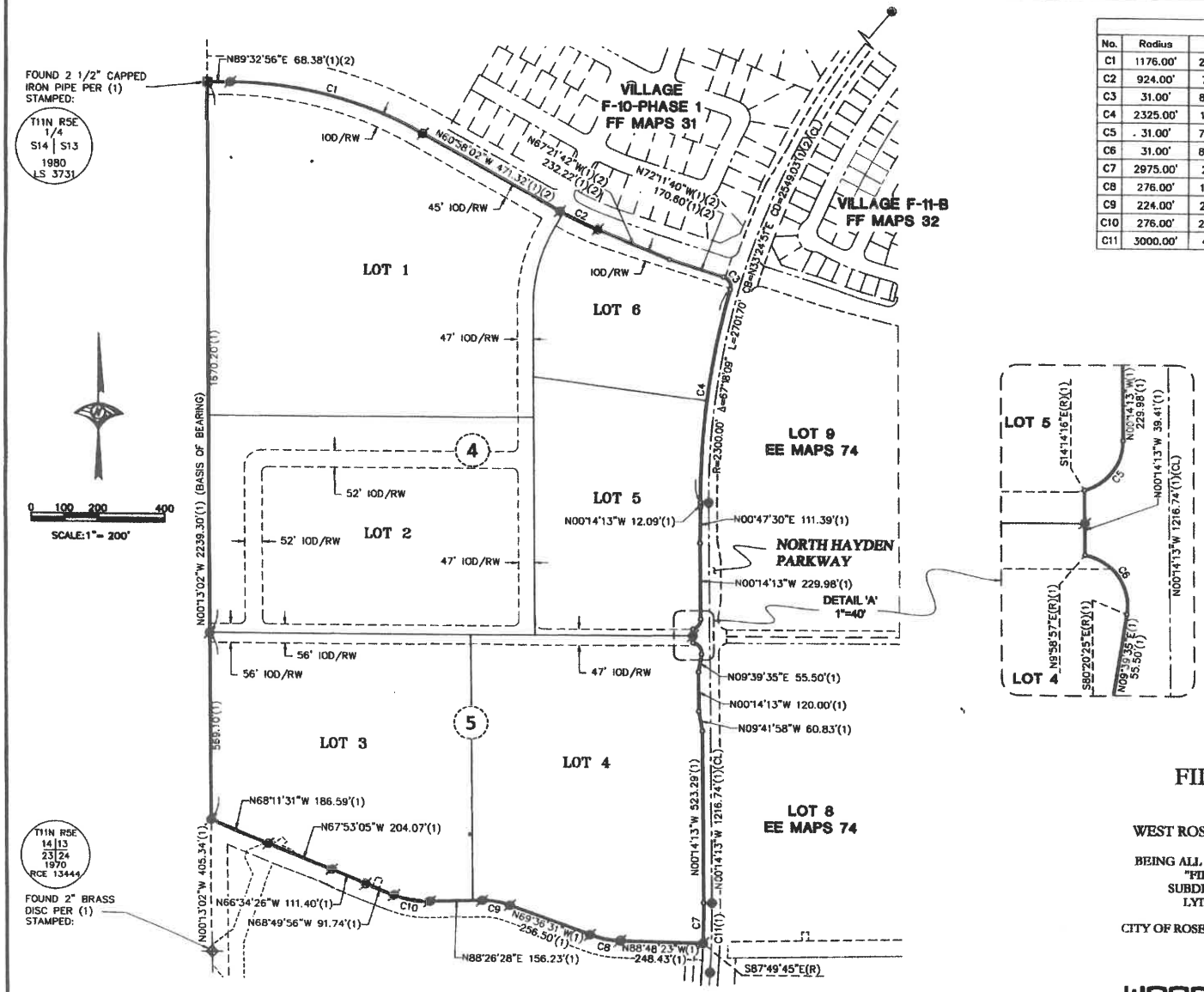
FIDDYMENT RANCH - PHASE 3
VILLAGE F-6

LARGE LOT SUBDIVISION
WEST ROSEVILLE SPECIFIC PLAN PARCEL F-6A/F-6B/F-6C/F-6D
SUBDIVISION NO. PL16-0364
BEING ALL OF LOT 3 AND LOT 4 OF THAT CERTAIN FINAL MAP ENTITLED "FIDDYMENT RANCH PHASE 3 LARGE LOT SUBDIVISION", SUBDIVISION NO. PL-0364, BOOK EE OF MAPS, PAGE 74, O.R.P.C. LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E., MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY 2021

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St. Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

1027.187



CURVE TABLE – THIS SHEET ONLY						
No.	Radius	Delta	Length	Chord Bearing	Chord Dist	Ref
C1	1176.00'	29°29'02"	605.16'	N75°42'33"W	598.51'	(1)(2)
C2	924.00'	7°53'36"	127.30'	N64°54'50"W	127.20'	(1)(2)
C3	31.00'	88°13'28"	47.73'	N28°04'56"W	43.16'	(1)
C4	2325.00'	16°16'01"	660.09'	N7°53'47"E	657.88'	(1)
C5	31.00'	75°59'57"	41.12'	N37°45'45"E	38.17'	(1)
C6	31.00'	89°40'39"	48.52'	N35°10'44"W	43.72'	(1)
C7	2975.00'	2°24'28"	125.02'	N0°58'01"E	125.01'	(1)
C8	276.00'	19°11'52"	92.48'	N79°12'27"W	92.05'	(1)
C9	224.00'	21°57'01"	85.82'	N80°35'01"W	85.29'	(1)
C10	276.00'	22°43'36"	109.48'	N80°11'44"W	108.76'	(1)
C11	3000.00'	4°05'18"	214.07'	N1°48'26"E	214.03'	(1)

FINAL MAP OF

FIDDYMENT RANCH - PHASE 3
VILLAGE F-6

LARGE LOT SUBDIVISION
WEST ROSEVILLE SPECIFIC PLAN PARCEL F-6A/F-6B/F-6C/F-6D
SUBDIVISION NO. PL16-0364

BEING ALL OF LOT 3 AND LOT 4 OF THAT CERTAIN FINAL MAP ENTITLED "FIDDYMENT RANCH PHASE 3 LARGE LOT SUBDIVISION", SUBDIVISION NO. PL-0364, BOOK EE OF MAPS, PAGE 74, O.R.P.C. LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E., MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

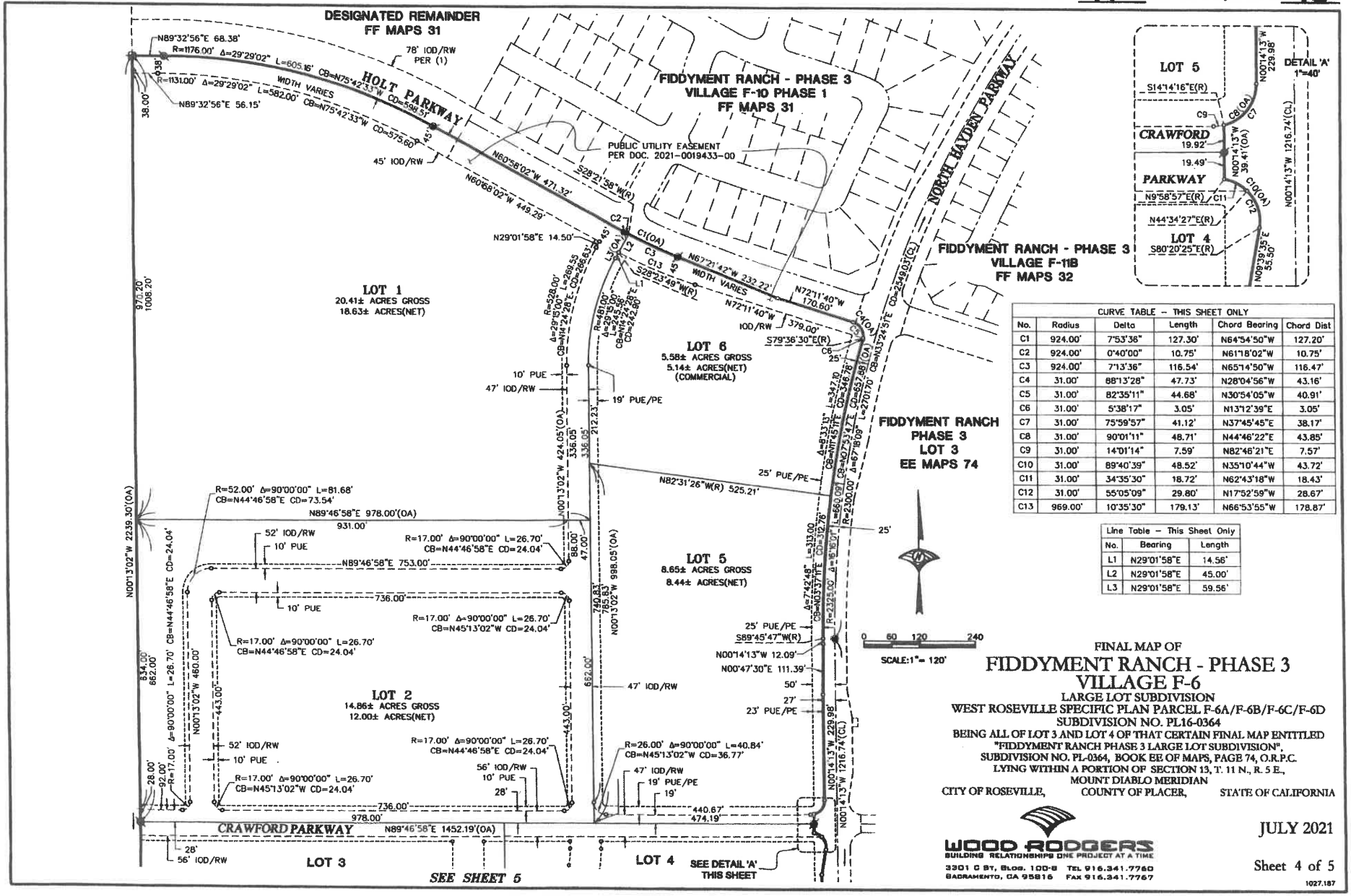
JULY 2021

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

1027.187

BOOK FF OF MAPS, PAGE 75



CURVE TABLE – THIS SHEET ONLY					
No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	924.00'	7°53'36"	127.30'	N64°54'50"W	127.20'
C2	924.00'	0°40'00"	10.75'	N61°18'02"W	10.75'
C3	924.00'	7°13'36"	116.54'	N65°14'50"W	116.47'
C4	31.00'	88°13'28"	47.73'	N28°04'56"W	43.16'
C5	31.00'	82°35'11"	44.68'	N30°54'05"W	40.91'
C6	31.00'	5°38'17"	3.05'	N13°12'39"E	3.05'
C7	31.00'	75°59'57"	41.12'	N37°45'45"E	38.17'
C8	31.00'	90°01'11"	48.71'	N44°46'22"E	43.85'
C9	31.00'	14°01'14"	7.59'	N82°46'21"E	7.57'
C10	31.00'	89°40'39"	48.52'	N35°10'44"W	43.72'
C11	31.00'	34°35'30"	18.72'	N62°43'18"W	18.43'
C12	31.00'	55°05'09"	29.80'	N17°52'59"W	28.67'
C13	969.00'	10°35'30"	179.13'	N66°53'55"W	178.87'

Line Table – This Sheet Only		
No.	Bearing	Length
L1	N29°01'58"E	14.56'
L2	N29°01'58"E	45.00'
L3	N29°01'58"E	59.56'

FINAL MAP OF

FIDDYMENT RANCH - PHASE 3
VILLAGE F-6

LARGE LOT SUBDIVISION
WEST ROSEVILLE SPECIFIC PLAN PARCEL F-6A/F-6B/F-6C/F-6D
SUBDIVISION NO. PL16-0364
BEING ALL OF LOT 3 AND LOT 4 OF THAT CERTAIN FINAL MAP ENTITLED "FIDDYMENT RANCH PHASE 3 LARGE LOT SUBDIVISION", SUBDIVISION NO. PL-0364, BOOK EE OF MAPS, PAGE 74, O.R.P.C. LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E., MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JULY 2021

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C St, Bldg. 100-B Tel. 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

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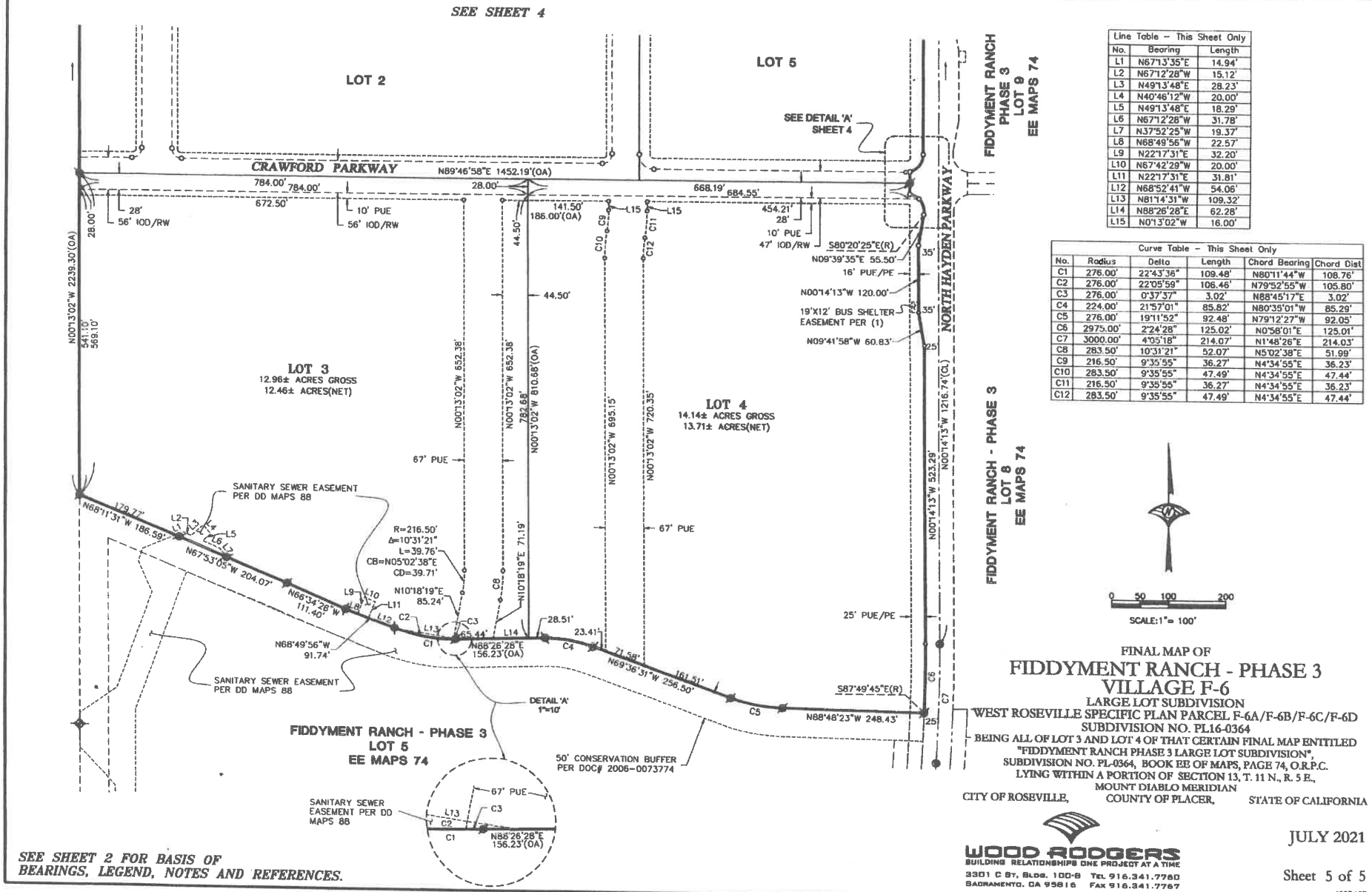

Line Table – This Sheet Only		
No.	Bearing	Length
L1	N67°13'35"E	14.94'
L2	N67°12'28"W	15.12'
L3	N49°13'48"E	28.23'
L4	N40°46'12"W	20.00'
L5	N49°13'48"E	18.29'
L6	N67°12'28"W	31.78'
L7	N37°52'25"W	19.37'
L8	N68°49'56"W	22.57'
L9	N22°17'31"E	32.20'
L10	N67°42'29"W	20.00'
L11	N22°17'31"E	31.81'
L12	N68°52'41"W	54.06'
L13	N81°14'31"W	109.32'
L14	N88°26'28"E	62.28'
L15	N0°13'02"W	16.00'

Curve Table – This Sheet Only					
No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	276.00'	22°43'36"	109.48'	N80°11'44"W	108.76'
C2	276.00'	22°05'59"	106.46'	N79°52'55"W	105.80'
C3	276.00'	0°37'37"	3.02'	N88°45'17"E	3.02'
C4	224.00'	21°57'01"	85.82'	N80°35'01"W	85.29'
C5	276.00'	19°11'52"	92.48'	N79°12'27"W	92.05'
C6	2975.00'	2°24'28"	125.02'	N0°58'01"E	125.01'
C7	3000.00'	4°05'18"	214.07'	N1°48'26"E	214.03'
C8	283.50'	10°31'21"	52.07'	N5°02'38"E	51.99'
C9	216.50'	9°35'55"	36.27'	N4°34'55"E	36.23'
C10	283.50'	9°35'55"	47.49'	N4°34'55"E	47.44'
C11	216.50'	9°35'55"	36.27'	N4°34'55"E	36.23'
C12	283.50'	9°35'55"	47.49'	N4°34'55"E	47.44'

FINAL MAP OF

FIDDYMENT RANCH - PHASE 3 VILLAGE F-6

LARGE LOT SUBDIVISION
WEST ROSEVILLE SPECIFIC PLAN PARCEL F-6A/F-6B/F-6C/F-6D
SUBDIVISION NO. PL16-0364

BEING ALL OF LOT 3 AND LOT 4 OF THAT CERTAIN FINAL MAP ENTITLED "FIDDYMENT RANCH PHASE 3 LARGE LOT SUBDIVISION", SUBDIVISION NO. PL-0364, BOOK EE OF MAPS, PAGE 74, O.R.P.C. LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E., MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

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Sacramento, CA 95816 Fax 916.341.7767

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

1027.187

COUNCIL COMMUNICATION

CC #: 2025
File #: 0400-04-09-1

Title:	Fiddyment Ranch - Phase 3 Village F-6C1 - Notice of Completion
Contact:	Darin Crockett 916-751-9196 dcrockett@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.16.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Fiddyment Ranch - Phase 3 Village F-6C1, CWJ#190637 as complete and authorizing the City Engineer to execute the Notice of Completion.

BACKGROUND

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

FISCAL IMPACT

The actions requested as part of this action have no impact to the City's General Fund. Construction costs were paid by the developer.

ENVIRONMENTAL REVIEW

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

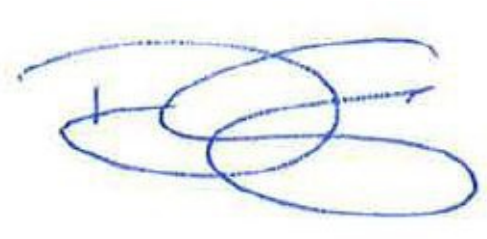
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Darin Crockett, Senior Construction Inspector

Mike Isom, Development Services Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-207

Exhibit A - Location Map

NOC

Final Map

RESOLUTION NO. 22-207

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Fiddyment Ranch - Phase 3 Village F-6C1 PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

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

1. The "Notice of Completion" on file in the City Clerk's Department relative to that public work known as the Fiddyment Ranch - Phase 3 Village F-6C1 is hereby approved and the public work accepted.

2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book FF of Maps, Page 91 is hereby accepted.

3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville, this_____day of_____, 2021, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

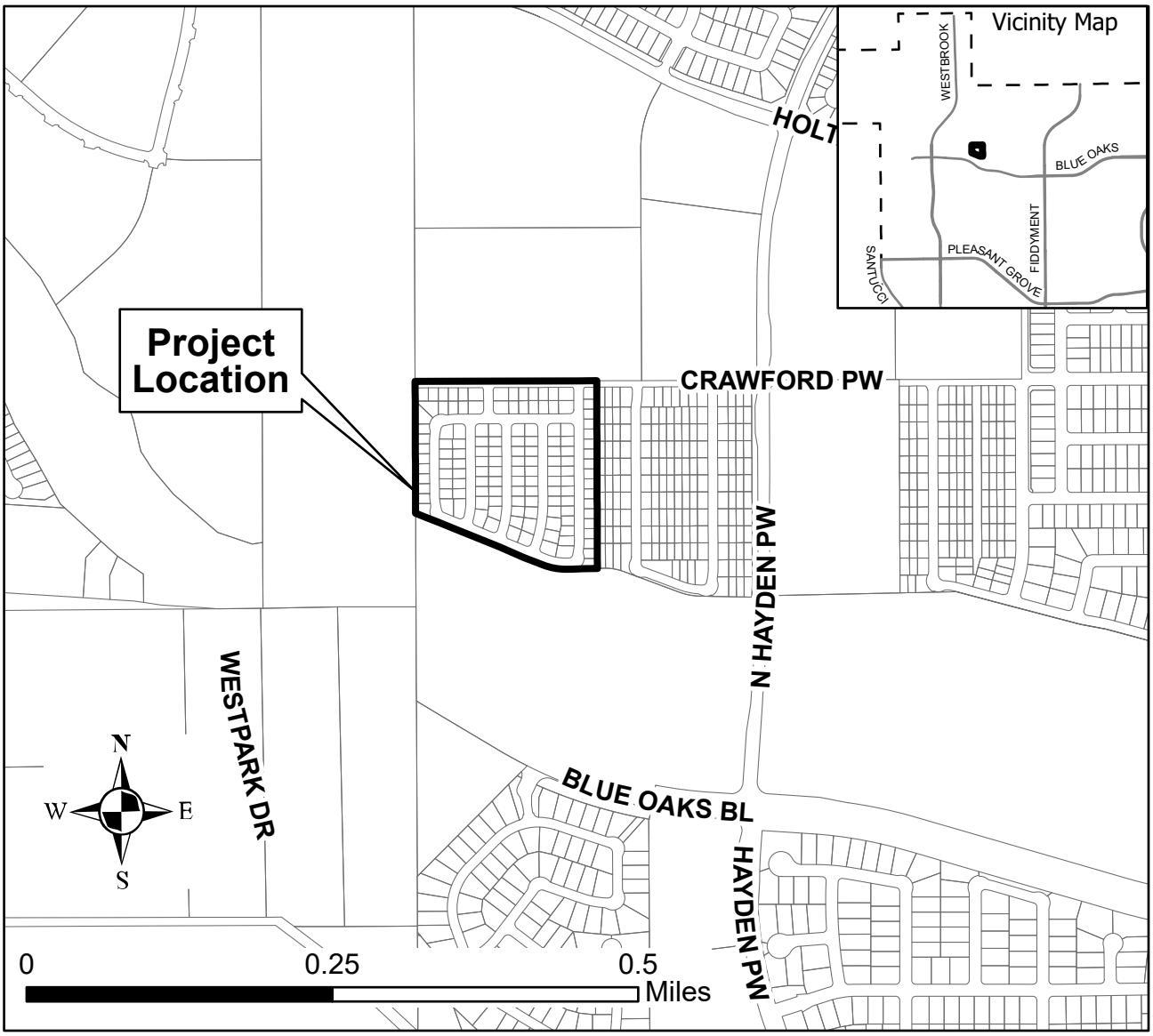
_____
MAYOR

ATTEST:

_____
CITY CLERK

Exhibit A: Location Map

City of Roseville
Fiddyment Ranch - Phase 3
Village F-6C1



RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

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

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

NOTICE OF COMPLETION

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

The direct/general contractor on said project was _____.

The surety on said project was _____

_____.

_____

City of Roseville
Owner

ATTEST:

_____
Carmen Avalos, City Clerk

State of California)
County of Placer)

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

_____

City of Roseville

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

State of California)
County of Placer)

Subscribed and sworn to (or affirmed) before me on this _____ day of _____,

20___, _____

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____

Place Notary Seal and/or Stamp Above

Signature of Notary Public

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAP, "FINAL MAP OF FIDDYMENT RANCH PHASE 3 – VILLAGE F–6C1" AS SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF SAID MAP AND THAT THE CONSENT OF NO OTHER PERSON IS NECESSARY. WE HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

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

A. PUBLIC EASEMENTS FOR INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, ELECTROLIERS, TRAFFIC CONTROL APPURTENANCES, WATER, SEWER, DRAINAGE AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS A, B & C, INCLUSIVE STREETS SHOWN HEREON AS CRAWFORD PARKWAY, LAGUNITAS WAY, PIXIE PLACE, RYDAL CIRCLE, TIBURON WAY AND TOMALES DRIVE AND THOSE STRIPS OF LAND TEN (10) FEET AND TWELVE AND ONE–HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE COURT, DRIVES, WAYS AND PARKWAY SHOWN HEREON AND DESIGNATED "10' PUE" AND "12.5' PUE".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

A. AS PUBLIC RIGHTS–OF–WAY (INCLUDING THE IMPROVEMENTS THEREON), THE STREETS SHOWN HEREON AS TIBURON WAY, LAGUNITAS WAY, TOMALES DRIVE, RYDAL CIRCLE, CRAWFORD PARKWAY, AND PIXIE PLACE.

B. LOTS A, B, AND C, SHOWN HEREON, TO THE CITY OF ROSEVILLE FOR OPEN SPACE PURPOSES.

JEN CALIFORNIA 15,LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
CLIFTON TAYLOR

ITS: VICE PRESIDENT

NOTARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF Placer) SS

ON 16th DAY OF November, 2021 BEFORE ME, Anton Garcia, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Clifton Taylor

_____ 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: _____

PRINTED NAME: Anton Garcia

MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF: Placer

MY COMMISSION EXPIRES: 10/9/2024

MY COMMISSION No.: 2335122

FINAL MAP OF

FIDDYMENT RANCH - PHASE 3
VILLAGE F-6C1

WEST ROSEVILLE SPECIFIC PLAN PARCEL F-6C
SUBDIVISION NO. PL 14-0469
BEING ALL OF LOT 3 OF CERTAIN FINAL MAP ENTITLED
"FIDDYMENT RANCH PHASE 3 VILLAGE F-6 LARGE LOT SUBDIVISION",
SUBDIVISION NO. PL 16-0364, BOOK FF OF MAPS, PAGE 75, O.R.P.C.
LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E.,
MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

NOVEMBER 2021

Sheet 1 of 4

1027.182

TRUSTEE'S STATEMENT

FIDELITY NATIONAL TITLE INSURANCE COMPANY, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST AND ASSIGNMENT OF LEASES AND RENTS, RECORDED NOVEMBER 5, 2021 AS DOCUMENT NO. 2021–0137293–00, OFFICIAL RECORDS PLACE COUNTY, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

BY: _____
NAME: Bryan Shank
TITLE: Vice President

NOTARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF Sacramento) SS

ON 17th DAY OF November, 2021 BEFORE ME, Norma Farr, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Bryan Shank

_____ 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: _____

PRINTED NAME: Norma Farr

MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF: Sacramento

MY COMMISSION EXPIRES: February 25, 2025

MY COMMISSION No.: 2348468

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL, CITY OF ROSEVILLE HAS APPROVED THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 – VILLAGE F6C1 AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS OFFERED HEREON FOR DEDICATION AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, LOTS A, B, AND C AND THE RIGHTS–OF–WAY OFFERED HEREON FOR DEDICATION. THE CITY COUNCIL AND HAS APPROVED THE ABANDONMENT OF THE IRREVOCABLE OFFERS OF DEDICATION FOR RIGHTS–OF–WAY AND EASEMENTS, IN NOTE 7 ON SHEET 2.

_____ _____
DATE CITY CLERK, CITY OF ROSEVILLE

BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS 19th DAY OF December, 2021, AT 9:21 A.M. IN BOOK FF OF MAPS, AT PAGE 91, AT THE REQUEST OF WOOD RODGERS, INC

FEE: $ 92.00 DOCUMENT NO.: 2021-0155907

BY: Ryan Ronco BY: M. Bibens
RYAN RONCO DEPUTY RECORDER
COUNTY RECORDER
COUNTY OF PLACER
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 – VILLAGE F–6C1 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.

_____ _____
MARC STOUT DATE
CITY ENGINEER, CITY OF ROSEVILLE
R.C.E. #69879 EXPIRATION DATE 09/30/2022

I HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 – VILLAGE F–6C1 TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____
TIMOTHY G. BLAIR, P.L.S. 8278

_____
DATE

PROFESSIONAL LAND SURVEYOR ☆ TIMOTHY G. BLAIR ☆ No. 8278 EXP. 12/31/19 STATE OF CALIFORNIA

SURVEYOR'S STATEMENT

THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 – VILLAGE F–6C1 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 JEN CALIFORNIA 15 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN JANUARY 2021. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED, OR THAT THEY WILL BE SET BY NOVEMBER 30, 2023 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

PROFESSIONAL LAND SURVEYOR ★ DENNIS L. BARBER ★ No. 8067 STATE OF CALIFORNIA

_____
DENNIS L. BARBER
P.L.S. 8067

11/10/21
DATE

COPY

BOOK FF OF MAPS, PAGE 91

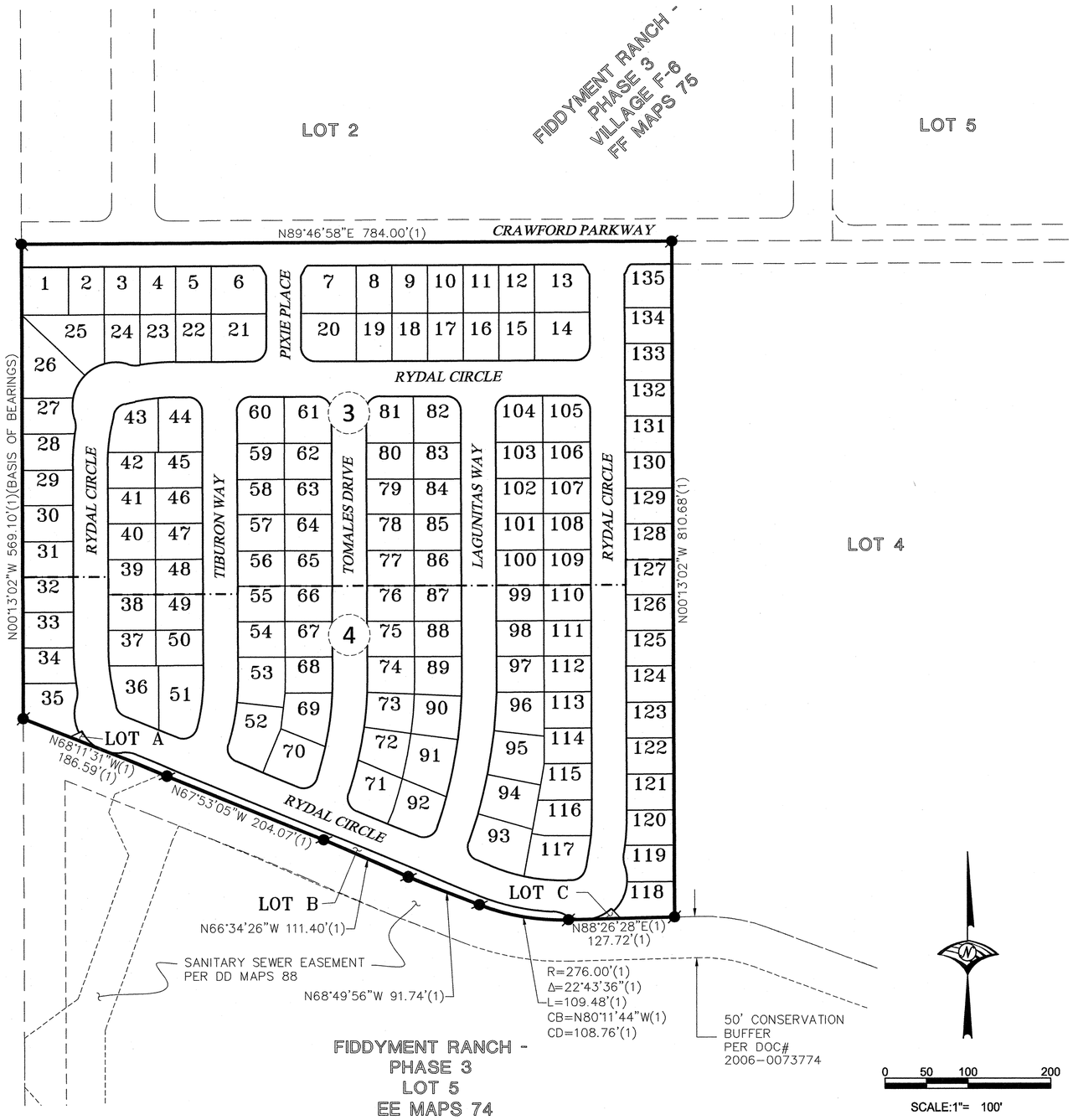
OVERALL BOUNDARY SHEET

REFERENCES:

(1) FF MAPS 75 FINAL MAP OF FIDDYMENT RANCH PHASE 3 – VILLAGE F-6 LARGE LOT SUBDIVISION

BASIS OF BEARINGS STATEMENT

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF LOT 3 AS SAID LOT IS SHOWN ON THE FINAL MAP OF FIDDYMENT RANCH PHASE 3 – VILLAGE F-6 LARGE LOT SUBDIVISION. FILED FOR RECORD IN BOOK FF OF MAPS, AT PAGE 75, PLACER COUNTY RECORDS, SAID LINE IS TAKEN TO BEAR NORTH 00°13'02" WEST. DISTANCES SHOWN HEREON ARE GROUND BASED.



NOTES

1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING, AND CHORD DISTANCE.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING, THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS "FIDDYMENT RANCH PHASE 3 – VILLAGE F-6C1" SUBDIVISION IS 12.960± ACRES, CONSISTING OF 135 RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS.
5. A GEOTECHNICAL ENGINEERING REPORT TITLED "FIDDYMENT RANCH PHASE-3" WAS PREPARED BY MID PACIFIC ENGINEERING, INC., MPE NO. 02525-33, DATED SEPTEMBER 9, 2019. A COPY OF THIS REPORT IS ON FILE FOR PUBLIC INSPECTION AT THE PUBLIC WORKS DEPARTMENT OF THE CITY OF ROSEVILLE (FILE NUMBER 308-922).
6. 5/8" REBAR CAPPED "LS 8067" WILL BE SET AT ALL REAR LOT CORNERS, ALONG WITH ALL LOT LINE ANGLE POINTS OR AT A 2.00 FOOT PROJECTION ALONG LOT LINES ADJACENT TO WALLS (2.00 FOOT BY 2.00 FOOT OFFSETS FOR ANGLE POINTS ADJACENT TO WALLS). FRONT CORNERS WILL BE SET WITH A 1" BRASS DISK STAMPED "LS 8067" AT A 1.00 FOOT PROJECTION OF THE PROPERTY LINE ONTO THE SIDEWALK.
7. PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE, THE FOLLOWING PUBLIC IRREVOCABLE OFFER OF DEDICATION/RIGHT OF WAY (IOD/RW) AND IRREVOCABLE OFFER OF DEDICATION/PUBLIC UTILITY EASEMENT (PUE) AND SANITARY SEWER EASEMENT (SSE) ARE HEREBY ABANDONED AND ARE NOT SHOWN HEREON:

7.1. THOSE PORTIONS OF THE IOD/RW DEPICTED ON THE MAP ENTITLED "FIDDYMENT RANCH PHASE 3 – VILLAGE F-6 LARGE LOT SUBDIVISION", FILED IN BOOK FF OF MAPS, AT PAGE 75, O.R.P.C., WHICH LIE WITHIN THE BOUNDARY OF THIS MAP.

7.2. THOSE PORTIONS OF THE PUE DEPICTED ON THE MAP ENTITLED "FIDDYMENT RANCH PHASE 3 – VILLAGE F-6 LARGE LOT SUBDIVISION", FILED IN BOOK FF OF MAPS, AT PAGE 75, O.R.P.C., WHICH LIE WITHIN THE BOUNDARY OF THIS MAP.

7.2. THOSE PORTIONS OF THE SSE DEPICTED ON THE MAP ENTITLED "FIDDYMENT RANCH PHASE 2A – LARGE LOT SUBDIVISION", FILED IN BOOK DD OF MAPS, AT PAGE 88, O.R.P.C., WHICH LIE WITHIN THE BOUNDARY OF THIS MAP.

LEGEND

○	DIMENSION POINT		
●	FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 8067"		
⌀	SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 8067"		
◎	SET BRASS DISK WITH PUNCH STAMPED "LS 8067" IN STANDARD CITY OF ROSEVILLE MONUMENT WELL		
◉	FOUND BRASS DISK WITH PUNCH STAMPED "LS 8067" IN STANDARD CITY OF ROSEVILLE MONUMENT WELL	REF	INDICATES REFERENCE NUMBER
(OA)	OVERALL DIMENSION	PUE	PUBLIC UTILITY EASEMENT
O.R.P.C.	OFFICIAL RECORDS OF PLACER COUNTY	RW	RIGHT-OF-WAY
IOD	IRREVOCABLE OFFER OF DEDICATION	(R)	RADIAL BEARING
(R)	RADIAL BEARING	(X)	SHEET INDEX NUMBER

FINAL MAP OF

FIDDYMENT RANCH - PHASE 3 VILLAGE F-6C1

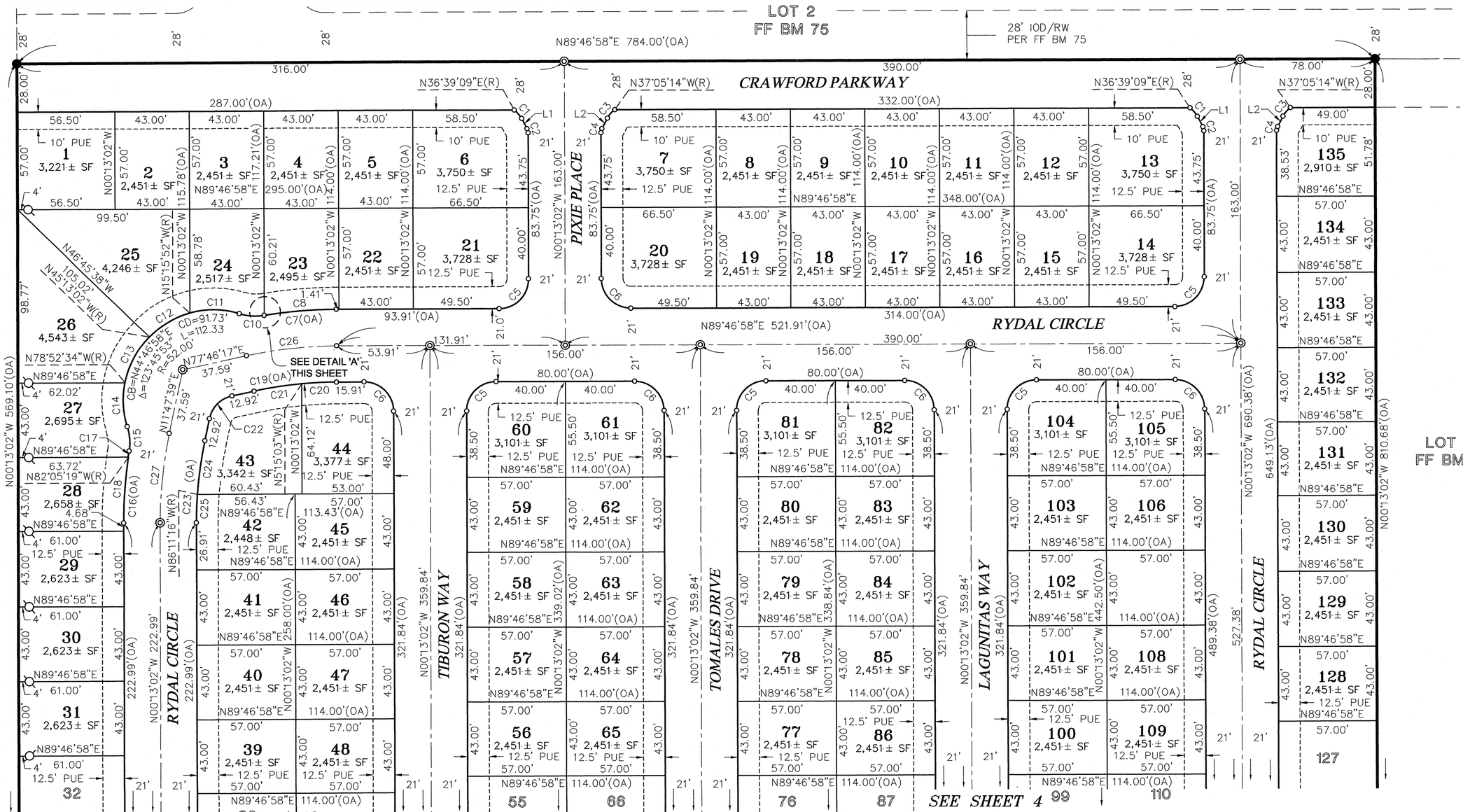
WEST ROSEVILLE SPECIFIC PLAN PARCEL F-6C
SUBDIVISION NO. PL 14-0469
BEING ALL OF LOT 3 OF CERTAIN FINAL MAP ENTITLED "FIDDYMENT RANCH PHASE 3 VILLAGE F-6 LARGE LOT SUBDIVISION", SUBDIVISION NO. PL 16-0364, BOOK FF OF MAPS, PAGE 75, O.R.P.C.
LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E., MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

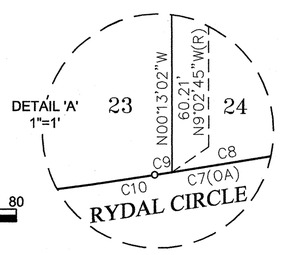
NOVEMBER 2021

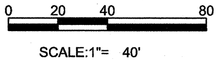
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

COPY

BOOK FF OF MAPS, PAGE 91







SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

CURVE TABLE – THIS SHEET ONLY

NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DIST	NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DIST
C1	15.00'	25°03'27"	6.56'	N40°49'07"W	6.51'	C15	32.00'	25°44'53"	14.38'	N4°13'32"W	14.26'
C2	5.00'	28°04'21"	2.45'	N14°15'13"W	2.43'	C16	271.00'	8°51'56"	41.93'	N4°12'56"E	41.89'
C3	15.00'	25°03'27"	6.56'	N40°23'02"E	6.51'	C17	271.00'	0°44'14"	3.49'	N8°16'47"E	3.49'
C4	5.00'	28°04'21"	2.45'	N13°49'08"E	2.43'	C18	271.00'	8°07'43"	38.45'	N3°50'49"E	38.41'
C5	17.00'	90°00'00"	26.70'	N44°46'58"E	24.04'	C19	229.00'	12°00'41"	48.01'	N83°46'37"E	47.92'
C6	17.00'	90°00'00"	26.70'	N45°13'02"W	24.04'	C20	229.00'	5°02'01"	20.12'	N87°15'58"E	20.11'
C7	271.00'	8°51'56"	41.93'	N85°21'00"E	41.89'	C21	229.00'	6°58'41"	27.89'	N81°15'37"E	27.87'
C8	271.00'	8°49'42"	41.76'	N85°22'07"E	41.72'	C22	17.00'	65°58'37"	19.58'	N44°46'58"E	18.51'
C9	271.00'	0°02'14"	0.18'	N80°56'08"E	0.18'	C23	229.00'	12°00'41"	48.01'	N5°47'18"E	47.92'
C10	32.00'	25°44'53"	14.38'	N86°12'32"W	14.26'	C24	229.00'	7°58'55"	31.90'	N7°48'12"E	31.88'
C11	52.00'	31°55'46"	28.98'	N89°17'59"W	28.60'	C25	229.00'	4°01'46"	16.11'	N1°47'51"E	16.10'
C12	52.00'	29°57'10"	27.18'	N59°45'33"E	26.88'	C26	250.00'	12°00'41"	52.41'	N83°46'37"E	52.31'
C13	52.00'	33°39'32"	30.55'	N27°57'12"E	30.11'	C27	250.00'	12°00'41"	52.41'	N5°47'18"E	52.31'
C14	52.00'	28°13'24"	25.61'	N2°59'16"W	25.36'						

FINAL MAP OF

FIDDYMENT RANCH - PHASE 3
VILLAGE F-6C1

WEST ROSEVILLE SPECIFIC PLAN PARCEL F-6C
SUBDIVISION NO. PL 14-0469
BEING ALL OF LOT 3 OF CERTAIN FINAL MAP ENTITLED
"FIDDYMENT RANCH PHASE 3 VILLAGE F-6 LARGE LOT SUBDIVISION",
SUBDIVISION NO. PL 16-0364, BOOK FF OF MAPS, PAGE 75, O.R.P.C.
LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E.,
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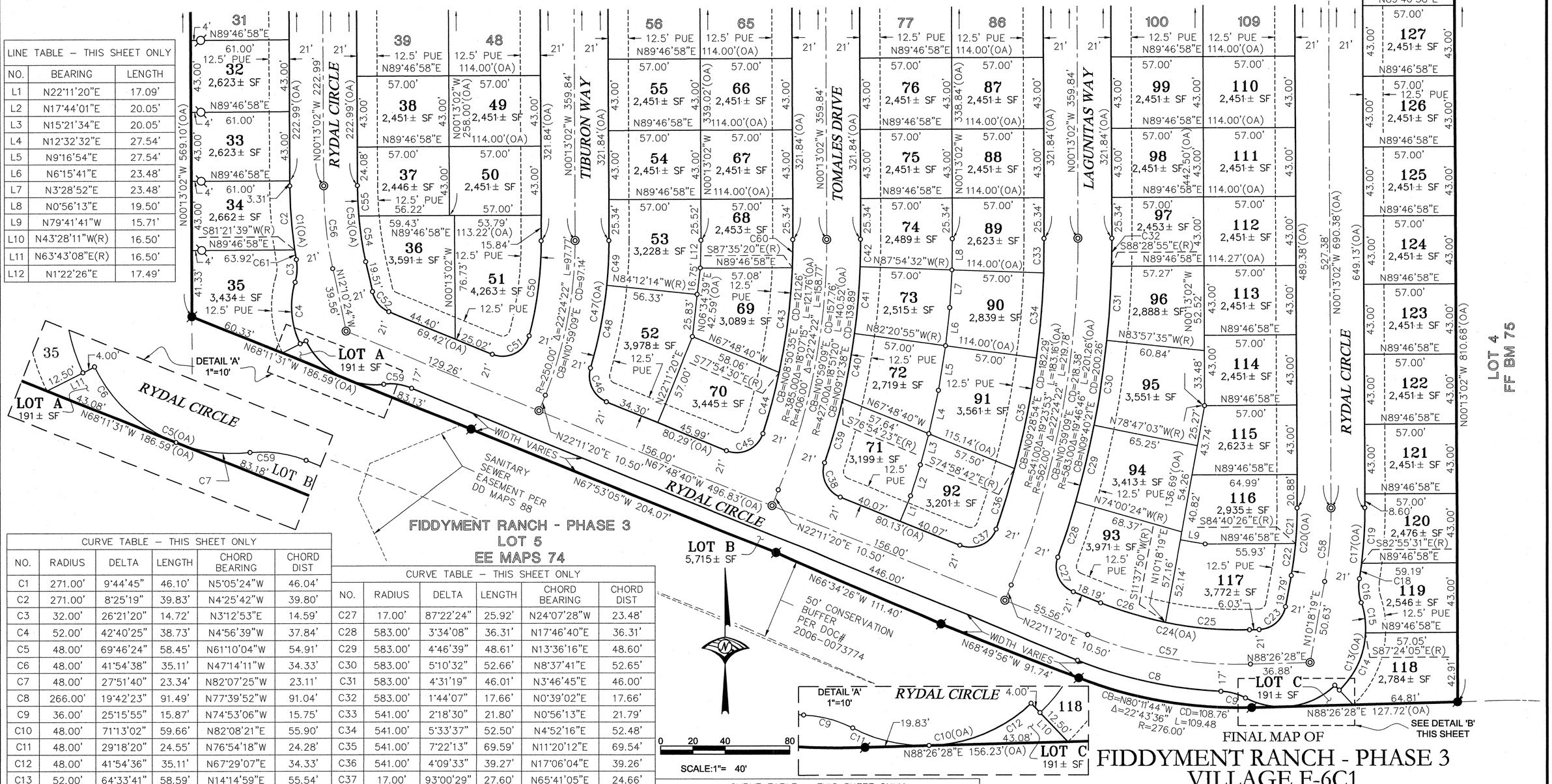
Sacramento, CA 95816 Fax 916.341.7767

COPY

BOOK FF OF MAPS, PAGE 91

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

LINE TABLE – THIS SHEET ONLY		
NO.	BEARING	LENGTH
L1	N22°11'20"E	17.09'
L2	N17°44'01"E	20.05'
L3	N15°21'34"E	20.05'
L4	N12°32'32"E	27.54'
L5	N9°16'54"E	27.54'
L6	N6°15'41"E	23.48'
L7	N3°28'52"E	23.48'
L8	N0°56'13"E	19.50'
L9	N79°41'41"W	15.71'
L10	N43°28'11"W(R)	16.50'
L11	N63°43'08"E(R)	16.50'
L12	N1°22'26"E	17.49'



CURVE TABLE – THIS SHEET ONLY					
NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DIST
C1	271.00'	9°44'45"	46.10'	N5°05'24"W	46.04'
C2	271.00'	8°25'19"	39.83'	N4°25'42"W	39.80'
C3	32.00'	26°21'20"	14.72'	N3°12'53"E	14.59'
C4	52.00'	42°40'25"	38.73'	N4°56'39"W	37.84'
C5	48.00'	69°46'24"	58.45'	N61°10'04"W	54.91'
C6	48.00'	41°54'38"	35.11'	N47°14'11"W	34.33'
C7	48.00'	27°51'40"	23.34'	N82°07'25"W	23.11'
C8	266.00'	19°42'23"	91.49'	N77°39'52"W	91.04'
C9	36.00'	25°15'55"	15.87'	N74°53'06"W	15.75'
C10	48.00'	71°13'02"	59.66'	N82°08'21"E	55.90'
C11	48.00'	29°18'20"	24.55'	N76°54'18"W	24.28'
C12	48.00'	41°54'36"	35.11'	N67°29'07"E	34.33'
C13	52.00'	64°33'41"	58.59'	N14°14'59"E	55.54'
C14	52.00'	43°55'55"	39.87'	N24°33'52"E	38.90'
C15	52.00'	20°37'47"	18.72'	N7°42'59"W	18.62'
C16	32.00'	27°08'53"	15.16'	N4°27'25"W	15.02'
C17	271.00'	9°20'03"	44.15'	N4°27'00"E	44.10'
C18	271.00'	2°02'32"	9.66'	N8°05'45"E	9.66'
C19	271.00'	7°17'31"	34.49'	N3°25'44"E	34.47'
C20	229.00'	10°31'21"	42.06'	N5°02'38"E	42.00'
C21	229.00'	5°32'36"	22.16'	N2°33'16"E	22.15'
C22	229.00'	4°58'45"	19.90'	N7°48'56"E	19.89'
C23	17.00'	78°08'10"	23.18'	N49°22'23"E	21.43'
C24	228.00'	23°44'51"	94.50'	N79°41'06"W	93.83'
C25	228.00'	13°11'22"	52.49'	N84°57'51"W	52.37'
C26	228.00'	10°33'29"	42.01'	N73°05'25"W	41.96'

CURVE TABLE – THIS SHEET ONLY					
NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DIST
C27	17.00'	87°22'24"	25.92'	N24°07'28"W	23.48'
C28	583.00'	3°34'08"	36.31'	N17°46'40"E	36.31'
C29	583.00'	4°46'39"	48.61'	N13°36'16"E	48.60'
C30	583.00'	5°10'32"	52.66'	N8°37'41"E	52.65'
C31	583.00'	4°31'19"	46.01'	N3°46'45"E	46.00'
C32	583.00'	1°44'07"	17.66'	N0°39'02"E	17.66'
C33	541.00'	2°18'30"	21.80'	N0°56'13"E	21.79'
C34	541.00'	5°33'37"	52.50'	N4°52'16"E	52.48'
C35	541.00'	7°22'13"	69.59'	N11°20'12"E	69.54'
C36	541.00'	4°09'33"	39.27'	N17°06'04"E	39.26'
C37	17.00'	93°00'29"	27.60'	N65°41'05"E	24.66'
C38	17.00'	86°26'58"	25.65'	N24°35'12"W	23.29'
C39	427.00'	5°32'40"	41.32'	N15°51'57"E	41.30'
C40	427.00'	5°26'32"	40.56'	N10°22'21"E	40.54'
C41	427.00'	5°33'37"	41.44'	N4°52'16"E	41.42'
C42	427.00'	2°18'30"	17.20'	N0°56'13"E	17.20'
C43	385.00'	9°40'50"	65.05'	N7°15'05"E	64.97'
C44	385.00'	5°48'43"	39.05'	N14°59'51"E	39.04'
C45	17.00'	94°17'07"	27.97'	N65°02'46"E	24.92'
C46	17.00'	84°31'17"	25.08'	N25°33'02"W	22.87'
C47	271.00'	16°55'38"	80.06'	N8°14'47"E	79.77'
C48	271.00'	10°54'50"	51.62'	N11°15'11"E	51.54'
C49	271.00'	6°00'49"	28.44'	N2°47'22"E	28.43'
C50	229.00'	14°57'13"	59.77'	N7°15'34"E	59.60'

CURVE TABLE – THIS SHEET ONLY					
NO.	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DIST
C51	17.00'	97°27'09"	28.91'	N63°27'45"E	25.55'
C52	17.00'	55°38'17"	16.51'	N39°59'32"W	15.87'
C53	229.00'	11°57'22"	47.79'	N6°11'43"W	47.70'
C54	229.00'	7°13'03"	28.85'	N8°33'52"W	28.83'
C55	229.00'	4°44'19"	18.94'	N2°35'11"W	18.93'
C56	250.00'	11°57'22"	52.17'	N6°11'43"W	52.07'
C57	249.00'	23°44'51"	103.20'	N79°41'06"W	102.47'
C58	250.00'	10°31'21"	45.91'	N5°02'38"E	45.85'
C59	36.00'	28°14'34"	17.75'	N81°55'58"W	17.57'
C60	385.00'	2°37'42"	17.66'	N1°05'49"E	17.66'
C61	271.00'	1°19'25"	6.26'	N9°18'04"W	6.26'

FINAL MAP OF

FIDDYMENT RANCH - PHASE 3
VILLAGE F-6C1

WEST ROSEVILLE SPECIFIC PLAN PARCEL F-6C
SUBDIVISION NO. PL 14-0469

BEING ALL OF LOT 3 OF CERTAIN FINAL MAP ENTITLED "FIDDYMENT RANCH PHASE 3 VILLAGE F-6 LARGE LOT SUBDIVISION", SUBDIVISION NO. PL 16-0364, BOOK FF OF MAPS, PAGE 75, O.R.P.C. LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E., MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

NOVEMBER 2021

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3301 C St, Bldg. 100-B Tel 916.341.7760
Sacramento, CA 95816 Fax 916.341.7767

1027.182

COUNCIL COMMUNICATION

CC #: 2126
File #: 0400-04-09-1

Title:	Fiddyment Ranch - Phase 3 Village F-6C2 - Notice of Completion
Contact:	Darin Crockett 916-751-9196 dcrockett@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.17.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Fiddyment Ranch - Phase 3 Village F-6C2, CWJ#190647 as complete and authorizing the City Engineer to execute the Notice of Completion.

BACKGROUND

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

FISCAL IMPACT

The actions requested as part of this action have no impact to the City's General Fund. Construction costs were paid by the developer.

ENVIRONMENTAL REVIEW

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

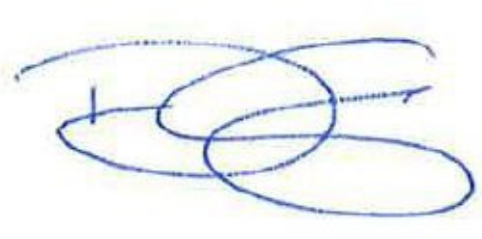
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Darin Crockett, Senior Construction Inspector

Mike Isom, Development Services Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-208

NOC

Exhibit A - Location Map

Final Map

RESOLUTION NO. 22-208

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Fiddyment Ranch - Phase 3 Village F-6C2 PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

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

1. The "Notice of Completion" on file in the City Clerk's Department relative to that public work known as the Fiddyment Ranch - Phase 3 Village F-6C2 is hereby approved and the public work accepted.

2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book FF of Maps, Page 90 is hereby accepted.

3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville, this_____day of_____, 2021, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

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

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

NOTICE OF COMPLETION

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

The direct/general contractor on said project was _____.

The surety on said project was _____

_____.

_____

City of Roseville
Owner

ATTEST:

_____
Carmen Avalos, City Clerk

State of California)
County of Placer)

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

_____

City of Roseville

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

State of California)
County of Placer)

Subscribed and sworn to (or affirmed) before me on this _____ day of _____,

20___, _____

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

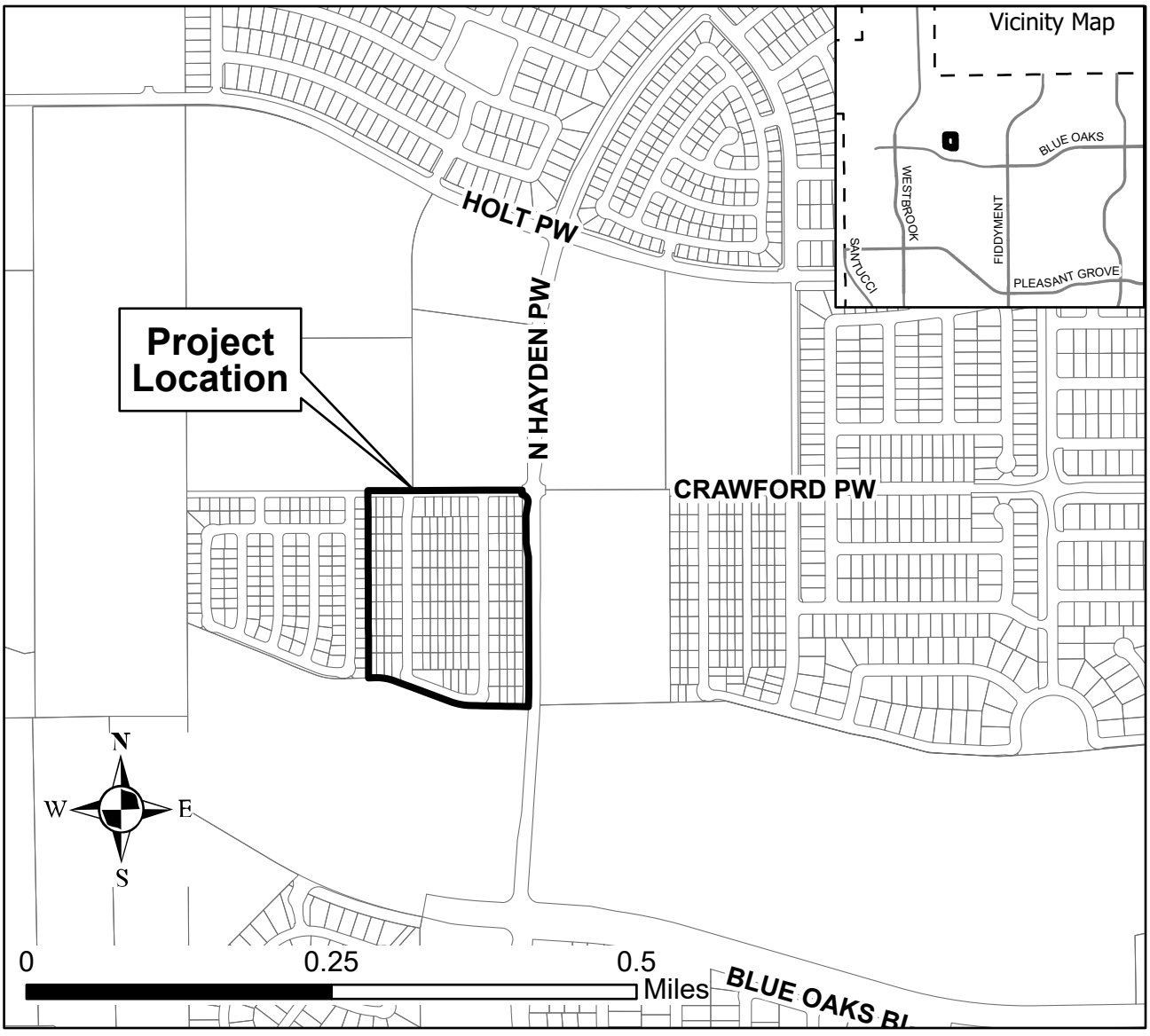
_____

Place Notary Seal and/or Stamp Above

Signature of Notary Public

Exhibit A: Location Map

City of Roseville
Fiddyment Ranch - Phase 3
Village F-6C2



COPY

BOOK FF OF MAPS, PAGE 90

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE BOUNDARIES OF THIS SUBDIVISION MAP, "FINAL MAP OF FIDDYMENT RANCH PHASE 3 – VILLAGE F-6C2" AS SHOWN UPON THIS MAP, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDING OF SAID MAP AND THAT THE CONSENT OF NO OTHER PERSON IS NECESSARY. WE HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

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

A. PUBLIC EASEMENTS FOR INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, ELECTROLIERS, TRAFFIC CONTROL APPURTENANCES, WATER, SEWER, DRAINAGE AND GAS PIPES, AND FOR UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEPHONE AND TELEVISION SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS A THROUGH C, INCLUSIVE STREETS SHOWN HEREON AS MOLINO CIRCLE AND CRAWFORD PARKWAY AND THOSE STRIPS OF LAND TEN (10) FEET AND TWELVE AND ONE-HALF (12.5) FEET IN WIDTH AND CONTIGUOUS TO THE STREETS SHOWN HEREON AND DESIGNATED "10' PUE" AND "12.5' PUE" AND THOSE STRIPS OF LAND DESIGNATED AS THIRTY-TWO (32) FEET IN WIDTH AND CENTERED ALONG THE LOT LINES SHOWN HERE AND DESIGNATED "32 PUE".

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

A. AS PUBLIC RIGHTS-OF-WAY (INCLUDING THE IMPROVEMENTS THEREON), THE CIRCLE AND PARKWAY SHOWN HEREON AS MOLINO CIRCLE AND CRAWFORD PARKWAY.

B. LOTS B, C, AND D, SHOWN HEREON, TO THE CITY OF ROSEVILLE FOR OPEN SPACE PURPOSES.

C. LOT A, SHOWN HEREON, TO THE CITY OF ROSEVILLE FOR LANDSCAPING PURPOSES AND AS PUBLIC RIGHT-OF-WAY.

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED FOR PRIVATE PURPOSES:

D. PRIVATE RECIPROCAL INGRESS AND EGRESS EASEMENTS ON, OVER, AND ACROSS THOSE STRIPS OF LAND TWENTY-TWO (22) FEET IN WIDTH, FOR THE RECIPROCAL BENEFIT OF THE ADJACENT LOTS SHOWN HEREON, SAID EASEMENT IS SHOWN HEREON AND DESIGNATED "22' I/E".

E. PRIVATE PEDESTRIAN EASEMENTS ON, OVER, AND ACROSS THOSE STRIPS OF LAND FOUR (4) FEET IN WIDTH, FOR THE RECIPROCAL BENEFIT OF THE ADJACENT LOTS SHOWN HEREON, SAID EASEMENT IS SHOWN HEREON AND DESIGNATED AS "4' PPE".

F. PRIVATE DRAINAGE EASEMENT ON, OVER, AND ACROSS THOSE STRIPS OF LAND EIGHT (8) FEET IN WIDTH, FOR THE BENEFIT OF THE ADJACENT LOTS SHOWN HEREON, SAID EASEMENT IS SHOWN HEREON AND DESIGNATED AS "8 DE".

JEN CALIFORNIA 15, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____

NAME: CLIFTON TAYLOR
TITLE: VICE PRESIDENT

FINAL MAP OF

FIDDYMENT RANCH - PHASE 3 VILLAGE F-6C2

WEST ROSEVILLE SPECIFIC PLAN PARCEL F-6C
SUBDIVISION NO. PL14-0625

BEING ALL OF LOT 4 OF THAT CERTAIN FINAL MAP ENTITLED "FIDDYMENT RANCH - PHASE 3 VILLAGE F-6 LARGE LOT SUBDIVISION", SUBDIVISION NO. PL16-0364, BOOK FF OF MAPS, PAGE 75, O.R.P.C. LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E., AND A PORTION OF SECTION 18, T. 11 N., R. 6 E., MOUNT DIABLO MERIDIAN CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

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Sacramento, CA 95816 Fax 916.341.7767

NOVEMBER 2021

Sheet 1 of 6

1027.182

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 – VILLAGE F-C2 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.

_____ _____
MARC STOUT DATE
CITY ENGINEER, CITY OF ROSEVILLE
R.C.E. #69879 EXPIRATION DATE 09/30/2022

I HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 – VILLAGE F-6C2 IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____
TIMOTHY G. BLAIR, P.L.S. 8278

_____
DATE

PROFESSIONAL LAND SURVEYOR · TIMOTHY G. BLAIR · No. 8278 · EXP. 12/31/21 · STATE OF CALIFORNIA

NOTARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF Placer) SS

ON 16th DAY OF November, 2021 BEFORE ME, Anton Garcia, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Clifton Taylor 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: _____

PRINTED NAME: Anton Garcia

MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF: Placer County

MY COMMISSION EXPIRES: 10/9/2024

MY COMMISSION No.: 2335122

CITY CLERK'S STATEMENT

I HEREBY STATE THAT THE CITY COUNCIL, CITY OF ROSEVILLE HAS APPROVED THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 – VILLAGE F-6C2 AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, THE PUBLIC UTILITY EASEMENTS OFFERED HEREON FOR DEDICATION AND HAS ACCEPTED, SUBJECT TO IMPROVEMENT, LOTS A, B, C, AND D AND THE RIGHTS-OF-WAY OFFERED HEREON FOR DEDICATION. THE CITY COUNCIL HAS APPROVED THE ABANDONMENT OF THE IRREVOCABLE OFFERS OF DEDICATIONS FOR RIGHTS-OF-WAY AND PUBLIC UTILITY EASEMENTS IN NOTE 6 ON SHEET 3.

_____ _____
DATE CITY CLERK, CITY OF ROSEVILLE

BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS 27TH DAY OF DECEMBER, 2021, AT 11:43 AM. IN BOOK FF OF MAPS, AT PAGE 90, AT THE REQUEST OF WOOD RODGERS, INC

FEE: $ 98.00 DOCUMENT NO.: 2021-0155186

BY: RYAN RONCO
RYAN RONCO
COUNTY RECORDER
COUNTY OF PLACER,
STATE OF CALIFORNIA

BY: D. BUTCHER
DEPUTY RECORDER

COPY

SURVEYOR'S STATEMENT

THIS FINAL MAP OF FIDDYMENT RANCH PHASE 3 – VILLAGE F-6C2 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 JEN CALIFORNIA 15 LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN OCTOBERO 2020. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP; THAT ALL THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS AS INDICATED, OR THAT THEY WILL BE SET BY NOVEMBER 30, 2023 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

WOOD RODGERS, INC.

PROFESSIONAL LAND SURVEYOR · DENNIS L. BARBER · No. 8067 · STATE OF CALIFORNIA

_____
DENNIS L. BARBER
P.L.S. 8067

11/10/21
DATE

TRUSTEE'S STATEMENT

FIDELITY NATIONAL TITLE INSURANCE COMPANY, AS TRUSTEE UNDER THAT CERTAIN DEED OF TRUST AND ASSIGNMENT OF LEASES AND RENTS, RECORDED NOVEMBER 5, 2021 AS DOCUMENT NO. 2021-0137315-00, OFFICIAL RECORDS PLACE COUNTY, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THIS MAP.

BY: _____

NAME: Bryan Shank

TITLE: Vice President

NOTARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA)
COUNTY OF Sacramento) SS

ON 11th DAY OF November, 2021 BEFORE ME, Norma Farr, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED Bryan Shank

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: _____

PRINTED NAME: NORMA FARR

MY PRINCIPLE PLACE OF BUSINESS IS IN THE COUNTY OF: Sacramento

MY COMMISSION EXPIRES: February 25, 2025

MY COMMISSION No.: 2348468

FINAL MAP OF

FIDDYMENT RANCH - PHASE 3
VILLAGE F-6C2

WEST ROSEVILLE SPECIFIC PLAN PARCEL F-6C
SUBDIVISION NO. PL14-0625
BEING ALL OF LOT 4 OF THAT CERTAIN FINAL MAP ENTITLED "FIDDYMENT RANCH - PHASE 3 VILLAGE F-6 LARGE LOT SUBDIVISION", SUBDIVISION NO. PL16-0364, BOOK FF OF MAPS, PAGE 75, O.R.P.C. LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E., AND A PORTION OF SECTION 18, T. 11 N., R. 6 E., MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

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NOVEMBER 2021

COPY

BOOK FF OF MAPS, PAGE 90

OVERALL BOUNDARY SHEET

BASIS OF BEARINGS STATEMENT

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE LINE OF LOT 4, SAID BEARING IS TAKEN AS NORTH 00°13'02" WEST PER THE FINAL MAP OF "FIDDYMENT RANCH PHASE 3 – VILLAGE F-6 LARGE LOT SUBDIVISION" RECORDED SEPTEMBER 28, 2021, IN BOOK FF OF MAPS, AT PAGE 75.

REFERENCES:

(1) FF MAPS 75 — FINAL MAP OF FIDDYMENT RANCH PHASE 3 VILLAGE F-6 LARGE LOT SUBDIVISION

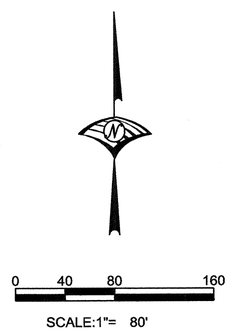
LEGEND

○	DIMENSION POINT
⊗	FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 8067"
◉	FOUND BRASS DISK STAMPED "LS 8067" IN MONUMENT WELL
⌀	SET 5/8" REBAR WITH CAP STAMPED "LS 8067"
◎	SET BRASS DISK WITH PUNCH STAMPED "LS 8067" IN STANDARD CITY OF ROSEVILLE MONUMENT WELL
•	SET 2" BRASS DISK STAMPED "LS 8067"
(OA)	OVERALL DIMENSION
DE	DRAINAGE EASEMENT
I/E	PRIVATE RECIPROCAL INGRESS/EGRESS EASEMENT
PPE	PRIVATE PEDESTRIAN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
O.R.P.C.	OFFICIAL RECORDS OF PLACER COUNTY
RW	RIGHT-OF-WAY
IOD	IRREVOCABLE OFFER OF DEDICATION
(R)	RADIAL BEARING
(X)	SHEET INDEX NUMBER

NOTES

1. ALL CURVES DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING, AND CHORD DISTANCE.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS "FIDDYMENT RANCH PHASE 3 – VILLAGE F-6C2" SUBDIVISION IS 14.141± ACRES, CONSISTING OF 172 RESIDENTIAL LOTS, 1 LANDSCAPE LOT AND 3 OPEN SPACE LOTS.
5. 5/8" REBAR CAPPED "LS 8067" WILL BE SET AT ALL REAR LOT CORNERS, ALONG WITH ALL LOT LINE ANGLE POINTS OR AT A 2.00 FOOT PROJECTION ALONG LOT LINES ADJACENT TO WALLS (2.00 FOOT BY 2.00 FOOT OFFSETS FOR ANGLE POINTS ADJACENT TO WALLS). FRONT CORNERS WILL BE SET WITH A 1" BRASS DISK STAMPED "LS 8067" AT A 1.00 FOOT PROJECTION OF THE PROPERTY LINE ONTO THE SIDEWALK.
6. PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE, THE FOLLOWING PUBLIC IRREVOCABLE OFFERS OF DEDICATION/RIGHTS OF WAY (IOD/RW), PUBLIC UTILITY EASEMENT (PUE) AND PUBLIC UTILITY EASEMENT/PEDESTRIAN EASEMENT (PUE/PE) ARE HEREBY ABANDONED AND ARE NOT SHOWN HEREON:
   - 6.1. THOSE PORTIONS OF THE IOD/RW DEPICTED ON THE MAP ENTITLED "FIDDYMENT RANCH PHASE 3 – VILLAGE F-6 LARGE LOT SUBDIVISION", FILED IN BOOK FF OF MAPS, AT PAGE 75, O.R.P.C., WHICH LIE WITHIN THE BOUNDARY OF THIS MAP.
   - 6.2. THOSE PORTIONS OF THE PUE DEPICTED ON THE MAP ENTITLED "FIDDYMENT RANCH PHASE 3 – VILLAGE F-6 LARGE LOT SUBDIVISION", FILED IN BOOK FF OF MAPS, AT PAGE 75, O.R.P.C., WHICH LIE WITHIN THE BOUNDARY OF THIS MAP.
   - 6.3. THOSE PORTIONS OF THE PUE/PE DEPICTED ON THE MAP ENTITLED "FIDDYMENT RANCH PHASE 3 – VILLAGE F-6 LARGE LOT SUBDIVISION", FILED IN BOOK FF OF MAPS, AT PAGE 75, O.R.P.C., WHICH LIE WITHIN THE BOUNDARY OF THIS MAP.

CURVE TABLE – THIS SHEET ONLY						
No.	Radius	Delta	Length	Chord Bearing	Chord Dist	Ref.
C1	31.00'	89°40'39"	48.52'	N35°10'44"W	43.72'	(1)
C2	2975.00'	2°24'28"	125.02'	N0°58'01"E	125.01'	(1)
C3	276.00'	19°11'52"	92.48'	N79°12'27"W	92.05'	(1)
C4	224.00'	21°57'01"	85.82'	N80°35'01"W	85.29'	(1)
C5	3000.00'	4°05'18"	214.07'	N1°48'26"E	214.03'	(1)



FINAL MAP OF

FIDDYMENT RANCH - PHASE 3 VILLAGE F-6C2

WEST ROSEVILLE SPECIFIC PLAN PARCEL F-6C
SUBDIVISION NO. PL14-0625

BEING ALL OF LOT 4 OF THAT CERTAIN FINAL MAP ENTITLED "FIDDYMENT RANCH - PHASE 3 VILLAGE F-6 LARGE LOT SUBDIVISION", SUBDIVISION NO. PL16-0364, BOOK FF OF MAPS, PAGE 75, O.R.P.C. LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E., AND A PORTION OF SECTION 18, T. 11 N., R. 6 E., MOUNT DIABLO MERIDIAN CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

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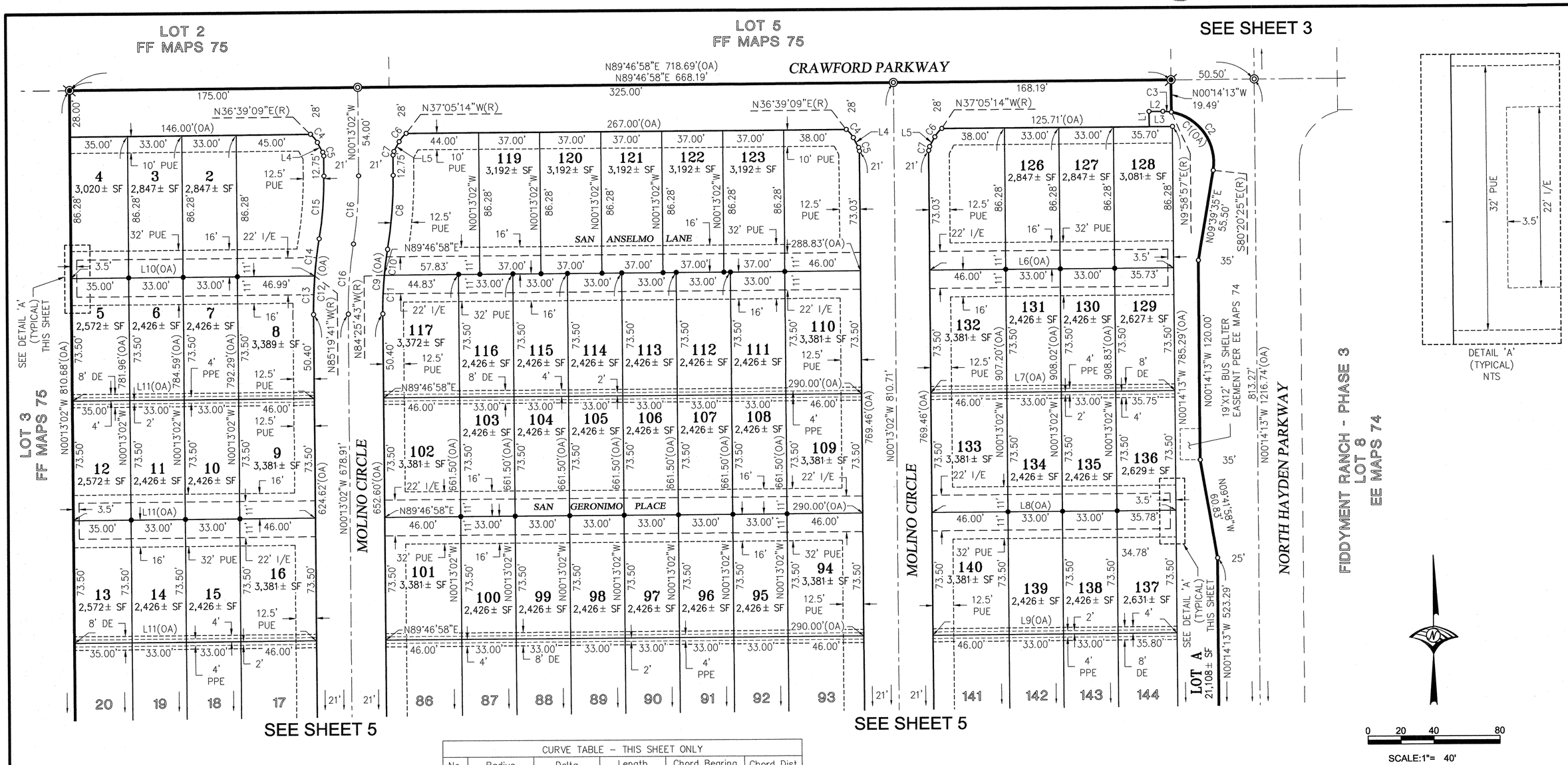
NOVEMBER 2021

COPY

BOOK FF OF MAPS, PAGE 90



CURVE TABLE – THIS SHEET ONLY					
No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	31.00'	99°52'38"	54.04'	N40°16'43"W	47.45'
C2	31.00'	89°40'39"	48.52'	N35°10'44"W	43.72'
C3	31.00'	10°11'59"	5.52'	N85°07'03"W	5.51'
C4	15.00'	25°03'27"	6.56'	N40°49'07"W	6.51'
C5	5.00'	28°04'21"	2.45'	N14°15'13"W	2.43'
C6	15.00'	25°03'27"	6.56'	N40°23'02"E	6.51'
C7	5.00'	28°04'21"	2.45'	N13°49'08"E	2.43'
C8	271.00'	9°35'55"	45.40'	N4°34'55"E	45.35'
C9	229.00'	9°35'55"	38.36'	N4°34'55"E	38.32'
C10	229.00'	3°48'36"	15.23'	N7°28'35"E	15.23'
C11	229.00'	5°47'19"	23.14'	N2°40'37"E	23.13'
C12	271.00'	9°35'55"	45.40'	N4°34'55"E	45.35'
C13	271.00'	4°53'21"	23.12'	N2°13'38"E	23.12'
C14	271.00'	4°42'34"	22.28'	N7°01'36"E	22.27'
C15	229.00'	9°35'55"	38.36'	N4°34'55"E	38.32'
C16	250.00'	9°35'55"	41.88'	N4°34'55"E	41.83'

Line Table – This Sheet Only		
No.	Bearing	Length
L1	N0°13'02"W	9.00'
L2	N89°46'58"E	8.00'
L3	N89°46'58"E	13.99'
L4	N28°17'23"W	6.75'
L5	N27°51'19"E	6.75'
L6	N89°46'58"E	147.73'
L7	N89°46'58"E	147.75'
L8	N89°46'58"E	147.78'
L9	N89°46'58"E	147.80'
L10	N89°46'58"E	147.99'
L11	N89°46'58"E	147.00'

SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF

FIDDYMENT RANCH - PHASE 3 VILLAGE F-6C2

WEST ROSEVILLE SPECIFIC PLAN PARCEL F-6C
SUBDIVISION NO. PL14-0625

BEING ALL OF LOT 4 OF THAT CERTAIN FINAL MAP ENTITLED "FIDDYMENT RANCH - PHASE 3 VILLAGE F-6 LARGE LOT SUBDIVISION", SUBDIVISION NO. PL16-0364, BOOK FF OF MAPS, PAGE 75, O.R.P.C. LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E., AND A PORTION OF SECTION 18, T. 11 N., R. 6 E., MOUNT DIABLO MERIDIAN
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NOVEMBER 2021

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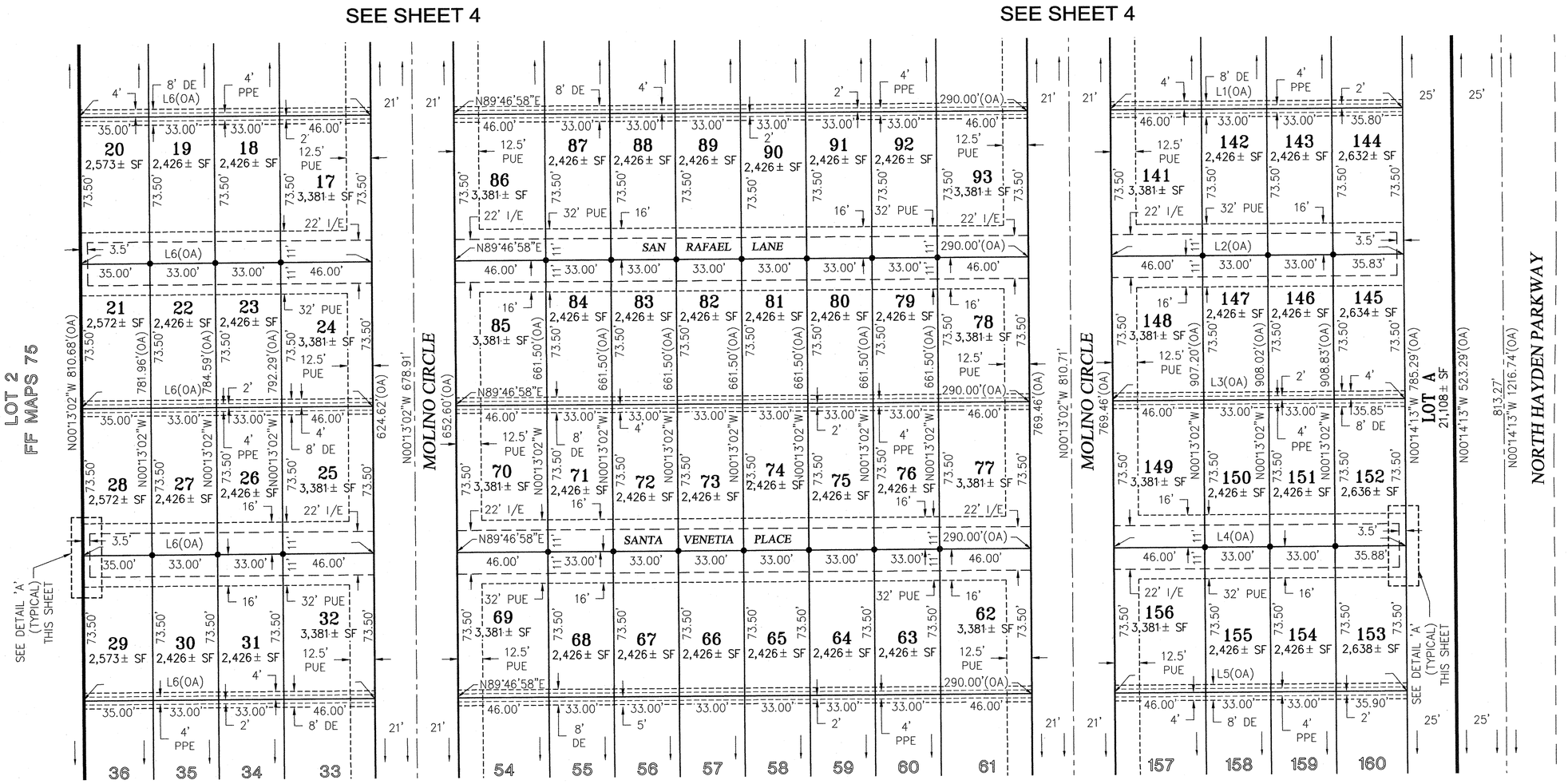
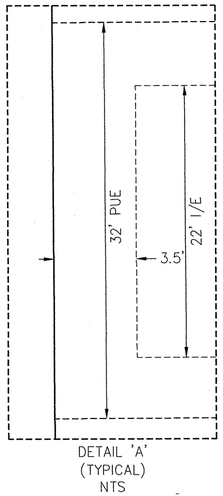
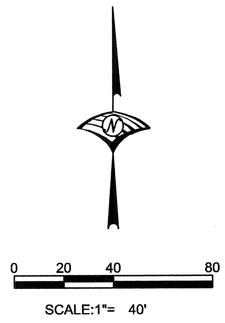
BOOK FF OF MAPS, PAGE 90



Line Table – This Sheet Only		
No.	Bearing	Length
L1	N89°46'58"E	147.80'
L2	N89°46'58"E	147.83'
L3	N89°46'58"E	147.85'
L4	N89°46'58"E	147.88'
L5	N89°46'58"E	147.90'
L6	N89°46'58"E	147.00'



DETAIL 'A'
(TYPICAL)
NTS



SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF

FIDDYMENT RANCH - PHASE 3 VILLAGE F-6C2

WEST ROSEVILLE SPECIFIC PLAN PARCEL F-6C
SUBDIVISION NO. PL14-0625

BEING ALL OF LOT 4 OF THAT CERTAIN FINAL MAP ENTITLED "FIDDYMENT RANCH - PHASE 3 VILLAGE F-6 LARGE LOT SUBDIVISION", SUBDIVISION NO. PL16-0364, BOOK FF OF MAPS, PAGE 75, O.R.P.C. LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E., AND A PORTION OF SECTION 18, T. 11 N., R. 6 E., MOUNT DIABLO MERIDIAN CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

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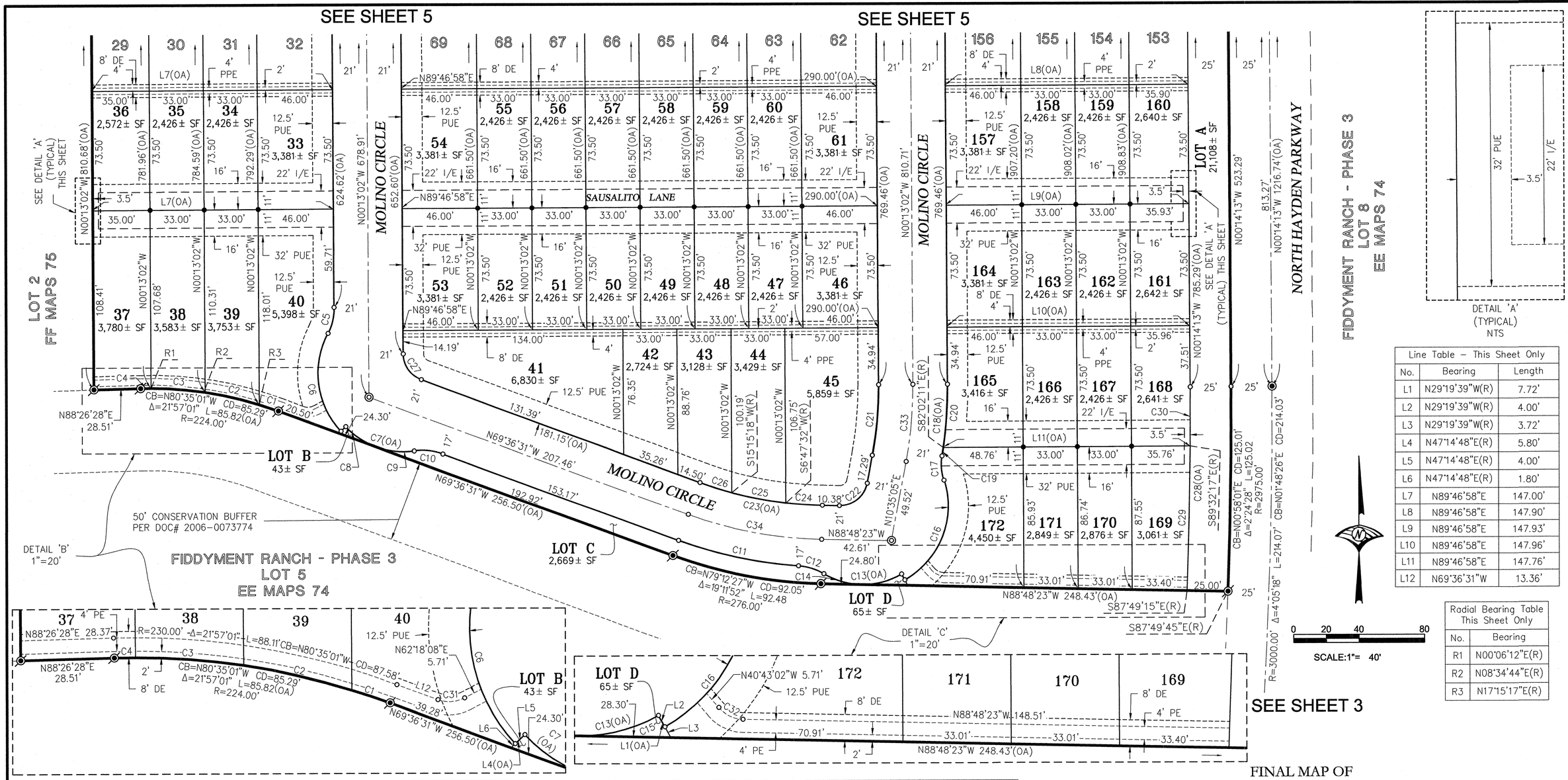


Line Table – This Sheet Only		
No.	Bearing	Length
L1	N29°19'39"W(R)	7.72'
L2	N29°19'39"W(R)	4.00'
L3	N29°19'39"W(R)	3.72'
L4	N47°14'48"E(R)	5.80'
L5	N47°14'48"E(R)	4.00'
L6	N47°14'48"E(R)	1.80'
L7	N89°46'58"E	147.00'
L8	N89°46'58"E	147.90'
L9	N89°46'58"E	147.93'
L10	N89°46'58"E	147.96'
L11	N89°46'58"E	147.76'
L12	N69°36'31"W	13.36'

Radial Bearing Table This Sheet Only	
No.	Bearing
R1	N00°06'12"E(R)
R2	N08°34'44"E(R)
R3	N17°15'17"E(R)

CURVE TABLE – THIS SHEET ONLY																	
No.	Radius	Delta	Length	Chord Bearing	Chord Dist	No.	Radius	Delta	Length	Chord Bearing	Chord Dist	No.	Radius	Delta	Length	Chord Bearing	Chord Dist
C1	224.00'	3°08'12"	12.26'	N71°10'37"W	12.26'	C13	48.00'	59°20'50"	49.72'	N89°39'15"W	47.53'	C25	228.00'	8°27'46"	33.68'	N78°58'35"W	33.65'
C2	224.00'	8°40'33"	33.92'	N77°05'00"W	33.89'	C14	48.00'	28°49'33"	24.15'	N74°23'36"W	23.90'	C26	228.00'	5°08'11"	20.44'	N72°10'37"W	20.43'
C3	224.00'	8°28'31"	33.13'	N85°39'32"W	33.10'	C15	48.00'	30°31'17"	25.57'	N75°55'59"E	25.27'	C27	17.00'	69°23'29"	20.59'	N34°54'47"W	19.35'
C4	224.00'	1°39'44"	6.50'	N89°16'20"E	6.50'	C16	52.00'	78°29'30"	71.24'	N21°25'36"E	65.80'	C28	2950.00'	2°24'58"	124.40'	N0°58'16"E	124.39'
C5	32.00'	28°14'33"	15.77'	N13°54'14"E	15.61'	C17	32.00'	26°50'37"	14.99'	N4°23'51"W	14.86'	C29	2950.00'	1°43'02"	88.41'	N1°19'14"E	88.41'
C6	52.00'	70°46'43"	64.24'	N7°21'50"W	60.23'	C18	271.00'	9°14'29"	43.71'	N4°24'13"E	43.66'	C30	2950.00'	0°41'56"	35.99'	N0°06'45"E	35.99'
C7	48.00'	55°05'53"	46.16'	N70°18'08"W	44.40'	C19	271.00'	1°03'38"	5.02'	N8°29'38"E	5.02'	C31	10.00'	48°05'21"	8.39'	N86°20'48"E	8.15'
C8	48.00'	26°51'19"	22.50'	N56°10'51"W	22.29'	C20	271.00'	8°10'51"	38.69'	N3°52'24"E	38.66'	C32	10.00'	48°05'21"	8.39'	N64°45'42"W	8.15'
C9	48.00'	28°14'34"	23.66'	N83°43'48"W	23.42'	C21	229.00'	10°48'08"	43.17'	N5°11'02"E	43.11'	C33	250.00'	10°48'08"	47.13'	N5°11'02"E	47.06'
C10	36.00'	28°14'33"	17.75'	N83°43'48"W	17.57'	C22	17.00'	80°36'32"	23.92'	N50°53'21"E	21.99'	C34	249.00'	19°11'52"	83.43'	N79°12'27"W	83.04'
C11	266.00'	16°13'02"	75.29'	N77°43'02"W	75.04'	C23	228.00'	19°11'52"	76.39'	N79°12'27"W	76.04'						
C12	36.00'	25°50'43"	16.24'	N72°54'11"W	16.10'	C24	228.00'	5°35'55"	22.28'	N86°00'25"W	22.27'						

SEE SHEET 3 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

FINAL MAP OF

FIDDYMENT RANCH - PHASE 3 VILLAGE F-6C2

WEST ROSEVILLE SPECIFIC PLAN PARCEL F-6C
SUBDIVISION NO. PL14-0625

BEING ALL OF LOT 4 OF THAT CERTAIN FINAL MAP ENTITLED "FIDDYMENT RANCH - PHASE 3 VILLAGE F-6 LARGE LOT SUBDIVISION", SUBDIVISION NO. PL16-0364, BOOK FF OF MAPS, PAGE 75, O.R.P.C. LYING WITHIN A PORTION OF SECTION 13, T. 11 N., R. 5 E., AND A PORTION OF SECTION 18, T. 11 N., R. 6 E., MOUNT DIABLO MERIDIAN
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

NOVEMBER 2021

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
3301 C ST, BLDG. 100-B TEL 916.341.7760
SACRAMENTO, CA 95816 FAX 916.341.7767

COUNCIL COMMUNICATION

CC #: 2130
File #: 0400-04-12-1

Title:	Market Street - Segment 4 - Notice of Completion
Contact:	Cody Allen 916-517-7598 cjallen@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.18.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Market Street - Segment 4, CWJ # 190570, as complete and authorizing the City Engineer to execute the Notice of Completion.

BACKGROUND

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

FISCAL IMPACT

The actions requested as part of this action have no impact to the City's General Fund. Construction costs were paid by the developer.

ENVIRONMENTAL REVIEW

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

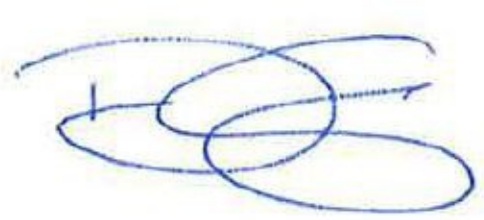
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Cody Allen, Construction Inspector

Mike Isom, Development Services Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-211

Exhibit A: Location Map

NOC Market Street - Segment 4

Final Map-CGB

Final Map-DF

RESOLUTION NO. 22-211

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS Market Street – Segment 4 PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING A PORTION OF THE DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

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

1. The "Notice of Completion" on file in the City Clerk's Department relative to that public work known as the Market Street – Segment 4 is hereby approved and the public work accepted.

2. A portion of the right-of-way and easements offered for dedication on the final maps of Sierra Vista - CGB recorded in Book EE of Maps, Page 56 and Sierra Vista DF Properties, INC. Recorded in Book FF of Maps, Page 21, in the office of the recorder of Placer County, is hereby accepted by the City in part as said dedications relates to the improvement plan set known as Market Street – Segment 4.
3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville, this_____day of_____, 20_____, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

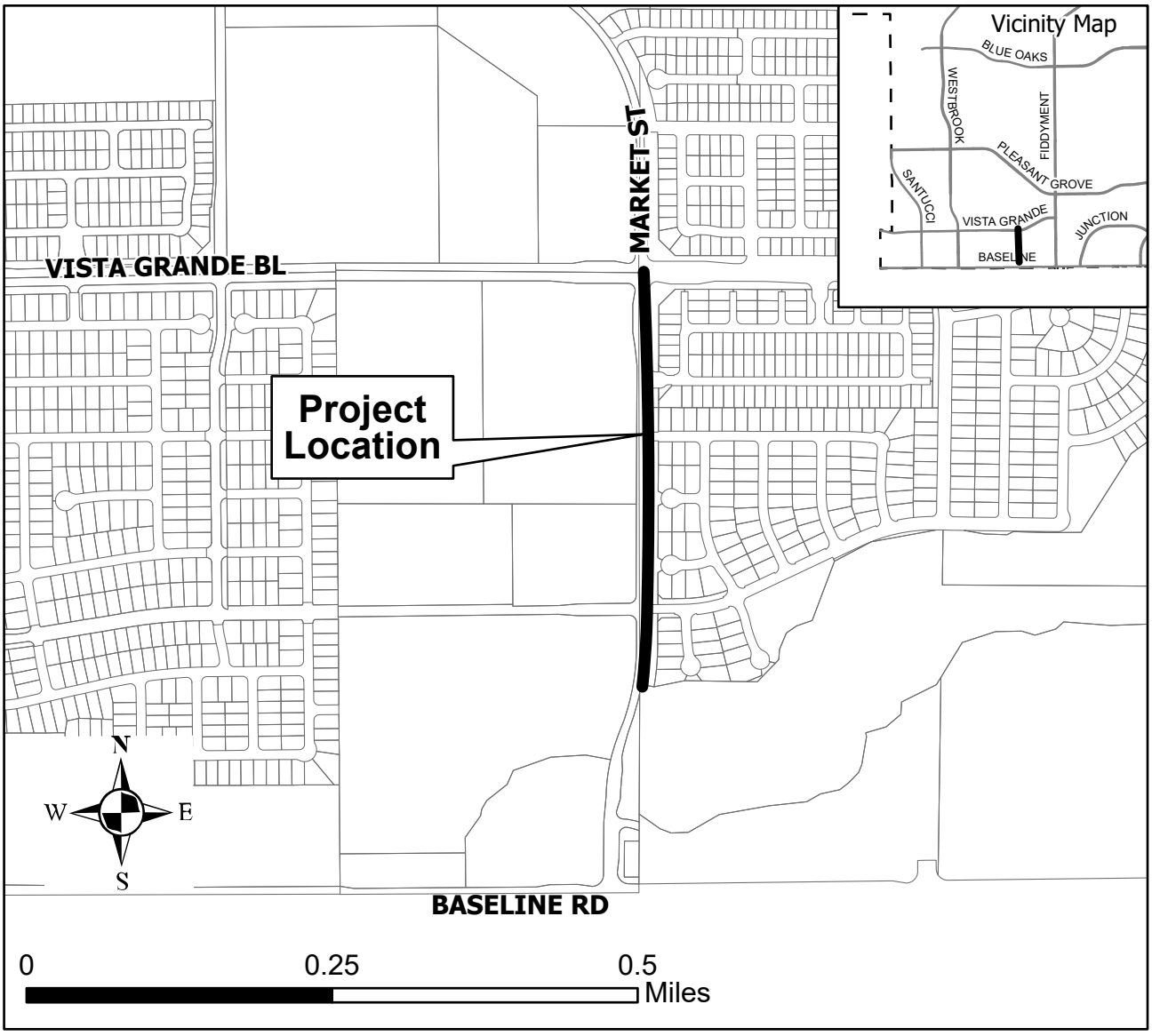
_____
MAYOR

ATTEST:

_____
CITY CLERK

Exhibit A: Location Map

City of Roseville
Sierra Vista
Market Street - Segment 4



RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

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

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

NOTICE OF COMPLETION

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

The direct/general contractor on said project was _____.

The surety on said project was _____

_____.

_____

City of Roseville
Owner

ATTEST:

_____
Carmen Avalos, City Clerk

State of California)
County of Placer)

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

_____

City of Roseville

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

State of California)
County of Placer)

Subscribed and sworn to (or affirmed) before me on this _____ day of _____,

20___, _____

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

_____

Place Notary Seal and/or Stamp Above

Signature of Notary Public

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "SIERRA VISTA - CGB LARGE LOT SUBDIVISION" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

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

(A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(B) A PUBLIC EASEMENT FOR PEDESTRIAN ACCESS ON, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (P.E.)

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

(A) AS PUBLIC RIGHT OF WAY (INCLUDING ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS VISTA GRANDE BOULEVARD, SIERRA VILLAGE DRIVE, PAVILION DRIVE, BASELINE ROAD AND MARKET STREET, SAID STREETS ARE ALSO THE AREAS SHOWN HEREON AS I.O.D. / R.O.W. (IRREVOCABLE OFFER OF DEDICATION AS RIGHT OF WAY.)

(B) LOTS 6, 7, 8, AND 9 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR OPEN SPACE PURPOSES.

(C) LOT 3 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR A PARK PURPOSES.

BY: _____ TRUSTEE DATE: 3/13/2019

JOHN J. GUERRA, JR.
SUCCESSOR TRUSTEE OF THE CYRIL G. BARBACCIA IRREVOCABLE TRUST
DATED DECEMBER 15, 1976.

NOTARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA

COUNTY OF Santa Clara

ON March 13, 2019 BEFORE ME, Madeline E. Raynor, Notary Public

PERSONALLY APPEARED John J. Guerra Jr. , Trustee

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.

Madeline E. Raynor Madeline E. Raynor
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS 1486 Foxworthy Ave. San Jose, CA 95118 Santa Clara COUNTY

MY COMMISSION EXPIRES: December 16, 2022 MY COMMISSION NUMBER: 2271419

MADELINE E. RAYNOR
Notary Public - California
Santa Clara County
Commission # 2271419
My Comm. Expires Dec 16, 2022

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA - CGB LARGE LOT SUBDIVISION" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST JOHN J. GUERRA, JR., SUCCESSOR TRUSTEE OF THE CYRIL G. BARBACCIA IRREVOCABLE TRUST IN JULY 2018. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND WILL BE SET BY DECEMBER 31, 2019 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

_____
ROBERT M. PLANK
P.L.S 5760 EXP. 06-30-2020

DATE: 03/07/19

LICENSED LAND SURVEYOR
ROBERT M. PLANK
06-30-20
No. 5760
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA - CGB LARGE LOT SUBDIVISION" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____ DATE: 4/11/19

MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2020

I HEREBY STATE THAT I AM SATISFIED THIS FINAL MAP OF "SIERRA VISTA - CGB LARGE LOT SUBDIVISION" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____ DATE: 4/16/19

TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2019

LICENSED LAND SURVEYOR
TIMOTHY G. BLAIR
Exp. 12-31-19
No. 8278
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA - CGB LARGE LOT SUBDIVISION", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, THE EASEMENTS OFFERED HEREON FOR DEDICATION IN ACCORDANCE WITH THE TERMS OF THAT OFFER. THE CITY COUNCIL REJECTS AT THIS TIME, BUT RESERVES THE RIGHT TO ACCEPT AT A LATER DATE, ON BEHALF OF THE PUBLIC ALL IRREVOCABLE OFFERS OF DEDICATION IN ACCORDANCE WITH THE TERMS OF THOSE OFFERS AND DOES ALSO HEREBY APPROVE THE ABANDONMENT OF THE IRREVOCABLE OFFERS OF DEDICATION AND EASEMENT LISTED HEREON WITHIN NOTE 3 ON SHEET 2.

_____
CITY CLERK, CITY OF ROSEVILLE

DATE: 4/18/19 BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS 4 DAY OF June, 2019, AT 2:19 PM. IN BOOK EE OF MAPS, AT PAGE 56, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC.

Ryan Ronco DOCUMENT NO.: 2019-0037581
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

BY: _____ FEE: $ 92.00
DEPUTY

FINAL MAP OF
SIERRA VISTA - CGB
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

A PORTION OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, M.D.M., INCLUDED WITHIN THE LAND SHOWN AND DESIGNATED AS PARCEL A ON PARCEL MAP NO. P 73362, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, CALIFORNIA ON JANUARY 8, 1980 IN BOOK 15 OF PARCEL MAPS, AT PAGE 143, PLACER COUNTY RECORDS.

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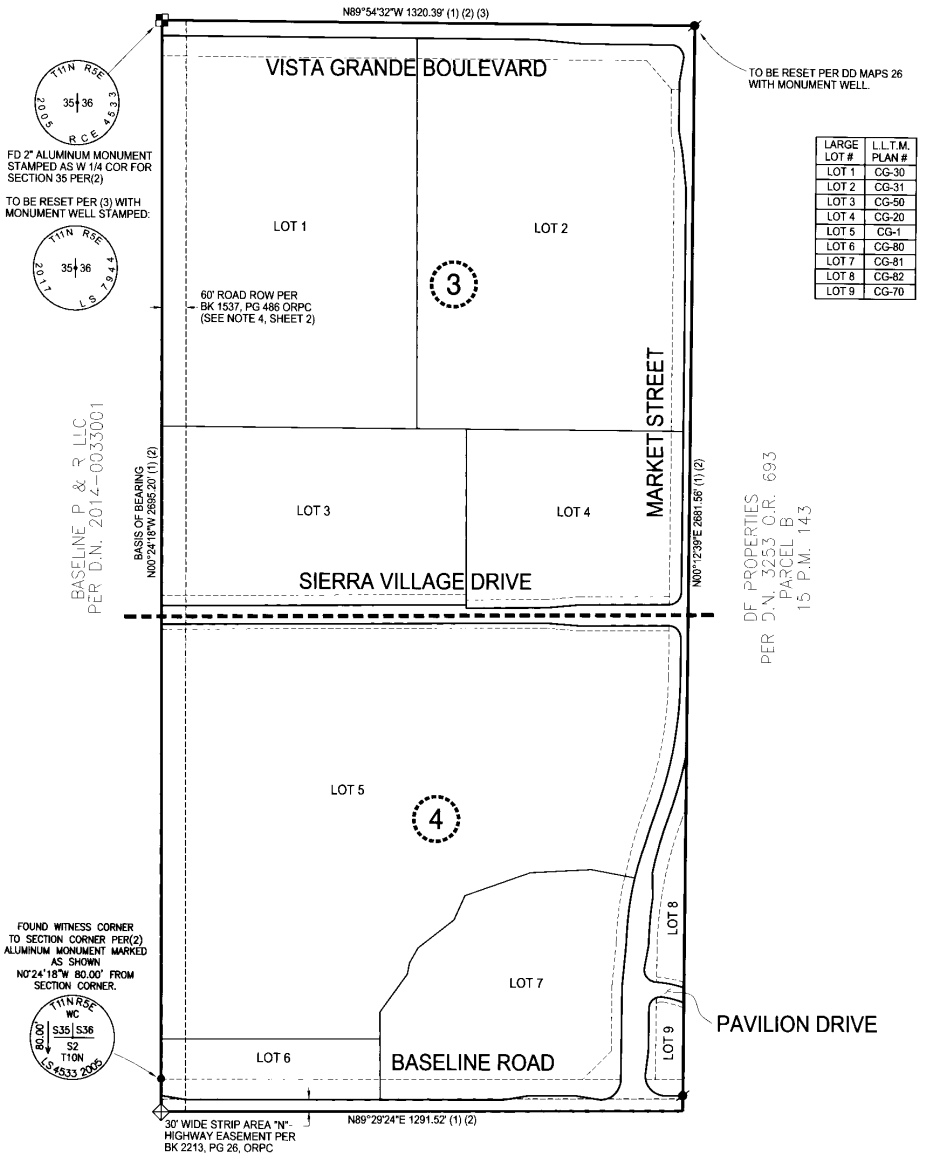
APRIL 2019

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

BOOK EE OF MAPS, PAGE 56

SIERRA VISTA – FEDERICO
LARGE LOT MAP
FE MAPS 6

THE VILLAGES AT
SIERRA VISTA
DD MAPS 26



LARGE LOT #	L.L.T.M. PLAN #
LOT 1	CG-30
LOT 2	CG-31
LOT 3	CG-50
LOT 4	CG-20
LOT 5	CG-1
LOT 6	CG-80
LOT 7	CG-81
LOT 8	CG-82
LOT 9	CG-70

LEGEND

- SECTION CORNER, NO MONUMENT FOUND OR SET
- FOUND QUARTER SECTION CORNER AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 4533"
- FOUND COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- FOUND MONUMENT AS NOTED
- SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 5760"
- SET 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 5760"
- o DIMENSION POINT (NOTHING FOUND OR SET)

AC.	ACRES
CB	CHORD BEARING
CD	CHORD DISTANCE
D.N.	DOCUMENT NUMBER
I.O.D.	IRREVOCABLE OFFER OF DEDICATION
(OA)	OVERALL
O.R.	OFFICIAL RECORDS OF PLACER COUNTY
P.E.	PASEO EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
L.L.T.M.	LARGE LOT TENTATIVE MAP
ESMT.	EASEMENT
( )	DENOTES RECORD INFORMATION
(1)	SHEET INDEX

NOTES:

1. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. ALL DISTANCES SHOWN ARE FEET AND DECIMALS THEREOF.
2. TOTAL AREA FOR THIS SUBDIVISION IS 80.6± ACRES, CONSISTING OF 5 LARGE LOTS FOR FUTURE DEVELOPMENT AND 4 OPEN SPACE LOTS.
3. PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE, THE LANDS SHOWN HEREON, ARE HEREBY MERGED AND RESUBDIVIDED, AND THE FOLLOWING IRREVOCABLE OFFERS OF DEDICATION AND DRAINAGE EASEMENT THAT AFFECT THIS MAP ARE HEREBY ABANDONED:
   A. AREA R-3, R-6, AND R-10 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064323, OFFICIAL RECORDS PLACER COUNTY.
   B. AREA O-3 AND O-4 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064323, OFFICIAL RECORDS PLACER COUNTY.
   C. AREA E-10 AS DESCRIBED IN THAT CERTAIN EASEMENT RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064333, OFFICIAL RECORDS PLACER COUNTY.
   D. AREA R-3 AND R-10 AS DESCRIBED IN THAT CERTAIN EASEMENT RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064333, OFFICIAL RECORDS PLACER COUNTY.
   E. AREA R-6 AS DESCRIBED IN THAT CERTAIN EASEMENT RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064334, OFFICIAL RECORDS PLACER COUNTY.
4. ALL AGREEMENTS AND EASEMENTS RELATED TO THIS 60' ROAD ROW WERE TERMINATED AND OF NO FURTHER FORCE AND EFFECT BY QUITCLAIM DEEDS RECORDED AUGUST 13, 2015 IN DOCUMENT NO. 2015-0070556 AND DOCUMENT NO. 2015-0070558, OFFICIAL RECORDS PLACER COUNTY
5. THE DOCUMENT ENTITLED " RECIPROCAL EASEMENT AGREEMENT" RECORDED JUNE 06, 2017 AS INSTRUMENT NO. 2017-0041424 OF OFFICIAL RECORDS AFFECTS THE LOTS SHOWN HEREON.

BASIS OF BEARINGS:

THE BEARING N 00°24'18" E, BEING THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ENTITLED "RECORD OF SURVEY NO. 3221" RECORDED JULY 24, 2015 IN BOOK 22 OF SURVEYS, AT PAGE 135, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES:

(1) 18 R.S. 118
(2) 22 R.S. 135
(3) EE MAPS 6

N

0 100 200 400
SCALE: 1"=200'

FINAL MAP OF
SIERRA VISTA - CGB
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

A PORTION OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, M.D.M., INCLUDED WITHIN THE LAND SHOWN AND DESIGNATED AS PARCEL A ON PARCEL MAP NO. P 73362, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, CALIFORNIA ON JANUARY 8, 1980 IN BOOK 15 OF PARCEL MAPS, AT PAGE 143, PLACER COUNTY RECORDS.

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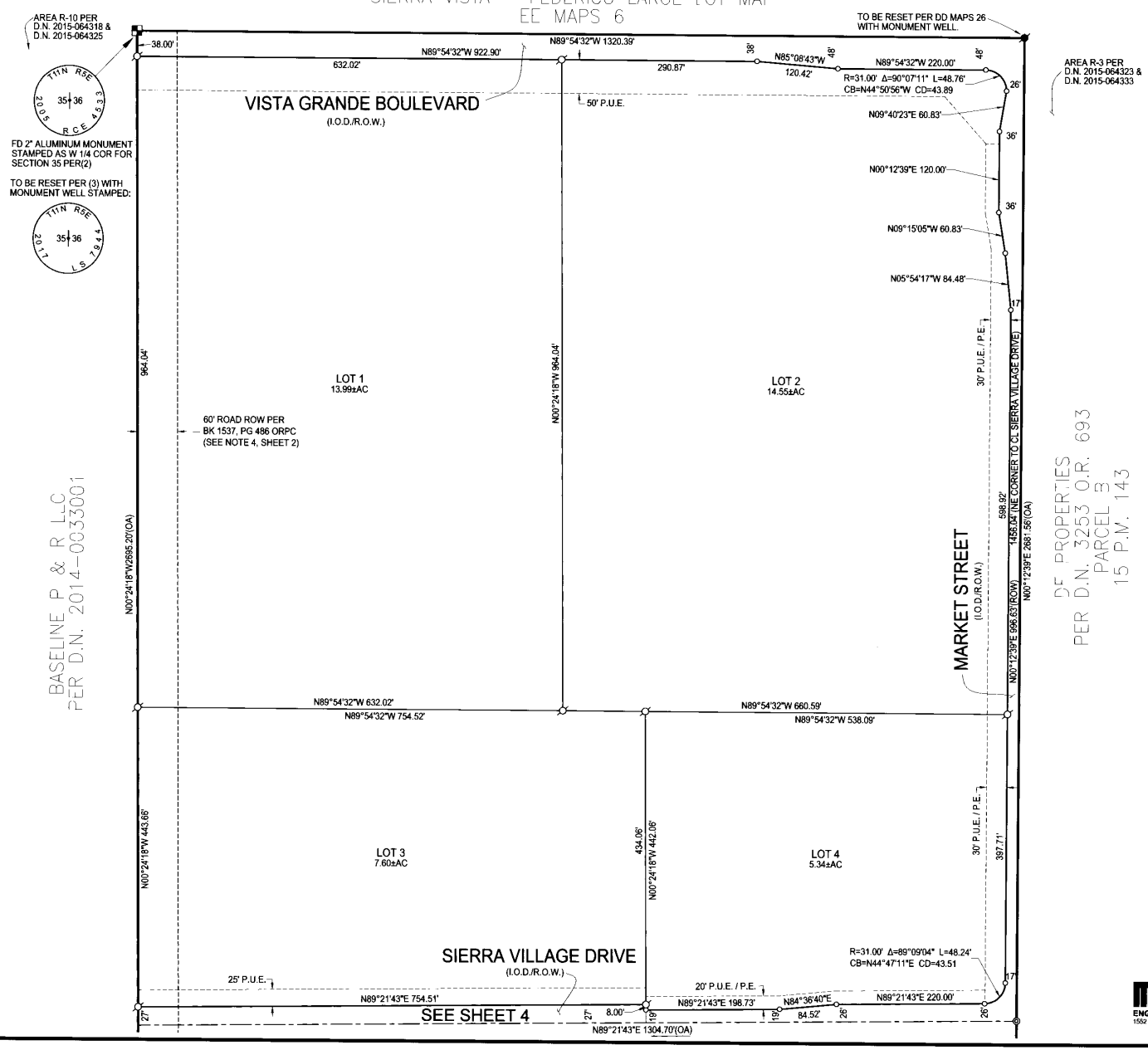
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

APRIL 2019

18254-CGB

SIERRA VISTA – FEDERICO LARGE LOT MAP
EE MAPS 6



SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

N

0 50 100 200
SCALE: 1"=100'

FINAL MAP OF

SIERRA VISTA - CGB

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

A PORTION OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, M.D.M., INCLUDED WITHIN THE LAND SHOWN AND DESIGNATED AS PARCEL A ON PARCEL MAP NO. P 73362, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, CALIFORNIA ON JANUARY 8, 1980 IN BOOK 15 OF PARCEL MAPS, AT PAGE 143, PLACER COUNTY RECORDS.

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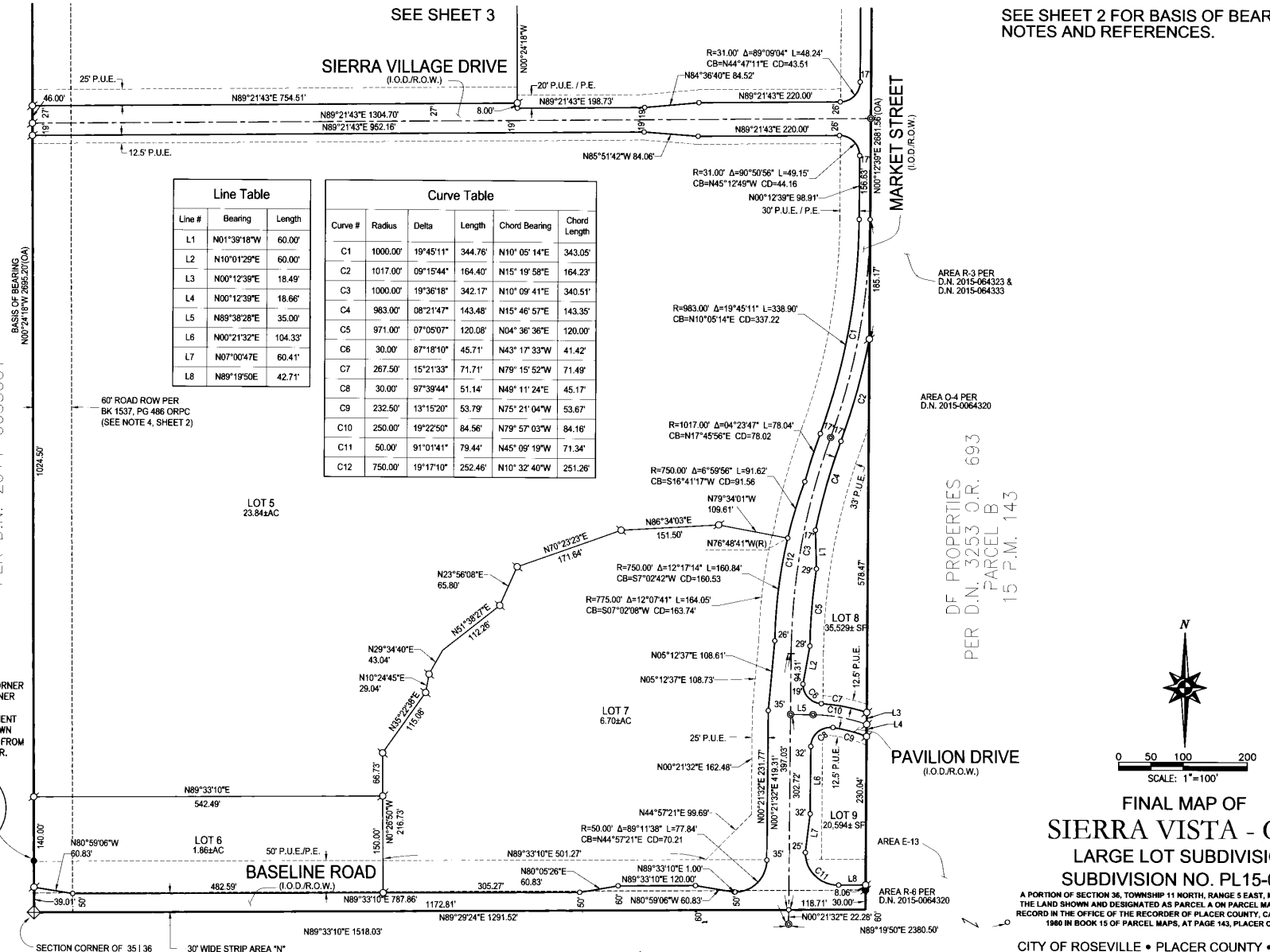
 18254-CGB

BOOK EE OF MAPS, PAGE 56

SEE SHEET 3

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.



Line Table

Line #	Bearing	Length
L1	N01°39'18"W	60.00'
L2	N10°01'29"E	60.00'
L3	N00°12'39"E	18.49'
L4	N00°12'39"E	18.66'
L5	N89°38'28"E	35.00'
L6	N00°21'32"E	104.33'
L7	N07°00'47E	60.41'
L8	N89°19'50E	42.71'

Curve Table

Curve #	Radius	Delta	Length	Chord Bearing	Chord Length
C1	1000.00'	19°45'11"	344.76'	N10° 05' 14"E	343.05'
C2	1017.00'	09°15'44"	164.40'	N15° 19' 58"E	164.23'
C3	1000.00'	19°36'18"	342.17'	N10° 09' 41"E	340.51'
C4	983.00'	08°21'47"	143.48'	N15° 46' 57"E	143.35'
C5	971.00'	07°05'07"	120.08'	N04° 36' 36"E	120.00'
C6	30.00'	87°18'10"	45.71'	N43° 17' 33"W	41.42'
C7	267.50'	15°21'33"	71.71'	N79° 15' 52"W	71.49'
C8	30.00'	97°39'44"	51.14'	N49° 11' 24"E	45.17'
C9	232.50'	13°15'20"	53.79'	N75° 21' 04"W	53.67'
C10	250.00'	19°22'50"	84.56'	N79° 57' 03"W	84.16'
C11	50.00'	91°01'41"	79.44'	N45° 09' 19"W	71.34'
C12	750.00'	19°17'10"	252.46'	N10° 32' 40"W	251.26'

FINAL MAP OF SIERRA VISTA - CGB

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

A PORTION OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, M.D.M., INCLUDED WITHIN THE LAND SHOWN AND DESIGNATED AS PARCEL A ON PARCEL MAP NO. P 73362, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, CALIFORNIA ON JANUARY 8, 1980 IN BOOK 15 OF PARCEL MAPS, AT PAGE 143, PLACER COUNTY RECORDS.

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APRIL 2019

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1552 Eureka Road, Suite 100, Roseville, CA 95661 (916) 773-1189

SHEET 4 OF 4 18254-CGB

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "SIERRA VISTA - DF PROPERTIES, INC. LARGE LOT SUBDIVISION" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED AS EASEMENTS FOR PUBLIC PURPOSES:

(A) A PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHT-OF-WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(B) A PUBLIC EASEMENT FOR THE INGRESS AND EGRESS OF EMERGENCY VEHICLES AND UTILITY MAINTENANCE VEHICLES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "M.A.E." (MAINTENANCE ACCESS EASEMENT).

(C) A PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF A BUS SHELTER TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS THAT STRIP OF LAND SHOWN HEREON AND DESIGNATED "BUS SHELTER EASEMENT".

(D) A PUBLIC EASEMENT FOR PEDESTRIAN ACCESS ON AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT" (P.E.).

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

(A) AS PUBLIC RIGHT-OF-WAY (INCLUDING ALL IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS FIDDYMENT ROAD, BASELINE ROAD, VISTA GRANDE BOULEVARD, MARKET STREET, UPLAND DRIVE, BRAMBLEWOOD WAY AND SAN FERNANDO DRIVE.

(B) LOT A SHOWN HEREON TO THE CITY OF ROSEVILLE FOR LANDSCAPING PURPOSES AND AS PUBLIC RIGHT-OF-WAY.

(C) LOT 5 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR PUBLIC OPEN SPACE PURPOSES.

(D) LOT 4 SHOWN HEREON TO THE CITY OF ROSEVILLE FOR PUBLIC PARK PURPOSES.

D F PROPERTIES, INC., A CALIFORNIA CORPORATION

BY: _____
NAME: KENNETH DENIO
TITLE: PRESIDENT

BY: _____
NAME: JEFF RONTEN
TITLE: EXECUTIVE VICE PRESIDENT / CFO

NOTARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF Placer
ON 7/21/2020 BEFORE ME, Adrian Manuel David Acosta*, A NOTARY PUBLIC
PERSONALLY APPEARED Kenneth Denio
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.

ADRIAN EMANUEL DAVID ACOSTA COMM. #2240448 Notary Public - California Placer County My Comm. Expires Apr. 29, 2022

Adrian Manuel David Acosta — Adrian Manuel David Acosta*
SIGNATURE — PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY
MY COMMISSION EXPIRES: 4/29/2022 MY COMMISSION NUMBER: 2240448

* Adrian Manuel David Acosta

NOTARY'S ACKNOWLEDGMENT

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

STATE OF CALIFORNIA
COUNTY OF Placer
ON 7/21/2020 BEFORE ME, Adrian Manuel David Acosta*, A NOTARY PUBLIC
PERSONALLY APPEARED Jeffrey Ronten
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.

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Adrian Manuel David Acosta — Adrian Manuel David Acosta*
SIGNATURE — PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY
MY COMMISSION EXPIRES: 4/29/2022 MY COMMISSION NUMBER: 2240448

* Adrian Manuel David Acosta

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA - DF PROPERTIES, INC. LARGE LOT SUBDIVISION" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF DF PROPERTIES, INC., IN AUGUST 2017. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND WILL BE SET BY JUNE 30, 2022 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

MACKAY & SOMPS CIVIL ENGINEERS, INC.

Paul Ferguson Jr.
PAUL FERGUSON, JR., PLS 9265
EXPIRATION DATE: MARCH 31, 2022

DATE: 7.21.2020

LICENSED LAND SURVEYOR — PAUL FERGUSON, JR. — 3.31.22 — No. 9265 — STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA - DF PROPERTIES, INC. LARGE LOT SUBDIVISION" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____ — DATE: 8/4/20
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2020

I HEREBY STATE THAT I AM SATISFIED THIS THIS FINAL MAP OF "SIERRA VISTA - DF PROPERTIES, INC. LARGE LOT SUBDIVISION" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____ DATE: 8/11/20
TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2021

LICENSED LAND SURVEYOR — TIMOTHY G BLAIR — Exp. 12-31-21 — No. 8278 — STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA - DF PROPERTIES, INC. LARGE LOT SUBDIVISION", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENTS OFFERED HEREON FOR DEDICATION. THE CITY COUNCIL REJECTS AT THIS TIME ON BEHALF OF THE PUBLIC, BUT RESERVES THE RIGHT TO ACCEPT AT A LATER DATE, ALL IRREVOCABLE OFFERS OF DEDICATION IN ACCORDANCE WITH THE TERMS OF THOSE OFFERS, AND HEREBY APPROVES THE ABANDONMENT OF THE EASEMENTS AND RIGHTS-OF-WAY LISTED HEREON WITHIN NOTE 3 ON SHEET 2.

Sonia Orozco
CITY CLERK, CITY OF ROSEVILLE

DATE: 8/25/2020 BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS 29th DAY OF October, 2020, AT 8:14A.M. IN BOOK FF OF MAPS, AT PAGE 21, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MACKAY & SOMPS CIVIL ENGINEERS, INC.

Ryan Ronco
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

DOCUMENT NO.: 2020-0122944

BY: _____ DEPUTY

FEE: $ 98.00

FINAL MAP OF
SIERRA VISTA
DF PROPERTIES, INC.
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

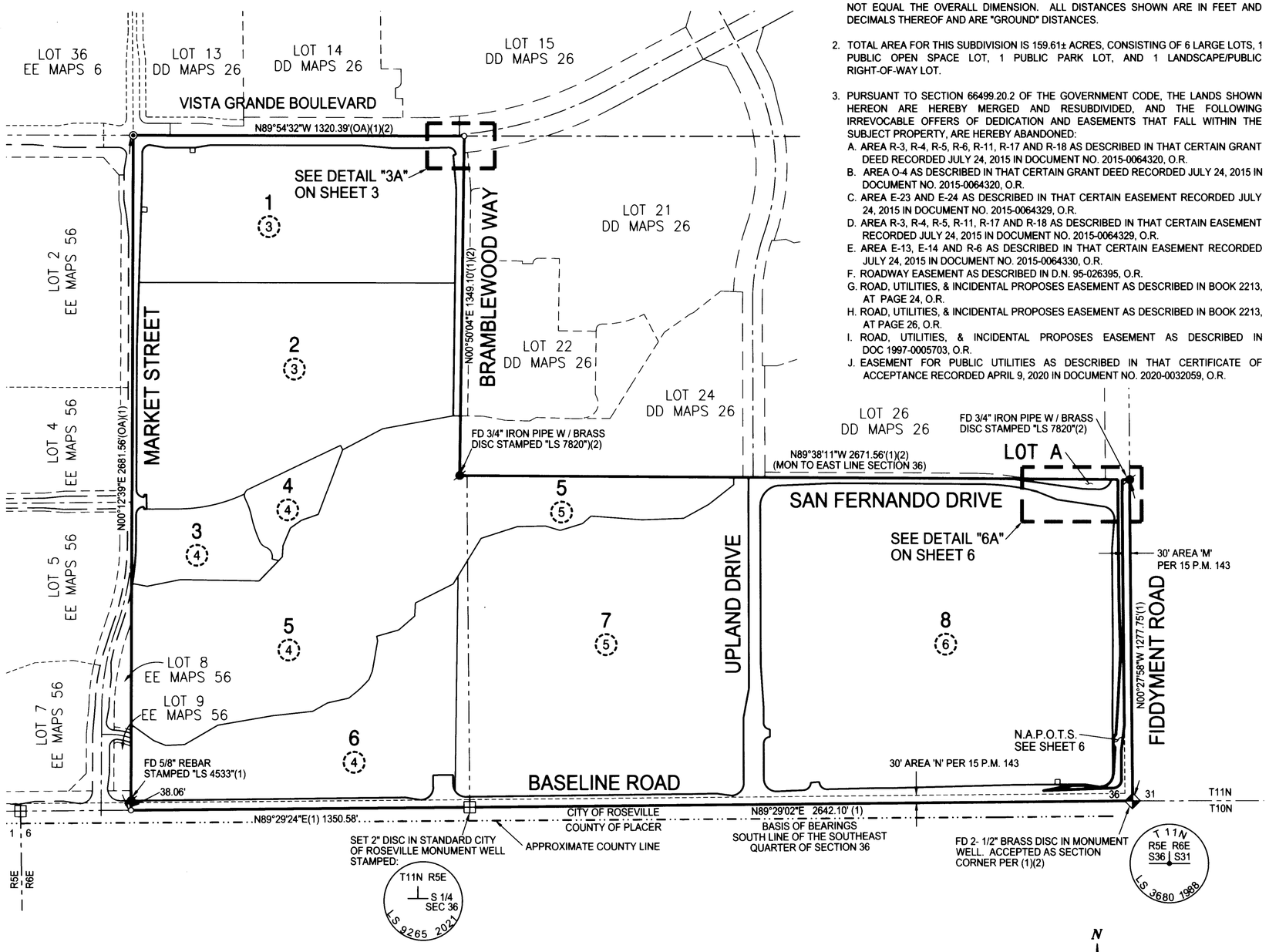
BEING A PORTION OF PARCEL B AND A PORTION OF PARCEL C AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP NO. P-73362" FILED FOR RECORD IN BOOK 15 OF PARCEL MAPS, AT PAGE 143, PLACER COUNTY RECORDS. LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

AUGUST 2020

 18476.LLFM



NOTES:

1. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. DUE TO ROUNDING THE SUM OF INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES.

2. TOTAL AREA FOR THIS SUBDIVISION IS 159.61± ACRES, CONSISTING OF 6 LARGE LOTS, 1 PUBLIC OPEN SPACE LOT, 1 PUBLIC PARK LOT, AND 1 LANDSCAPE/PUBLIC RIGHT-OF-WAY LOT.

3. PURSUANT TO SECTION 66499.20.2 OF THE GOVERNMENT CODE, THE LANDS SHOWN HEREON ARE HEREBY MERGED AND RESUBDIVIDED, AND THE FOLLOWING IRREVOCABLE OFFERS OF DEDICATION AND EASEMENTS THAT FALL WITHIN THE SUBJECT PROPERTY, ARE HEREBY ABANDONED:
   - A. AREA R-3, R-4, R-5, R-6, R-11, R-17 AND R-18 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064320, O.R.
   - B. AREA O-4 AS DESCRIBED IN THAT CERTAIN GRANT DEED RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064320, O.R.
   - C. AREA E-23 AND E-24 AS DESCRIBED IN THAT CERTAIN EASEMENT RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064329, O.R.
   - D. AREA R-3, R-4, R-5, R-11, R-17 AND R-18 AS DESCRIBED IN THAT CERTAIN EASEMENT RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064329, O.R.
   - E. AREA E-13, E-14 AND R-6 AS DESCRIBED IN THAT CERTAIN EASEMENT RECORDED JULY 24, 2015 IN DOCUMENT NO. 2015-0064330, O.R.
   - F. ROADWAY EASEMENT AS DESCRIBED IN D.N. 95-026395, O.R.
   - G. ROAD, UTILITIES, & INCIDENTAL PROPOSES EASEMENT AS DESCRIBED IN BOOK 2213, AT PAGE 24, O.R.
   - H. ROAD, UTILITIES, & INCIDENTAL PROPOSES EASEMENT AS DESCRIBED IN BOOK 2213, AT PAGE 26, O.R.
   - I. ROAD, UTILITIES, & INCIDENTAL PROPOSES EASEMENT AS DESCRIBED IN DOC 1997-0005703, O.R.
   - J. EASEMENT FOR PUBLIC UTILITIES AS DESCRIBED IN THAT CERTIFICATE OF ACCEPTANCE RECORDED APRIL 9, 2020 IN DOCUMENT NO. 2020-0032059, O.R.

LEGEND

◆	FOUND SECTION CORNER AS NOTED
⊞	QUARTER SECTION CORNER, NO MONUMENT FOUND
⌀	FOUND MONUMENT AS NOTED
⊙	FOUND 2" DISC STAMPED "LS 7820" IN STANDARD CITY OF ROSEVILLE MONUMENT WELL (2)
◎	SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 9265"
⌀	SET 5/8" REBAR WITH PLASTIC CAP STAMPED "LS 9265"
o	DIMENSION POINT
AC.	ACRES
CB	CHORD BEARING
CD	CHORD DISTANCE
℄	CENTERLINE
D.N.	DOCUMENT NUMBER
FD	FOUND
J.U.A.	JOINT USE AGREEMENT
L.E.	LANDSCAPE EASEMENT
M.A.E.	MAINTENANCE ACCESS EASEMENT
MON	MONUMENT
N.A.P.O.T.S.	NOT A PART OF THIS SURVEY
(OA)	OVERALL
O.R.	OFFICIAL RECORDS OF PLACER COUNTY
P.E.	PEDESTRIAN EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL BEARING
R.S.	RECORD OF SURVEY
( )	RECORD DATA PER REFERENCE
R.O.W.	RIGHT OF WAY
S.F.	SQUARE FEET
(1)	SHEET INDEX
- - -	CITY/COUNTY LIMITS

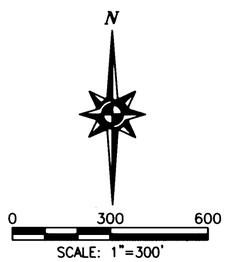
BASIS OF BEARINGS:

THE BEARING N 88°29'02" E. BEING THE SOUTH LINE OF THE SOUTH EAST QUARTER OF SECTION 36 AS SHOWN ON THAT CERTAIN RECORD OF SURVEY ENTITLED "RECORD OF SURVEY NO. 3221" RECORDED JULY 24, 2015 IN BOOK 22 OF SURVEYS, AT PAGE 135, PLACER COUNTY RECORDS.

REFERENCES:

(1) 22 R.S. 135
(2) DD MAPS 26
(3) EE MAPS 6
(4) EE MAPS 56

LARGE LOT #	L.L.T.M. PLAN #
LOT 1	DF-20
LOT 2	DF-1
LOT 3	DF-2
LOT 4	DF-50
LOT 5	DF-80, DF-81
LOT 6	DF-40
LOT 7	DF-41
LOT 8	DF-42



FINAL MAP OF
SIERRA VISTA
DF PROPERTIES, INC.
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

BEING A PORTION OF PARCEL B AND A PORTION OF PARCEL C AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP NO. P-73362" FILED FOR RECORD IN BOOK 15 OF PARCEL MAPS, AT PAGE 143, PLACER COUNTY RECORDS. LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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LOT 33 EE MAPS 6

LOT 13 DD MAPS 26

LOT 14 DD MAPS 26

LOT 15 DD MAPS 26

LOT 21 DD MAPS 26

LOT 22 DD MAPS 26

LOT 24 DD MAPS 26

LOT 2 EE MAPS 56

LOT 4 EE MAPS 56

VISTA GRANDE BOULEVARD

BRAMBLEWOOD WAY

MARKET STREET

N00°05'28"E(R)

N89°54'32"W 1320.39'(1)(2)

146.85'

38'

N80°26'48"W 60.83'

48'

N89°54'32"W 120.00'

N80°37'44"E 60.83'

1025.57'

N89°54'32"W 604.82'

N85°08'43"W 120.42'

N89°54'32"W 140.74'

25' P.U.E.

147.98'

N45°09'04"E 99.10'

R=31.00' Δ=89°52'49" L=48.63' CB=N45°09'04"E CD=43.79'

N89°47'21"W(R)

20'x20' BUS SHELTER EASEMENT

35' P.U.E.

N04°45'08"W 150.04'

N04°45'08"W 117.18'

SEE DETAIL "3A" ON THIS SHEET

N00°12'39"E 110.00'

36'

41' P.U.E./P.E.

BUS SHELTER EASEMENT

R=471.00' Δ=05°35'12" L=45.93' CB=N01°57'32"W CD=45.91'

R=500.00' Δ=05°35'12" L=48.75' CB=N01°57'32"W CD=48.73'

29'

26'

1

15.62± A.C.

441.50'

405.76'

346.87'

873.97'

N00°50'04"E 874.08'

N00°50'04"E 1349.10'(OA)(1)(2)

527.22'

237.06'(OA)

N89°54'32"W 1260.62'

1208.03'

52.59'

N00°12'39"E 2681.56'(OA)(1)

N01°50'51"E 665.27'

259.52'

17'

1456.04'(OA)

561.47'(OA)

1028.33'(OA)

60' P.U.E./P.E.

2

21.17± A.C.

SEE DETAIL "3B" ON THIS SHEET

N64°39'01"E 407.36'(OA)

N25°20'59"W 19.29'

N62°14'39"E 179.56'

286.11'

N79°40'05"E 286.88'

N89°05'06"W 28.25'

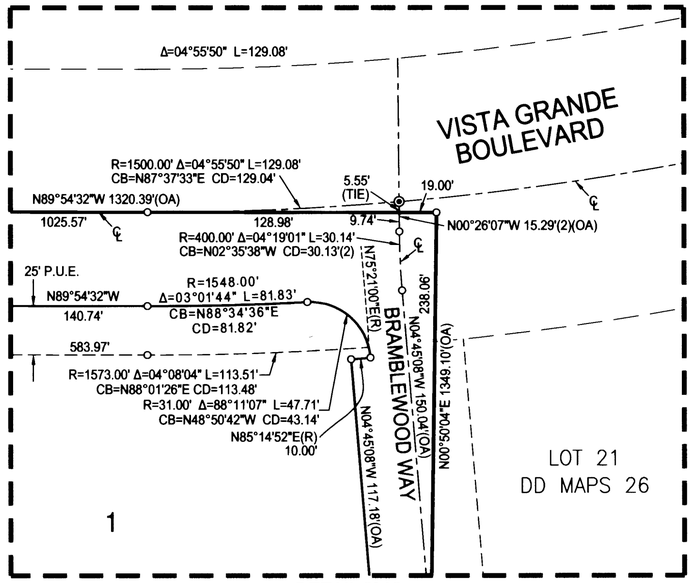
4

5

N20°34'11"E 273.71'(OA)

SEE SHEET 4

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.



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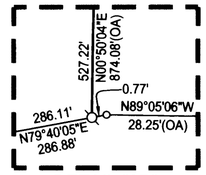

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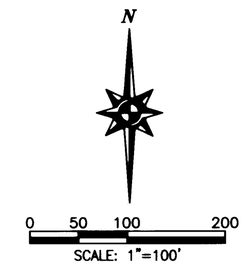

FINAL MAP OF

SIERRA VISTA

DF PROPERTIES, INC.

LARGE LOT SUBDIVISION

SUBDIVISION NO. PL15-0192

BEING A PORTION OF PARCEL B AND A PORTION OF PARCEL C AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP NO. P-73362" FILED FOR RECORD IN BOOK 15 OF PARCEL MAPS, AT PAGE 143, PLACER COUNTY RECORDS. LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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SEE SHEET 3

LOT 4
EE MAPS 56

SEE DETAIL "4A" ON THIS SHEET

MARKET STREET

60' P.U.E.

2
21.17± A.C.

R=585.00' Δ=24°42'42" L=252.31'
CB=N77°00'22"E CD=250.36'

R=615.00' Δ=24°29'33" L=262.90'
CB=N77°06'57"E CD=260.90'

20.00'

N25°20'59"W 34.00'

N64°39'01"E 407.36'

N25°20'59"W 19.29'

N20°34'11"E 273.71'

30' M.A.E./P.U.E.

SEE DETAIL "4C" ON THIS SHEET

N89°21'43"E 130.38'

N89°21'43"E 130.38'

N89°21'43"E 130.38'

R=629.00' Δ=24°29'33" L=268.88'
CB=N77°06'57"E CD=266.84'

N23°08'05"W 21.18'

4
1.85± A.C.

N55°00'07"E 53.50'

N70°58'21"E 71.79'

R=292.00' Δ=11°02'13" L=56.25'
CB=N17°36'58"W CD=56.16'

N22°56'11"E 76.92'

N00°12'39"E 107.34'

60' P.U.E.

3
3.48± A.C.

R=483.00' Δ=12°30'33" L=105.45'
CB=N18°21'08"W CD=105.24'

R=49.00' Δ=42°41'10" L=36.51'
CB=N45°57'00"W CD=35.67'

R=39.00' Δ=81°18'26" L=55.34'
CB=N26°38'22"W CD=50.82'

21.00'

N03°33'08"E 44.38'

N75°59'09"W 27.96'(R)

112.67'

N43°59'42"E 133.67'

R=1017.00'(OA)
Δ=10°29'27"
L=186.21'
CB=N05°27'22"E
CD=185.95'

Δ=09°30'23" L=168.74'
CB=N04°57'50"E CD=168.54'

N79°18'09"W 60.01'

N89°02'46"W 313.76'

N78°34'35"E 134.91'

37.01'

100.48'

P.U.E.

R=1040.00' Δ=06°24'52" L=116.43'
CB=N12°56'46"E CD=116.37'

LOT 5
EE MAPS 56

SEE DETAIL "4B" ON THIS SHEET

5
25.93± A.C.

N00°12'39"E 2681.56'(OA)(1)

543.57'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C2	26.00'	35°46'40"	16.24'	N05°14'45"W	15.97'
C3	26.00'	52°00'26"	23.60'	N38°38'48"E	22.80'

LOT 8
EE MAPS 56

PAVILION DRIVE

N54°40'17"W 110.30'

N68°41'18"W 51.69'

N87°33'02"E 74.58'

N59°52'15"E 154.14'

N80°13'38"E 219.54'

N83°52'47"E 162.86'

N60°10'08"E 67.68'

N77°10'44"E 86.58'

N51°40'11"E 42.52'

N47°23'32"E 25.38'

N43°03'40"E 41.55'

N21°58'40"E 36.20'

N09°53'32"E 122.16'

N10°42'09"W 18.06'

N74°08'59"E 91.60'

N48°53'50"E 83.92'

N03°20'38"E 52.61'

N63°26'52"E 168.37'

N31°36'42"E 213.96'

116.64'

37.26'

N00°50'04"E 854.27'

LOT 9
EE MAPS 56

302.08'

TEMPORARY ACCESS ROAD PER D.N. 2020-0012751

ACCESS EASEMENT PER D.N. 2020-0012751

VALVE LOT EASEMENT PER D.N. 2020-0012751

50' TEMPORARY CONSTRUCTION EASEMENT PER D.N. 2020-0012751

50' PIPELINE EASEMENT PER D.N. 2020-0012751

15' TEMPORARY P.U.E. PER D.N. 2018-0023100

40' P.U.E.

6
12.48± A.C.

SEE DETAIL "5A" ON SHEET 5

SEE SHEET 5

7

FD 5/8" REBAR STAMPED "LS 4533"(1)

N89°19'50"E 1183.89'

N89°19'50"E 1094.34'

38.06'

60'

100'

1245.60'

60'

50'

60'

N89°29'24"E 1350.58'(OA)(1)

N00°12'39"E 21.95'(TIE)

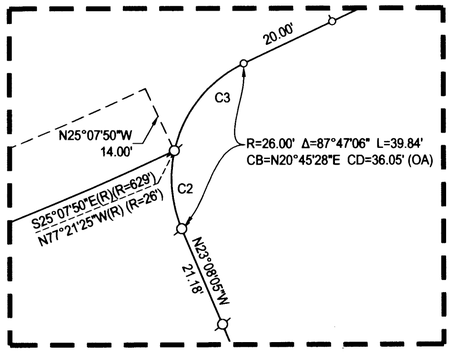
N89°19'50"E 1245.93'

APPROXIMATE COUNTY LINE

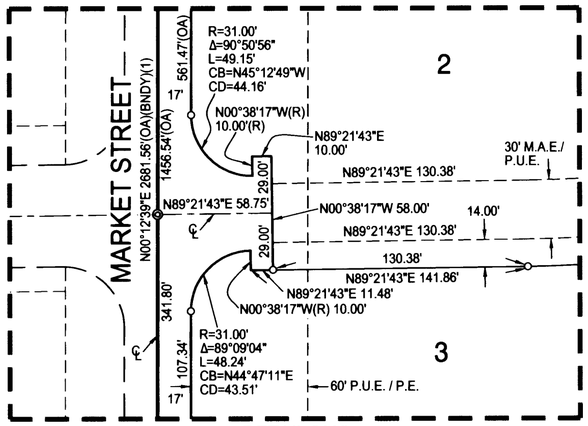
CITY OF ROSEVILLE
COUNTY OF PLACER

BASELINE ROAD

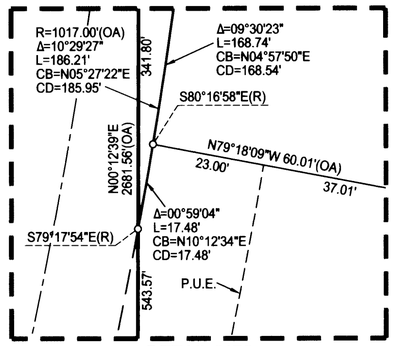
SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.



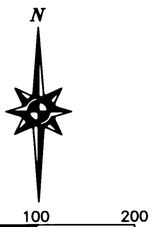
DETAIL "4C"
N.T.S.



DETAIL "4A"
N.T.S.



DETAIL "4B"
N.T.S.



0 50 100 200

SCALE: 1"=100'

T11N R5E
S 1/4 SEC 36

LS 9265 2021

SET 2" DISC IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED AS SHOWN:

FINAL MAP OF
SIERRA VISTA
DF PROPERTIES, INC.
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

BEING A PORTION OF PARCEL B AND A PORTION OF PARCEL C AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP NO. P-73362" FILED FOR RECORD IN BOOK 15 OF PARCEL MAPS, AT PAGE 143, PLACER COUNTY RECORDS. LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

AUGUST 2020

 18476.LLFM

SEE SHEET 3

237.06'
N00°50'04"E
1349.10'(OA)(1)(2)

FD 3/4" IRON PIPE W / BRASS
DISC STAMPED "LS 7820")(2)

LOT 24
DD MAPS 26

N89°38'11"W 2671.57'(OA)(1)(2)(MON TO EAST LINE SECTION 36)
1092.69'

5
25.93± A.C.

N51°40'01"E
126.45'

N61°03'53"E
113.39'

N87°59'04"E 165.97'

N85°47'39"W 203.81'

N48°51'56"E 46.00'

N73°22'02"E 93.20'

N73°26'05"W 60.67'

N88°51'20"E
112.06'

N72°03'17"E 151.63'

N31°36'42"E 213.90'
176.64'

37.26'

SEE DETAIL "5B"
ON THIS SHEET

18' 29'

25' P.U.E. / P.E.

839.46'

UPLAND DRIVE

1010.44'

8

SEE SHEET 6

7
28.99 A.C.±

6

SEE SHEET 4

N00°50'04"E 854.27'

T11N R5E
S 1/4
SEC 36
LS 9265 2021

SEE DETAIL "5A"
ON THIS SHEET

SET 2" DISC IN STANDARDS CITY
OF ROSEVILLE MONUMENT WELL
STAMPED AS SHOWN:

50' PIPELINE EASEMENT
PER D.N. 2020-0012751

50' TEMPORARY
CONSTRUCTION EASEMENT
PER D.N. 2020-0012751

15' TEMPORARY P.U.E.
PER D.N. 2018-0023100

N89°19'50"E 953.55'

40' P.U.E.

R=50.00' Δ=88°44'10" L=77.44'
CB=N44°16'10"E CD=69.93'

R=4940.00' Δ=00°50'24" L=72.41'
CB=N88°54'38"E CD=72.41'

N89°19'50"E 925.79'

N82°24'39"W

S01°30'33"E(R)

60.90'

S01°21'45"E(R)

50'

60'

100'

1132.03'

60'

N89°29'02"E 2642.10'(OA)(1)

N89°19'50"E 1015.79'

CITY OF ROSEVILLE
COUNTY OF PLACER

BASELINE ROAD

APPROXIMATE COUNTY LINE

R=5000.00' Δ=01°30'37" L=131.80'
CB=N88°34'32"E CD=131.80'

N87°49'13"E
89.35'

N00°05'55"W
11.07'(TIE)

N00°05'55"W 257.84'

N00°05'55"W 1300.84'

N10°27'56"E 120.00'

29'

18'

40'

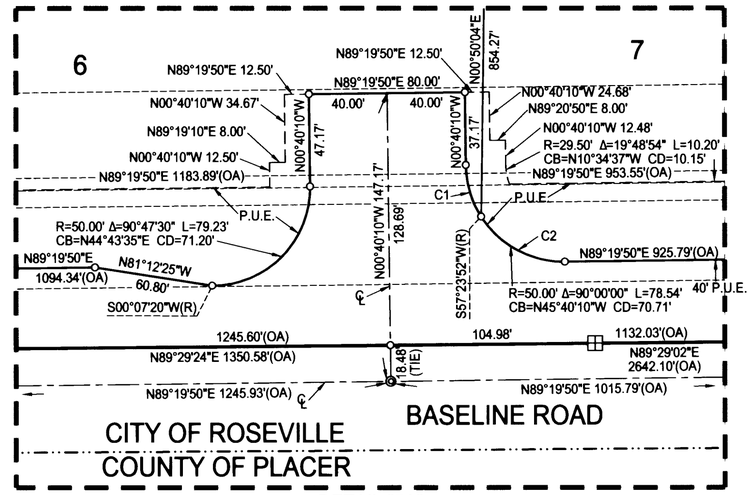
40'

40'

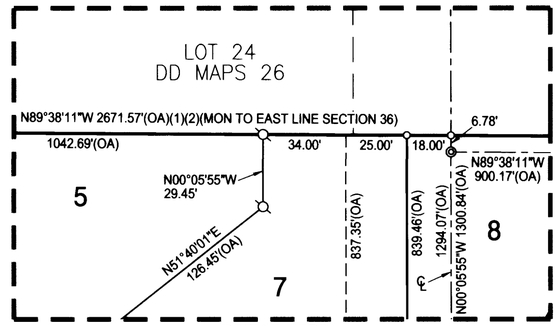
40'

283.63'

25' P.U.E. / P.E.



DETAIL "5A"
N.T.S.



DETAIL "5B"
N.T.S.

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	31°55'58"	27.87'	N16°38'09"W	27.51'
C2	50.00'	58°04'02"	50.67'	N61°38'09"W	48.53'

N

0 50 100 200

SCALE: 1"=100'

FINAL MAP OF
SIERRA VISTA
DF PROPERTIES, INC.
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

BEING A PORTION OF PARCEL B AND A PORTION OF PARCEL C AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP NO. P-73362" FILED FOR RECORD IN BOOK 15 OF PARCEL MAPS, AT PAGE 143, PLACER COUNTY RECORDS. LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

AUGUST 2020

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

SEE DETAIL "5B" ON SHEET 5

LOT 26 DD MAPS 26

N89°38'11"W 2671.57'(OA)(MON TO EAST LINE SECTION 36)(1)(2)

1029.15'

SAN FERNANDO DRIVE

N87°36'41"E 210.18'

21.80'

584.22'

N89°38'11"W 900.17'

19' L.E.

12.5' P.U.E.

R=80.00' Δ=87°42'36" L=122.47'
CB=N43°45'23"E CD=110.85'

18' 29'

N07°39'39"E(R)

R=1000.00' Δ=15°03'49" L=262.91'
CB=N82°06'16"W CD=262.15'

R=985.00' Δ=013°47'57" L=237.23'
CB=N82°44'12"W CD=236.65'

N14°09'46"E(R)

N68°34'27"W 85.58'

R=1015.00' Δ=00°13'48" L=4.07'
CB=N82°13'27"W CD=4.07'

FD 3/4" IRON PIPE WITH BRASS DISC STAMPED "LS 7820" (2)

LOT A
9,343 S.F.±

12.5' P.U.E.
399.44'

19' L.E.

12.5' P.U.E.

R=50.00' Δ=81°00'00" L=70.69'
CB=N40°57'58"W CD=64.94'

N89°32'02"E(R)

N81°27'58"W 275.00'
239.85'
186.11'

96.73'

92.34'

FD 3/4" IRON PIPE WITH BRASS DISC STAMPED "LS 7820")(2)

SEE DETAIL "6A" ON THIS SHEET

CURVE TABLE					
#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	92°04'52"	80.36'	N46°08'21"W	71.98'
C2	30.00'	88°30'03"	46.34'	N43°34'12"E	41.87'
C3	30.00'	91°29'57"	47.91'	N46°25'48"W	42.98'
C4	5060.00'	01°39'49"	146.92'	N88°39'07"E	146.91'
C5	500.00'	06°53'37"	60.16'	N78°01'10"W	60.12'
C6	50.00'	79°02'02"	68.97'	N52°04'30"E	63.63'(1)
C7	4016.00'	01°21'40"	95.40'	N01°08'48"W	95.40'
C8	34.00'	88°11'51"	52.34'	N43°49'07"E	47.32'(1)
C9	50.00'	90°44'30"	79.19'	N44°54'17"E	71.17'
C10	50.00'	00°19'42"	0.29'	N00°18'07"W	0.29'
C11	50.00'	89°35'05"	78.18'	N44°39'16"E	70.45(1)
C12	50.00'	00°49'43"	0.72'	N89°51'40"E	0.72'

LINE TABLE		
#	BEARING	LENGTH
L1	N82°06'33"W	286.99'
L2	N88°24'29"W	60.95'(1)
L3	N00°27'58"W	463.03'(1)
L4	N01°49'38"W	129.68'(1)
L5	N02°56'11"E	214.40'(1)
L6	N03°44'29"E	112.71'(1)
L7	N44°56'05"E	12.07'(1)
L8	N05°07'45"E	30.72'(1)
L9	N34°40'35"W	14.00'(1)
L10	N03°44'29"E	105.91'(1)
L11	N79°48'08"E	116.88'(1)
L12	N87°52'18"E	277.19'(1)
L13	N00°16'48"W	114.46'(1)
L14	N07°08'56"E	100.75'
L15	N00°27'58"W(1)	978.18'
L16	N89°54'05"E	65.00'

N

0 50 100 200

SCALE: 1"=100'

LOT 26 DD MAPS 26

FD 3/4" IRON PIPE WITH BRASS DISC STAMPED "LS 7820"(2)

FD 3/4" IRON PIPE WITH BRASS DISC STAMPED "LS 7820")(2)

N89°38'11"W 96.73'

399.44'(OA)

23.44' 26.57' 16.72' 30.00'

18.00'

LOT A

N00°27'58"W 38.22'

S77°26'31"E(R)

C6

87.34' L3 L15 89.75' 92.34' 12.00'

N00°27'58"W 1277.75'(BNDY)

16.93' 18.22'

DETAIL "6A"
N.T.S.

PG&E EASEMENT
D.N. 2006-0025101
J.U.A. D.N. 2013-0002031

N04°17'51"E 120.42'

39.73'

P.U.E. D.N.
2012-0062885
J.U.A. D.N.
2013-0002031

12.00'
18.00'
16.72'(1)

L3 L15

25' P.U.E. / P.E.

SEE SHEET 5

UPLAND DRIVE

633.78'

1010.44'

N00°05'55"W 1300.84'

FIDDYMENT ROAD

N00°27'58"W 830.72'

N00°27'58"W 374.56'

C7

N00°27'58"W 1277.94'(CL)

N00°27'58"W 1277.75'(1)

SEE DETAIL "6D" ON THIS SHEET

20' X 20' BUS SHELTER EASEMENT

8

P.U.E. D.N.
2012-0062885
J.U.A. D.N.
2013-0002031

L10 L13

N89°29'02"E 270.00'(OA)
100.00'(ESMT TIE)

60.83'
N81°03'30"W

C9 C11 N.A.P.O.T.S. C8

L11 N89°17'10"E 45.17'

L12

N83°31'26"W 67.18'

S02°04'58"E(R)

DETAIL "6B"
N.T.S.

SEE DETAIL "6C" ON THIS SHEET

8
38.10 A.C.±

N00°05'55"W 1300.84'

N03°55'16"W 165.00'

29'

18'

N00°05'55"W 91.48'

N00°05'55"W 65.64'

25' P.U.E.

R=25.00' Δ=90°00'00" L=39.27'
CB=N45°05'55"W CD=35.36'

15.50'

L16 N00°05'55"W(R) 31.00'(OA)

15.50'

R=25.00' Δ=90°00'00" L=39.27'
CB=N44°54'05"E CD=35.36'

N00°05'55"W 176.77'

25' P.U.E. / P.E.

40' 40' 40' 40'

283.63'
140.86'

N89°19'10"E(R)

N85°15'22"E 35.09'

S89°19'10"W(R)

R=5100.00'
Δ=01°39'49"
L=148.08'
CB=N88°39'07"E
CD=148.08'

15' TEMPORARY P.U.E.
PER D.N. 2018-0023100

50' PIPELINE EASEMENT
PER D.N. 2020-0012751

50' TEMPORARY CONSTRUCTION EASEMENT
PER D.N. 2020-0012751

40' P.U.E.

N87°49'13"E

240.03'

C1 C3 C2 C4

N87°49'13"E 107.13'

N87°49'13"E 12.49'

N89°29'02"E 118.81'

N89°29'02"E 655.91'

N88°31'45"E 480.07'

32' P.U.E.

N89°29'02"E 218.58'

N89°29'02"E 270.00'

60' 100' 60' 60' 60' 68' 100' 58'

BASELINE ROAD

453.66'

N87°49'13"E 308.71'

N00°05'55"W 11.07'(TIE)

N89°29'02"E 2642.10'(OA)(BNDY)(1)

1044.41'

R=5000.00' Δ=01°39'49" L=145.18'
CB=N88°39'07"E CD=145.17'

BUS SHELTER EASEMENT

P.U.E. D.N. 2012-0062885
J.U.A. D.N. 2013-0002031

12.00'

PG&E EASEMENT
D.N. 2006-0025101
J.U.A. D.N.
2013-0002031

N00°29'19"E 300.04'

N04°11'12"E 120.50'

1185.60'(CL)

L5

N.A.P.O.T.S.
R.O.W. IN FEE
D.N. 2012-0062886

TEMPORARY CONSTRUCTION EASEMENT
PER D.N. 2020-0012751

N00°27'58"W 168.15'

N00°27'58"W 220.00'

L6 L7 L8 L9 L14

P.U.E. D.N.
2012-0062885
J.U.A. D.N.
2013-0002031

SEE DETAIL "6B" ON THIS SHEET

N44°30'34"E 85.60'

(S00°33'10"E(R))(1)
S00°33'11"E(R)

N81°03'30"W 60.83'(OA)

C9 C12 C11

S00°16'32"W(R)

N04°25'40"W 2.29'

N83°31'26"W 67.18'(OA)

DETAIL "6C"
N.T.S.

(N89°51'21"E(R))(1)
N89°51'44"E(R)

N00°27'58"W 220.00'(OA)

L10

C10

N87°26'25"E 2.01'

C9 C11

DETAIL "6D"
N.T.S.

FD 2- 1/2" BRASS DISC IN MONUMENT WELL. ACCEPTED AS SECTION CORNER PER (1)(2)

T 11 N
R5E R6E
S36 | S31
LS 3680 1988

FINAL MAP OF
SIERRA VISTA
DF PROPERTIES, INC.
LARGE LOT SUBDIVISION
SUBDIVISION NO. PL15-0192

BEING A PORTION OF PARCEL B AND A PORTION OF PARCEL C AS SHOWN ON THAT CERTAIN PARCEL MAP ENTITLED "PARCEL MAP NO. P-73362" FILED FOR RECORD IN BOOK 15 OF PARCEL MAPS, AT PAGE 143, PLACER COUNTY RECORDS. LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

CITY OF ROSEVILLE
COUNTY OF PLACER

APPROXIMATE COUNTY LINE

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
1025 Creekside Ridge Drive, Suite 150, Roseville, CA 95678 (916) 773-1189

AUGUST 2020

 18476.LLFM

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES AND REFERENCES.

COUNCIL COMMUNICATION

CC #: 2119
File #: 0400-04-12-1

Title:	Sierra Vista Village KT-2A - Notice of Completion
Contact:	Troy Galvin 916-223-7441 jtgalvin@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.19.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Sierra Vista Village KT-2A, CWJ# 190095 as complete and authorizing the City Engineer to execute the Notice of Completion.

BACKGROUND

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

FISCAL IMPACT

The actions requested as part of this action have no impact to the City's General Fund. Construction costs were paid by the developer.

ENVIRONMENTAL REVIEW

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

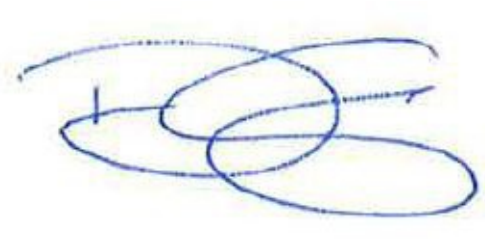
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Troy Galvin, Construction Inspector

Mike Isom, Development Services Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-201

NOC

Exhibit A - Location Map

Final Map

RESOLUTION NO. 22-201

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

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

1. The "Notice of Completion" on file in the City Clerk's Department relative to that public work known as the Sierra Vista Village KT-2A is hereby approved and the public work accepted.

2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book FF of Maps, Page 2 is hereby accepted.

3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville, this 15th day of June, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

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

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

NOTICE OF COMPLETION

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

The direct/general contractor on said project was _____.

The surety on said project was _____

_____.

_____

City of Roseville
Owner

ATTEST:

_____
Carmen Avalos, City Clerk

State of California)
County of Placer)

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

_____

City of Roseville

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

State of California)
County of Placer)

Subscribed and sworn to (or affirmed) before me on this _____ day of _____,

20___, _____

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

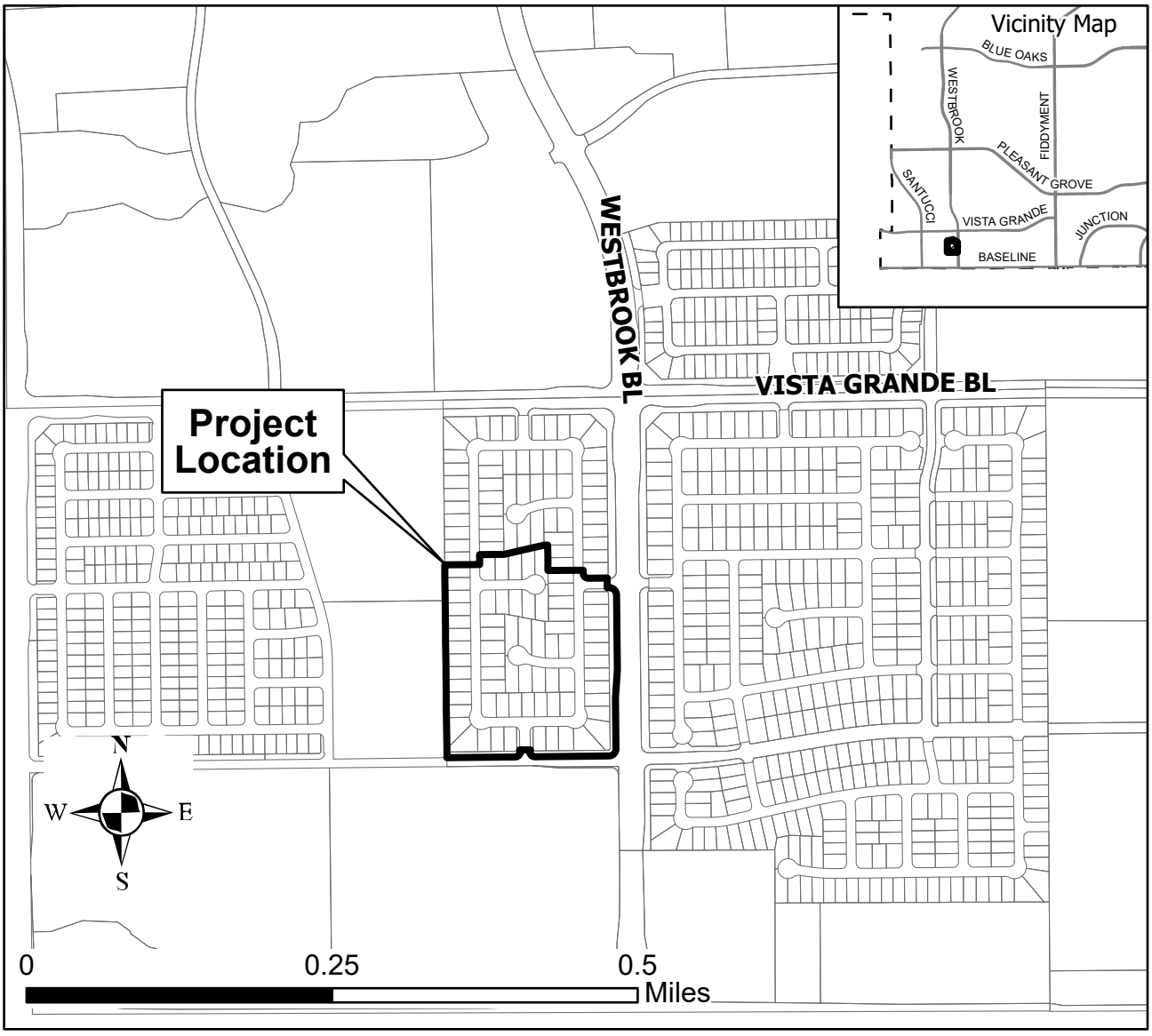
_____

Place Notary Seal and/or Stamp Above

Signature of Notary Public

Exhibit A: Location Map

City of Roseville
Sierra Vista Village
KT-2A



SIERRA VISTA – KT-2A

SUBDIVISION NUMBER PL17-0305

BEING A PORTION OF LOT 5 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVSION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

MURRAY SMITH & ASSOCIATES

SHEET 1 OF 7

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "SIERRA VISTA-KT-2A" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

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

(A) PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS 'A' AND 'B' AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHT OF WAY (INCLUDING ALL IMPROVEMENTS THEREON) LOT 'A', LOT 'B' AND THE STREETS SHOWN HEREON AS POLKA WAY, MINUET WAY, FANDANGO LOOP, PACHANGA COURT, MERENGUE COURT.

SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____
NAME: Chrysanthy Demos
ITS: President ; CEO

BY: _____
NAME: Ron Bertolina
ITS: Vice President

BY: LENNAR HOMES OF CALIFORNIA INC. A CALIFORNIA CORPORATION

BY: _____
NAME: Larry Gualco
ITS: Vice Pres.

BY: _____
NAME: Robert Tummolo
ITS: Vice Pres.

RECORDER'S STATEMENT

FILED THIS 21st DAY OF July, 2020 AT 2:40 P.M. IN BOOK FF OF MAPS, AT PAGE 2, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MSA ENGINEERING, INC.

Ryan Renco
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA
BY: _____ DEPUTY

DOCUMENT NO.: 2020-0074234

FEES 101.00

NOTARY'S ACKNOWLEDGMENT

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

STATE OF California)
COUNTY OF Placer) SS

ON May 26, 2020 BEFORE ME,
Monique Reynolds ; A NOTARY PUBLIC, PERSONALLY
APPEARED Larry Gualco 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: Monique Reynolds
NOTARY PRINTED NAME: Monique Reynolds
MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY.
MY NOTARY COMMISSION NO. 2171051
MY COMMISSION EXPIRES ON: 11/24/20

NOTARY'S ACKNOWLEDGMENT

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

STATE OF California)
COUNTY OF Placer) SS

ON May 22, 2020 BEFORE ME,
Monique Reynolds ; A NOTARY PUBLIC, PERSONALLY
APPEARED Robert Tummolo 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: Monique Reynolds
NOTARY PRINTED NAME: Monique Reynolds
MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY.
MY NOTARY COMMISSION NO. 2171051
MY COMMISSION EXPIRES ON: 11/24/20

NOTARY'S ACKNOWLEDGMENT

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STATE OF California)
COUNTY OF Sacramento) SS

ON May 28, 2020 BEFORE ME,
Alim Valiev ; A NOTARY PUBLIC, PERSONALLY
APPEARED Chrysanthy Demos WHO PROVED TO ME ON
THE BASIS OF

SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL:
SIGNATURE: _____
NOTARY PRINTED NAME: Alim Valiev
MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY.
MY NOTARY COMMISSION NO. 2317355
MY COMMISSION EXPIRES ON: 12-27-2023

NOTARY'S ACKNOWLEDGMENT

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

STATE OF California)
COUNTY OF Sacramento) SS

ON June 9, 2020 BEFORE ME,
Alim Valiev ; A NOTARY PUBLIC, PERSONALLY
APPEARED Ron Bertolina WHO PROVED TO ME ON
THE BASIS OF

SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

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

WITNESS MY HAND AND OFFICIAL SEAL:
SIGNATURE: _____
NOTARY PRINTED NAME: Alim Valiev
MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY.
MY NOTARY COMMISSION NO. 2317355
MY COMMISSION EXPIRES ON: 12-27-2023

BOOK FF OF MAPS, PAGE 2

SIERRA VISTA – KT-2A
SUBDIVISION NUMBER PL17-0305

BEING A PORTION OF LOT 5 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVSION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

M U R R A Y S M I T H & A S S O C I A T E S

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA-KT-2A" 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 SIERRA VISTA COMMUNITIES, LLC ON DECEMBER 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2021, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

Michael S. Costa

MICHAEL S. COSTA LS 6600
EXPIRATION DATE: 12-31-21

June 10, 2020
DATE

LICENSED LAND SURVEYOR MICHAEL S. COSTA No. 6600 Exp. 12-31-21 STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA-KT-2A" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISION OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

6/28/20
DATE

MARC STOUT R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES SEPTEMBER 30, 2020

I HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP OF "SIERRA VISTA-KT-2A" IS TECHNICALLY CORRECT.

FOR MARC STOUT CITY ENGINEER, CITY OF ROSEVILLE

6/30/20
DATE

TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2021

LICENSED LAND SURVEYOR TIMOTHY G. BLAIR No. 8278 Exp. 12-31-21 STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA-KT-2A" AND HAS ACCEPTED ON BEHALF OF THE PUBLIC SUBJECT TO IMPROVEMENT, LOTS 'A' AND 'B' AND THE RIGHTS OF WAYS AND THE EASEMENTS OFFERED HEREON FOR DEDICATION.

Dena Troyer
CITY CLERK, CITY OF ROSEVILLE

7/2/2020
DATE

BY: _____
ASSISTANT CITY CLERK

~~RECORDER'S STATEMENT~~

~~FILED THIS DAY OF , 20 AT M. IN BOOK OF MAPS, AT PAGE , IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MSA ENGINEERING, INC.~~

~~DOCUMENT NO.:~~

~~RECORDER OF PLACER COUNTY~~
~~STATE OF CALIFORNIA~~

~~BY: FEE $~~
~~DEPUTY~~

SIERRA VISTA – KT-2A
SUBDIVISION NUMBER PL17-0305

BEING A PORTION OF LOT 5 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVISION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

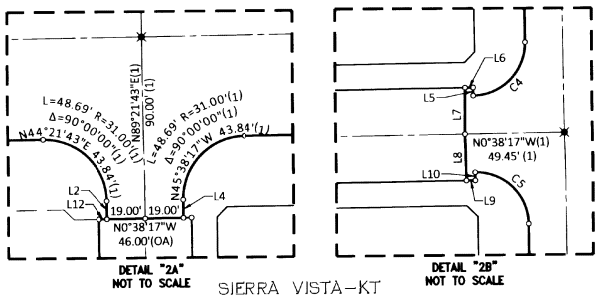
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

MURRAY SMITH & ASSOCIATES

0 50' 100' 200'

SCALE: 1"= 100'



SIERRA VISTA–KT
PROPERTIES VILLAGE 3A

SIERRA VISTA–KT
PROPERTIES VILLAGE 3B

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	48.69' (1)	31.00' (1)	90°00'00" (1)	N44°21'43"E (1)	43.84' (1)
C2	48.69' (1)	31.00' (1)	90°00'00" (1)	N45°38'17"W (1)	43.84' (1)
C3	48.69' (1)	31.00' (1)	90°00'00" (1)	N44°21'43"E (1)	43.84' (1)
C4	40.84' (1)	26.00' (1)	90°00'00" (1)	N45°38'17"W (1)	36.77' (1)
C5	40.84' (1)	26.00' (1)	90°00'00" (1)	N44°21'43"E (1)	36.77' (1)
C6	34.56'	22.00'	90°00'00"	N45°38'17"W	31.11'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N0°38'17"W (1)	72.59' (1)
L2	N89°21'43"E (1)	9.00' (1)
L3	N0°38'17"W (1)	38.00' (1)
L4	N89°21'43"E (1)	9.00' (1)
L5	N89°21'43"E (1)	4.00' (1)
L6	N0°38'17"W (1)	4.00' (1)
L7	N89°31'15"W (1)	23.00' (1)
L8	N89°21'43"E (1)	23.00' (1)
L9	N0°38'17"W (1)	4.45' (1)
L10	N89°21'43"E (1)	4.00' (1)
L11	N0°38'17"W	13.22'
L12	N0°38'17"W	4.00'

LEGEND

- ◉ ...MONUMENT TO BE SET PER THAT FINAL MAP OF "SIERRA VISTA-FEDERICO LARGE LOT SUBDIVISION, SUBDIVISION NO. PL 15-0192" RECORDED IN BOOK EE OF MAPS, AT PAGE 6, OFFICIAL RECORDS OF PLACER COUNTY
- ◪ ...5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600" TO BE SET PER THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVISION, SUBDIVISION NUMBER: PL 15-0192" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY
- ✖ ...COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 6600" TO BE SET PER THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVISION, SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY
- ⌀ ...SET 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600"
- ⊙ ...SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 6600"
- ○ ...DIMENSION POINT

B.M. ...BOOK OF MAPS
(R) ...RADIAL
(OA) ...OVERALL
P.U.E. ...PUBLIC UTILITY EASEMENT
P.E. ...PASEO EASEMENT
D.N. ...DOCUMENT NUMBER

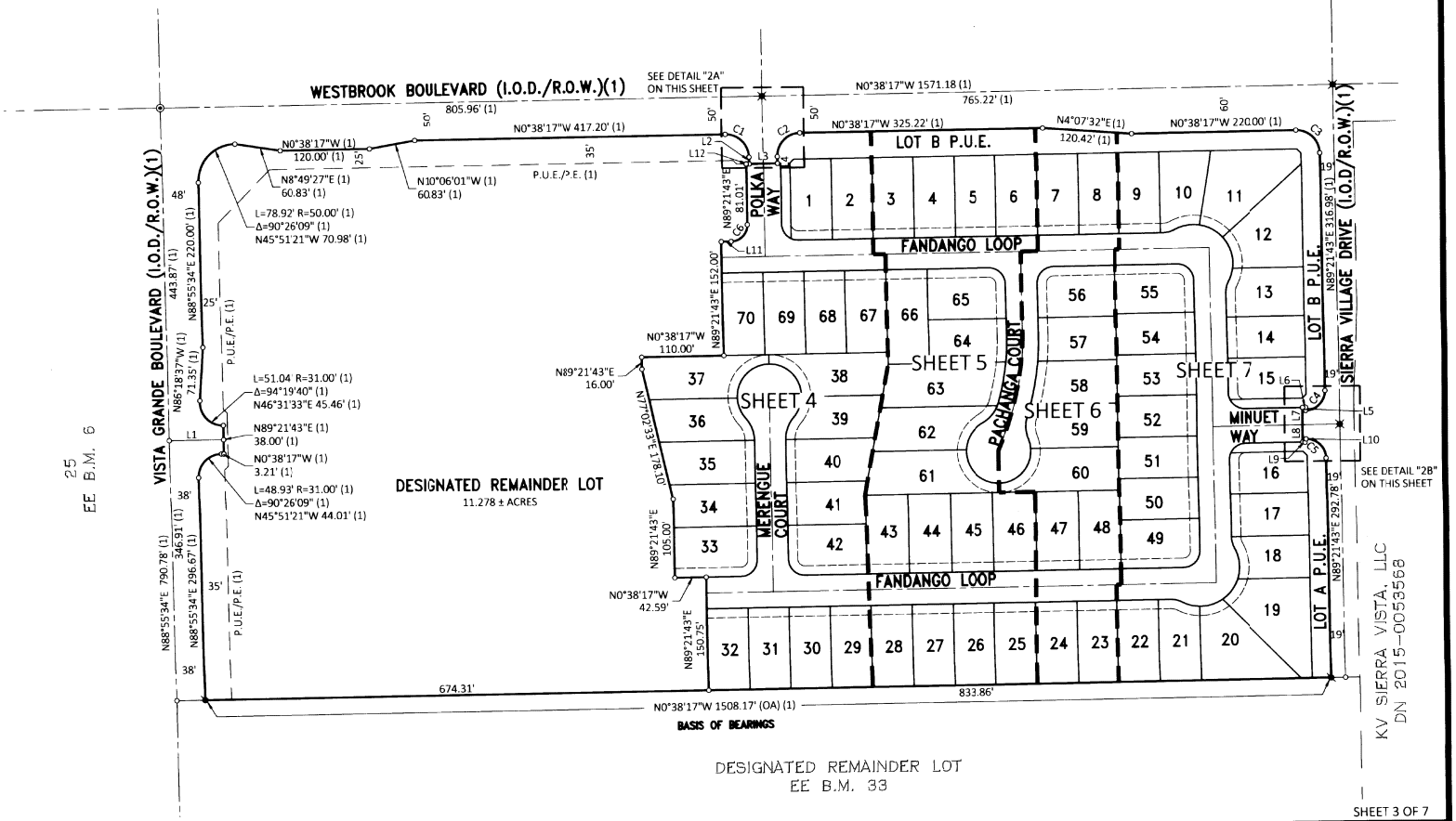
REFERENCES

(1) PER BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY

SEE SHEET 4 FOR NOTES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE WESTERLY LINE OF LOT 5 AS SHOWN IN BOOK EE OF MAPS, PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY AND ESTABLISHED BY THE MONUMENTS SHOWN HEREON. THE BEARING IS N0°38'17"W.



DESIGNATED REMAINDER LOT
EE B.M. 33

KV SIERRA VISTA, LLC
DN 2015-0053568

SIERRA VISTA – KT-2A

SUBDIVISION NUMBER PL17-0305

BEING A PORTION OF LOT 5 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVISION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

MURRAY SMITH & ASSOCIATES

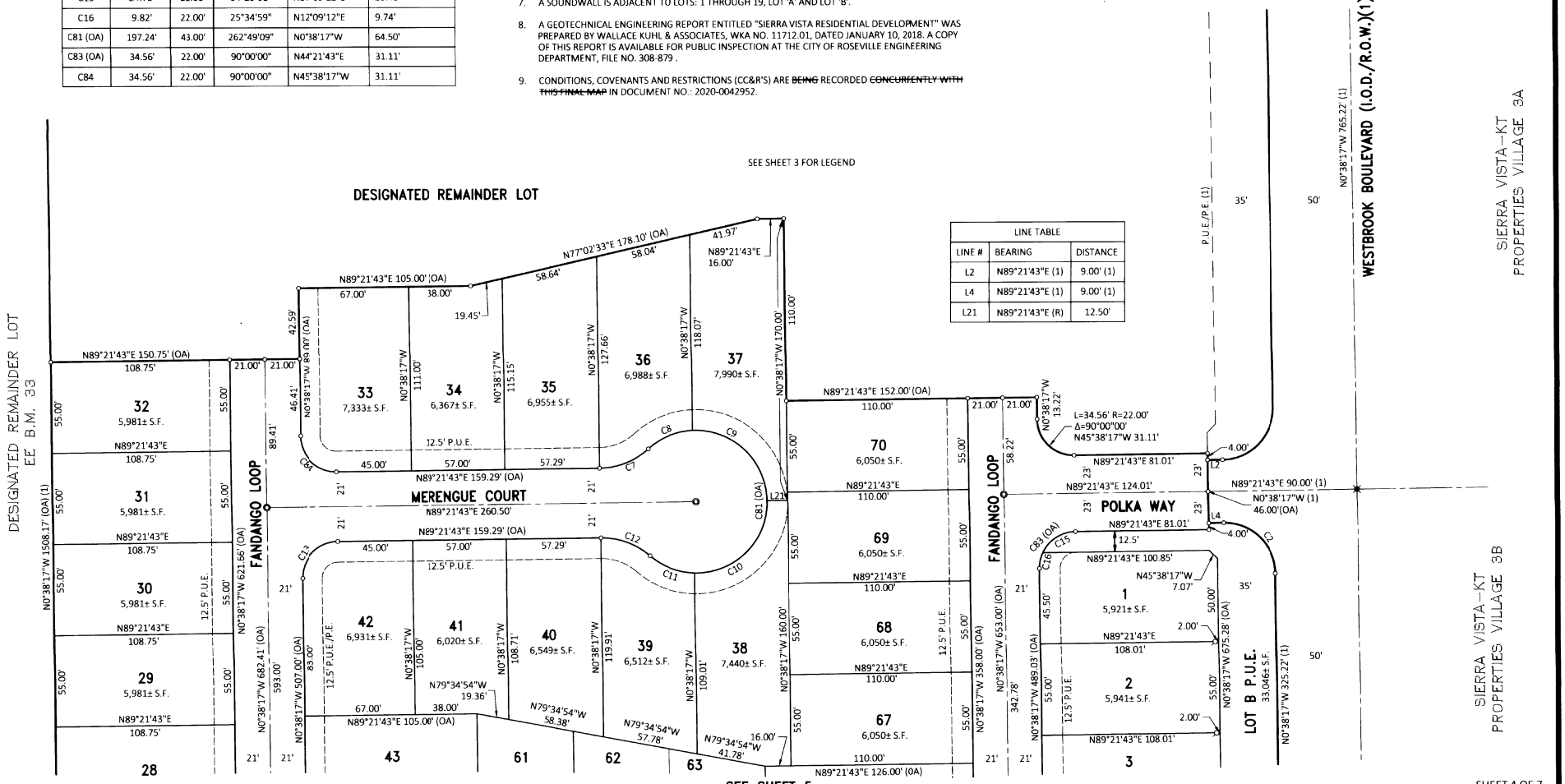
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	48.69' (1)	31.00' (1)	90°00'00" (1)	N45°38'17"W (1)	43.84' (1)
C7	32.52'	45.00'	41°24'35"	N68°39'26"E	31.82'
C8	29.58'	43.00'	39°24'38"	N67°39'27"E	29.00'
C9	69.04'	43.00'	91°59'57"	N48°38'15"W	61.86'
C10	69.04'	43.00'	91°59'57"	N45°21'41"E	61.86'
C11	29.58'	43.00'	39°24'38"	N68°56'01"W	29.00'
C12	32.52'	45.00'	41°24'35"	N69°56'00"W	31.82'
C13	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C15	24.73'	22.00'	64°25'01"	N57°09'12"E	23.45'
C16	9.82'	22.00'	25°34'59"	N12°09'12"E	9.74'
C81 (OA)	197.24'	43.00'	262°49'09"	N0°38'17"W	64.50'
C83 (OA)	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C84	34.56'	22.00'	90°00'00"	N45°38'17"W	31.11'

NOTES

1. ALL CURVES DIMENSIONED WITH LENGTH, RADIUS, DELTA, CHORD BEARING AND CHORD DISTANCE.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING, THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS "SIERRA VISTA-KT-2A" SUBDIVISION IS 25.371± AC. GROSS, CONSISTING OF 70 RESIDENTIAL DEVELOPMENT LOTS , 2 LANDSCAPE LOTS AND 1 DESIGNATED REMAINDER LOT.
5. ALL REAR LOT CORNERS WILL BE SET WITH A 5/8" REBAR WITH A PLASTIC PLUG STAMPED "LS 6600", WHERE MONUMENTS FALL ADJACENT TO A RETAINING WALL, SOUNDWALL OR CONCRETE FOOTING A 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600" WILL BE SET ON THE SIDE LOT LINE 2.00' OFFSET TO THE REAR LOT CORNER AS SHOWN.
6. A 1-5/32" BRASS DISK STAMPED "LS 6600" WILL BE SET IN THE SIDEWALK ON THE PROJECTION OF THE SIDE LOT LINES 1.00 FOOT FROM THE FRONT PROPERTY CORNER.
7. A SOUNDWALL IS ADJACENT TO LOTS: 1 THROUGH 19, LOT 'A' AND LOT 'B'.
8. A GEOTECHNICAL ENGINEERING REPORT ENTITLED "SIERRA VISTA RESIDENTIAL DEVELOPMENT" WAS PREPARED BY WALLACE KUHL & ASSOCIATES, WKA NO. 11712.01, DATED JANUARY 10, 2018. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF ROSEVILLE ENGINEERING DEPARTMENT, FILE NO. 308-879 .
9. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R'S) ARE ~~BEING~~ RECORDED ~~CONCURRENTLY WITH THIS FINAL MAP~~ IN DOCUMENT NO.: 2020-0042952.

0 20' 40' 80'

SCALE: 1"= 40'



LINE TABLE		
LINE #	BEARING	DISTANCE
L2	N89°21'43"E (1)	9.00' (1)
L4	N89°21'43"E (1)	9.00' (1)
L21	N89°21'43"E (R)	12.50'

SIERRA VISTA – KT-2A

SUBDIVISION NUMBER PL17-0305

BEING A PORTION OF LOT 5 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVISION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

MURRAY SMITH & ASSOCIATES

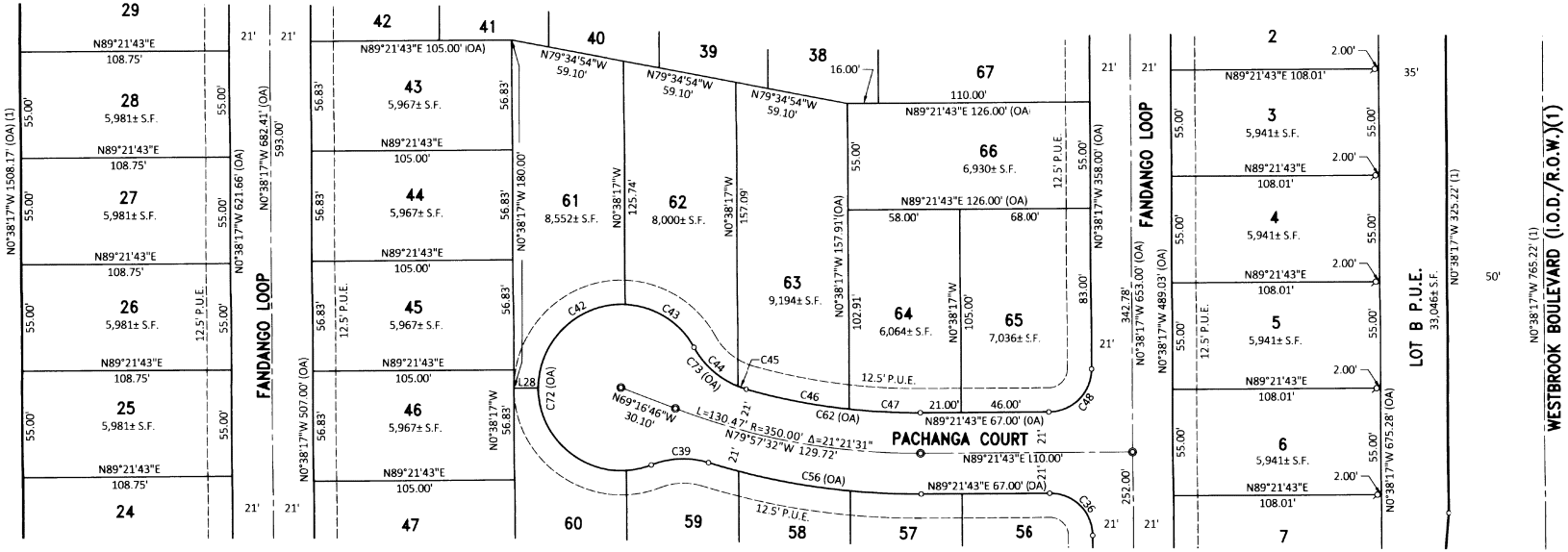
SEE SHEET 3 FOR LEGEND
SEE SHEET 4 FOR NOTES

0 20' 40' 80'
SCALE: 1" = 40'

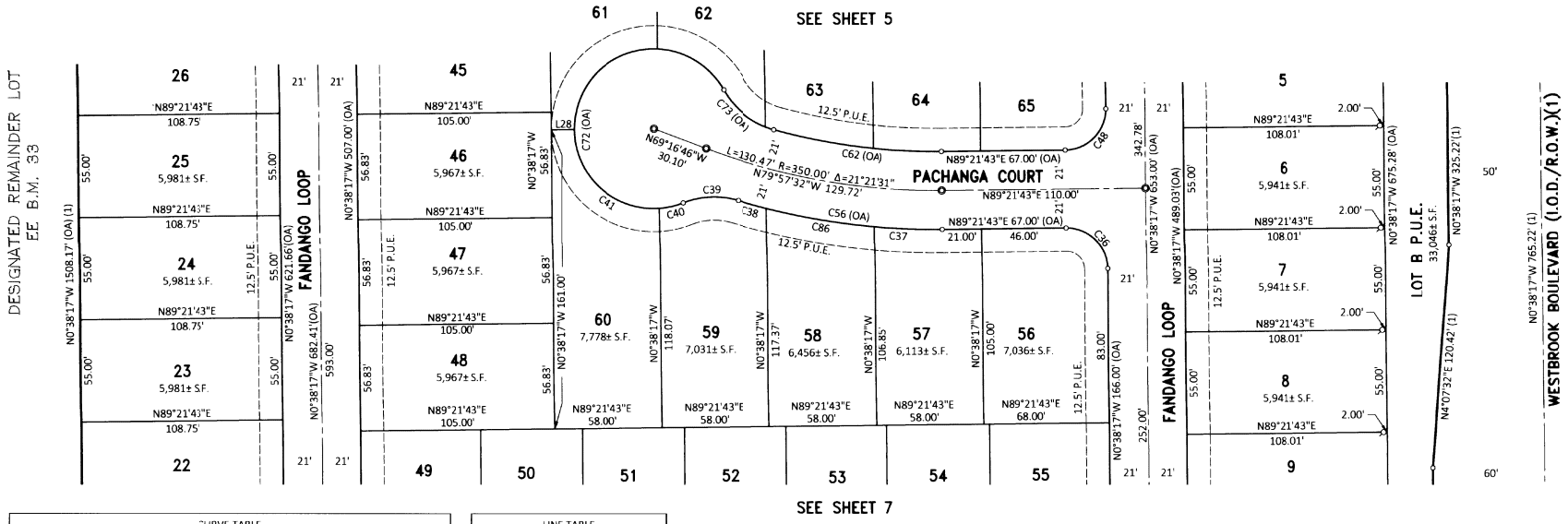
LINE TABLE		
LINE #	BEARING	DISTANCE
L28	N89°21'43"E (R)	12.50'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C36	34.56'	22.00'	90°00'00"	N45°38'17"W	31.11'
C39	30.14'	45.00'	38°22'51"	N87°29'50"E	29.58'
C42	70.05'	43.00'	93°19'59"	N46°01'43"E	62.55'
C43	43.67'	43.00'	58°11'08"	N58°12'44"W	41.82'
C44	31.05'	45.00'	39°31'45"	N48°53'03"W	30.43'
C45	4.73'	45.00'	6°00'59"	N71°39'25"W	4.72'
C46	54.64'	329.00'	9°30'56"	N79°25'22"W	54.58'
C47	37.08'	329.00'	6°27'27"	N87°24'33"W	37.06'
C48	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C56 (OA)	112.19'	371.00'	17°19'33"	N81°58'30"W	111.76'
C62 (OA)	91.72'	329.00'	15°58'23"	N82°39'05"W	91.42'
C72 (OA)	197.06'	43.00'	262°34'25"	N19°35'37"E	64.62'
C73 (OA)	35.77'	45.00'	45°32'44"	N51°53'32"W	34.84'

SEE SHEET 4



SEE SHEET 6



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C36	34.56'	22.00'	90°00'00"	N45°38'17"W	31.11'
C37	37.06'	371.00'	5°43'26"	N87°46'34"W	37.05'
C38	16.12'	371.00'	2°29'20"	N74°33'24"W	16.11'
C39	30.14'	45.00'	38°22'51"	N87°29'50"E	29.58'
C40	13.30'	43.00'	17°43'19"	N77°10'05"E	13.25'
C41	70.05'	43.00'	93°19'59"	N47°18'16"W	62.55'
C48	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C56(OA)	112.19'	371.00'	17°19'33"	N81°58'30"W	111.76'
C62(OA)	91.72'	329.00'	15°58'23"	N82°39'05"W	91.42'
C72(OA)	197.06'	43.00'	262°34'25"	N19°35'37"E	64.62'
C73(OA)	35.77'	45.00'	45°32'44"	N51°53'32"W	34.84'
C86	59.01'	371.00'	9°06'47"	N80°21'27"W	58.95'

LINE TABLE		
LINE #	BEARING	DISTANCE
L28	N89°21'43"E (R)	12.50'

SEE SHEET 3 FOR LEGEND
SEE SHEET 4 FOR NOTES

SIERRA VISTA – KT-2A
SUBDIVISION NUMBER PL17-0305

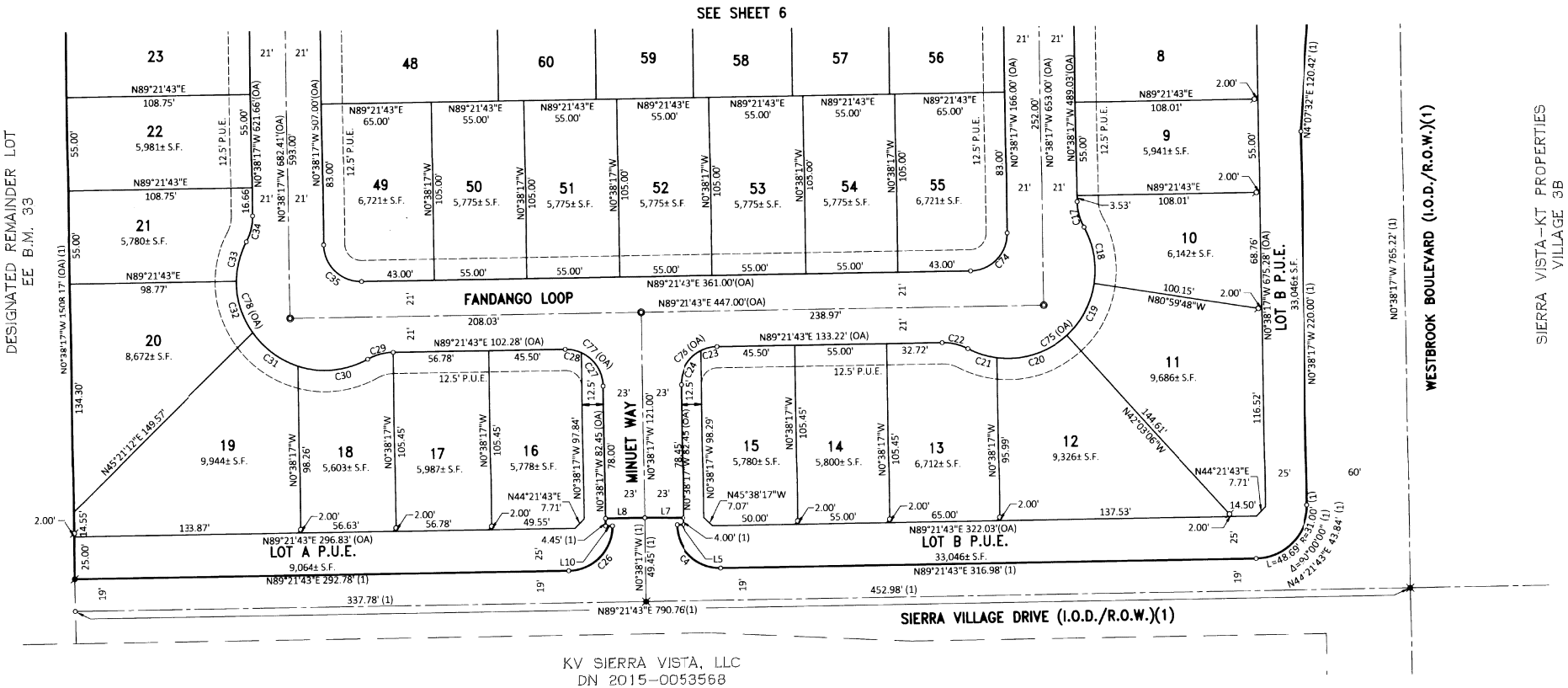
BEING A PORTION OF LOT 5 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVSION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

MURRAY SMITH & ASSOCIATES

0 20' 40' 80'
SCALE: 1" = 40'



KV SIERRA VISTA, LLC
DN 2015-0053568

LINE TABLE		
LINE #	BEARING	DISTANCE
L5	N89°21'43"E (1)	4.00' (1)
L7	N89°31'15"W (1)	23.00' (1)
L8	N89°21'43"E (1)	23.00' (1)
L10	N89°21'43"E (1)	4.00' (1)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C4	40.84' (1)	26.00' (1)	90°00'00" (1)	N45°38'17"W (1)	36.77' (1)
C17	15.77'	32.00'	28°14'33"	N14°45'34"W	15.61'
C18	34.38'	52.00'	37°53'03"	N9°56'19"W	33.76'
C19	35.35'	52.00'	38°56'41"	N28°28'33"E	34.67'
C20	45.08'	52.00'	49°40'35"	N72°47'11"E	43.69'
C21	18.13'	52.00'	19°58'47"	N72°23'07"W	18.04'
C22	15.77'	32.00'	28°14'33"	N76°31'00"W	15.61'
C23	9.82'	22.00'	25°34'59"	S76°34'14"W	9.74'
C24	24.73'	22.00'	64°25'01"	N31°34'14"E	23.45'
C26	40.84'	26.00'	90°00'00"	N44°21'43"E	36.77'
C27	24.73'	22.00'	64°25'01"	N32°50'48"W	23.45'
C28	9.82'	22.00'	25°34'59"	N77°50'48"W	9.74'
C29	15.77'	32.00'	28°14'33"	N75°14'26"E	15.61'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C30	42.82'	52.00'	47°10'56"	N84°42'38"E	41.62'
C31	33.75'	52.00'	37°11'18"	N53°06'15"W	33.16'
C32	32.15'	52.00'	35°25'22"	N16°47'55"W	31.64'
C33	24.22'	52.00'	26°41'30"	N14°15'31"E	24.01'
C34	15.77'	32.00'	28°14'33"	N13°29'00"E	15.61'
C35	34.56'	22.00'	90°00'00"	N45°38'17"W	31.11'
C74	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C75 (OA)	132.95'	52.00'	146°29'06"	N44°21'43"E	99.58'
C76 (OA)	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C77 (OA)	34.56'	22.00'	90°00'00"	N45°38'17"W	31.11'
C78 (OA)	132.95'	52.00'	146°29'06"	N45°38'17"W	99.58'

SEE SHEET 3 FOR LEGEND
SEE SHEET 4 FOR NOTES

SIERRA VISTA - KT-2A
SUBDIVISION NUMBER PL17-0305

BEING A PORTION OF LOT 5 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVISION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

MURRAY SMITH & ASSOCIATES

0 20' 40' 80'
SCALE: 1" = 40'

COUNCIL COMMUNICATION

CC #: 2120
File #: 0400-04-12-1

Title:	Sierra Vista Village KT-3A - Notice of Completion
Contact:	Troy Galvin 916-223-7441 jtgalvin@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.20.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Sierra Vista Village KT-3A, CWJ# 190076 as complete and authorizing the City Engineer to execute the Notice of Completion.

BACKGROUND

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

FISCAL IMPACT

The actions requested as part of this action have no impact to the City's General Fund. Construction costs were paid by the developer.

ENVIRONMENTAL REVIEW

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

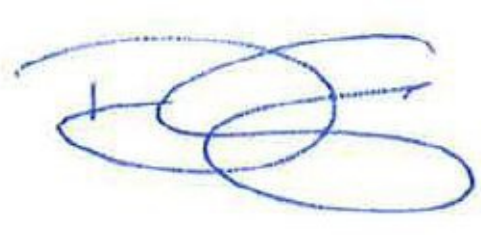
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Troy Galvin, Construction Inspector

Mike Isom, Development Services Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-202

NOC

Exhibit A - Location Map

Final Map

RESOLUTION NO. 22-202

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA VILLAGE KT-3A PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

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

1. The "Notice of Completion" on file in the City Clerk's Department relative to that public work known as the Sierra Vista Village KT-3A is hereby approved and the public work accepted.

2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book EE of Maps, Page 99 is hereby accepted.

3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville, this 15th day of June, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

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

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

NOTICE OF COMPLETION

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

The direct/general contractor on said project was _____.

The surety on said project was _____

_____.

_____

City of Roseville
Owner

ATTEST:

_____
Carmen Avalos, City Clerk

State of California)
County of Placer)

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

_____

City of Roseville

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

State of California)
County of Placer)

Subscribed and sworn to (or affirmed) before me on this _____ day of _____,

20___, _____

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

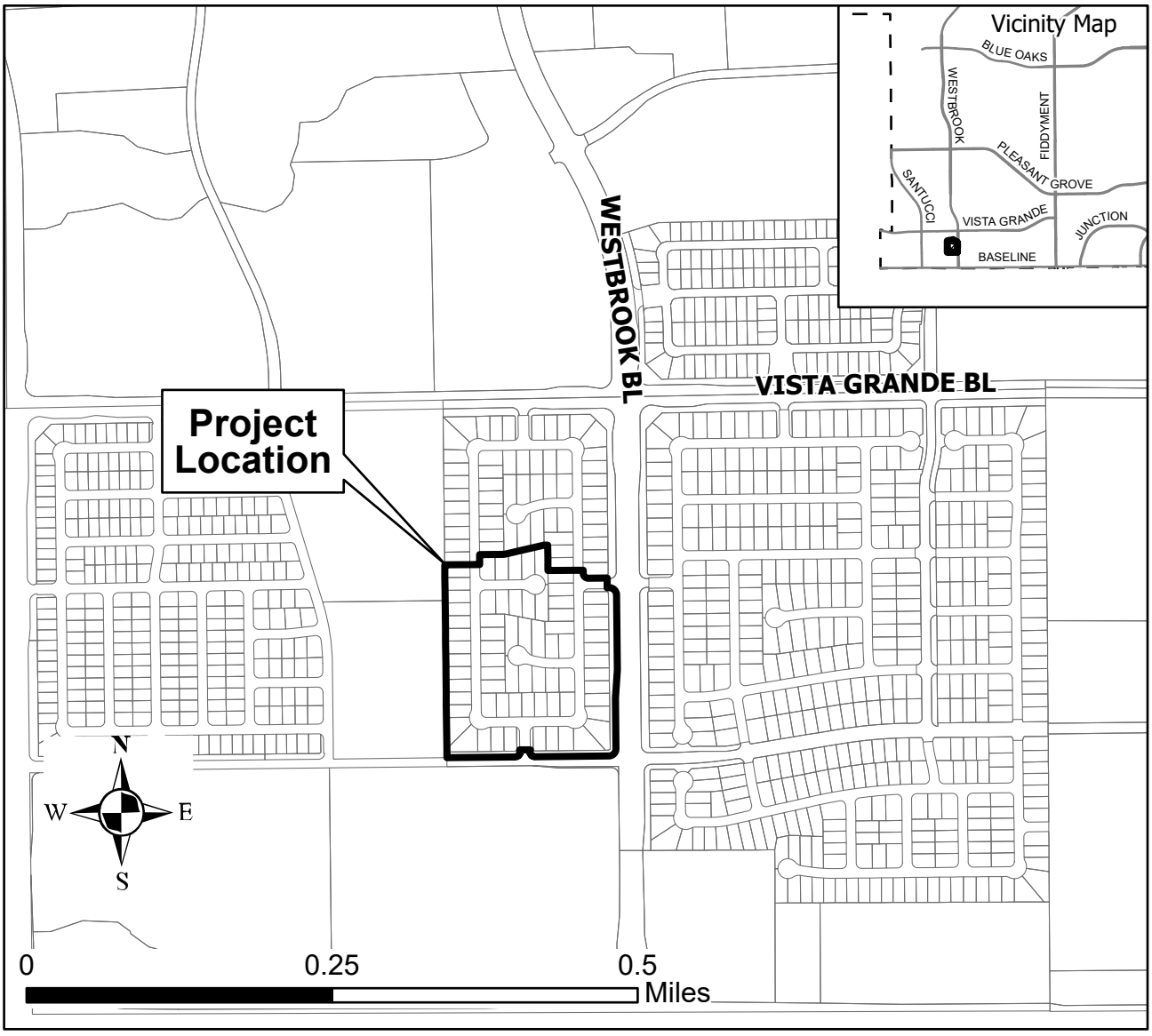
_____

Place Notary Seal and/or Stamp Above

Signature of Notary Public

Exhibit A: Location Map

City of Roseville
Sierra Vista Village
KT-3A



FINAL MAP OF SIERRA VISTA - KT-3A
SUBDIVISION NUMBER PL17-0305

BEING ALL OF LOT 4 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVISION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

MURRAY SMITH & ASSOCIATES

SHEET 1 OF 8

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "SIERRA VISTA KT-3A" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

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

(A) PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOTS 'A', 'B', 'C' AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHT OF WAY (INCLUDING ALL IMPROVEMENTS THEREON) LOT 'A', LOT 'B', LOT 'C' AND THE STREETS SHOWN HEREON AS CHULA WAY, MAMBO WAY, MAMBO COURT, FLAMENCO WAY, SWING WAY, FOX TROT WAY, AND HULA WAY.

SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____
NAME: Chrysanthy Demos
ITS: President; CEO

BY: _____
NAME: Ron Bertolina
ITS: Vice President

BY: LENNAR HOMES OF CALIFORNIA INC. A CALIFORNIA CORPORATION

BY: _____
NAME: Larry Gualco
ITS: Vice Pres.

BY: _____
NAME: Robert Tummolo
ITS: Vice Pres

RECORDER'S STATEMENT

FILED THIS 21st DAY OF July, 2020 AT 12:20 PM. IN BOOK EE OF MAPS AT PAGE 99, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MSA ENGINEERING, INC.

Ryan Ronco
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

BY: _____
DEPUTY

DOCUMENT NO.: 2020-0074072

FEE $ 104.00

NOTARY'S ACKNOWLEDGMENT

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

STATE OF California)
COUNTY OF Placer) SS

ON May 22, 2020 BEFORE ME,
Monique Reynolds ; A NOTARY PUBLIC, PERSONALLY
APPEARED Larry Gualco 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: Monique Reynolds
NOTARY PRINTED NAME: Monique Reynolds
MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY.
MY NOTARY COMMISSION NO. 2171051
MY COMMISSION EXPIRES ON: 11/24/20

NOTARY'S ACKNOWLEDGMENT

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

STATE OF California)
COUNTY OF Placer) SS

ON May 22, 2020 BEFORE ME,
Monique Reynolds ; A NOTARY PUBLIC, PERSONALLY
APPEARED Robert Tummolo 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.

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STATE OF California)
COUNTY OF Placer) SS

ON May 28, 2020 BEFORE ME,
Alim Valiev ; A NOTARY PUBLIC, PERSONALLY
APPEARED Chrysanthy Demos 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: A. Valiev
NOTARY PRINTED NAME: Alim Valiev
MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY.
MY NOTARY COMMISSION NO. 2317355
MY COMMISSION EXPIRES ON: 12.27.2023

NOTARY'S ACKNOWLEDGMENT

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

STATE OF California)
COUNTY OF Sacramento) SS

ON June 9, 2020 BEFORE ME,
Alim Valiev ; A NOTARY PUBLIC, PERSONALLY
APPEARED Ron Bertolina 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: A. Valiev
NOTARY PRINTED NAME: Alim Valiev
MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY.
MY NOTARY COMMISSION NO. 2317355
MY COMMISSION EXPIRES ON: 12.27.2023

FINAL MAP OF SIERRA VISTA - KT-3A
SUBDIVISION NUMBER PL17-0305

BEING ALL OF LOT 4 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVISION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

M U R R A Y S M I T H & A S S O C I A T E S

SHEET 2 OF 8

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA - KT-3A" 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 SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, ON DECEMBER 2018. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2021, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

MICHAEL S. COSTA LS 6600
EXPIRATION DATE: 12-31-21

May 31, 2020
DATE

LICENSED LAND SURVEYOR MICHAEL S. COSTA No. 6600 Exp. 12-31-21 STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA - KT-3A" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISION OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

6/29/20
DATE

MARC STOUT R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES SEPTEMBER 30, 2020

I HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP OF "SIERRA VISTA - KT-3A" IS TECHNICALLY CORRECT.

FOR MARC STOUT CITY ENGINEER, CITY OF ROSEVILLE

6/30/20
DATE

TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2021

LICENSED LAND SURVEYOR TIMOTHY G. BLAIR No. 8278 Exp. 12-31-21 STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA - KT-3A" AND HAS ACCEPTED ON BEHALF OF THE PUBLIC SUBJECT TO IMPROVEMENT, LOTS 'A', 'B' AND 'C' AND THE RIGHTS OF WAYS AND EASEMENTS OFFERED HEREON FOR DEDICATION.

CITY CLERK, CITY OF ROSEVILLE

7/2/2020
DATE

BY: _____
ASSISTANT CITY CLERK

~~RECORDER'S STATEMENT~~

~~FILED THIS ____ DAY OF _____, 20__ AT _____ M. IN BOOK ____ OF MAPS, AT PAGE ____, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MSA ENGINEERING, INC.~~

~~_____ DOCUMENT NO.: _____~~
~~RECORDER OF PLACER COUNTY~~
~~STATE OF CALIFORNIA~~

~~BY: _____ FEE $ _____~~
~~DEPUTY~~

FINAL MAP OF SIERRA VISTA - KT-3A

SUBDIVISION NUMBER PL17-0305

BEING ALL OF LOT 4 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVSION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

MURRAY SMITH & ASSOCIATES

LEGEND

- ◉ ...MONUMENT TO BE SET PER THAT FINAL MAP OF "SIERRA VISTA-FEDERICO LARGE LOT SUBDIVISION, SUBDIVISION NO. PL 15-0192" RECORDED IN BOOK EE OF MAPS, AT PAGE 6, OFFICIAL RECORDS OF PLACER COUNTY
- ⌀ ...5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600" SET PER THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVISION, SUBDIVISION NUMBER: PL 15-0192" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY
- ⌀ ...COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 6600" TO BE SET PER THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVISION, SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY
- ⌀ ...SET 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600"
- ⊙ ...SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 6600"
- ○ ...DIMENSION POINT
- B.M. ...BOOK OF MAPS
- (R) ...RADIAL
- (OA) ...OVERALL
- P.U.E. ...PUBLIC UTILITY EASEMENT

0 50' 100' 200'

SCALE: 1"= 100'

REFERENCES

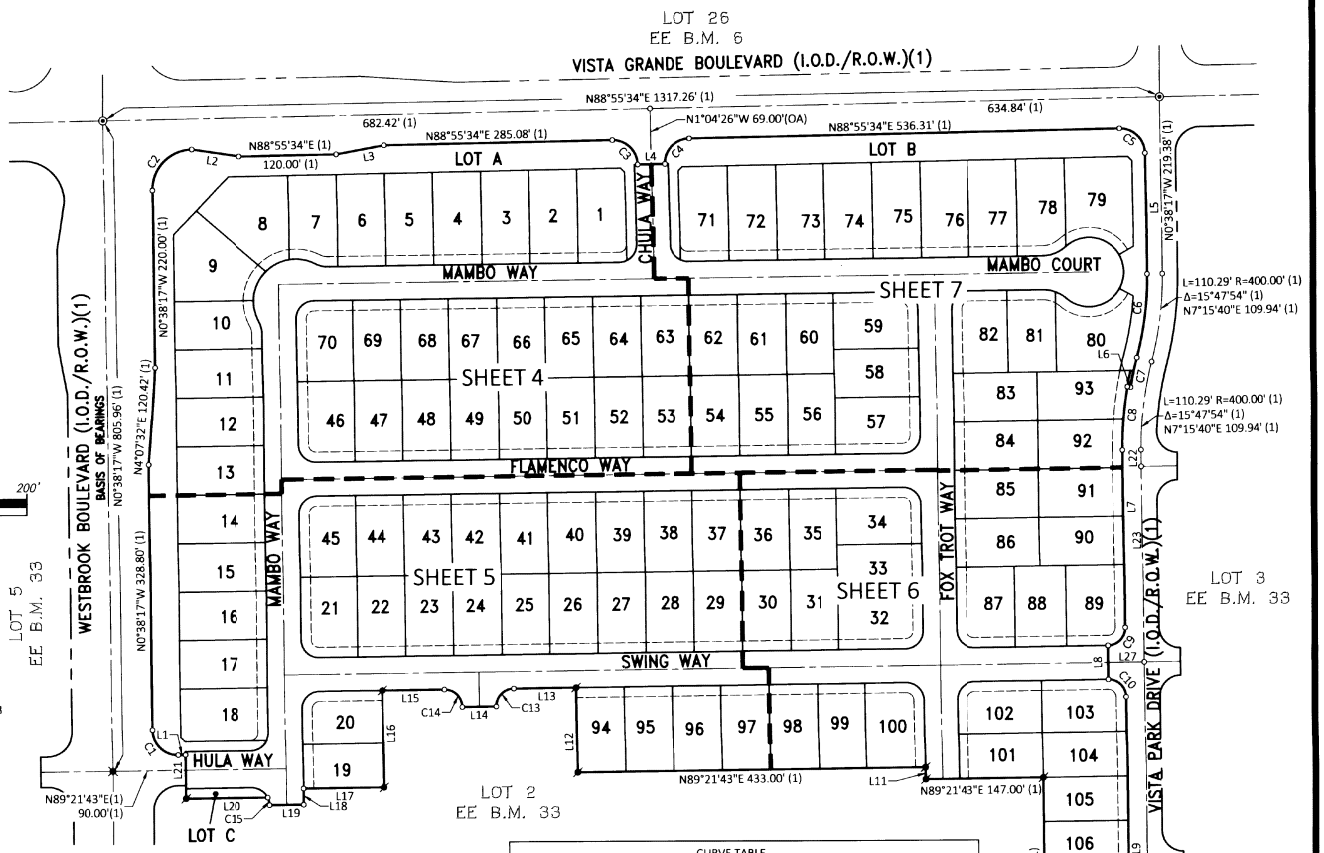
(1) PER BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF WESTBROOK BOULEVARD AS SHOWN IN BOOK EE OF MAPS, PAGE 33 OFFICIAL RECORDS OF PLACER COUNTY AND ESTABLISHED BY THE MONUMENTS SHOWN HEREON. THE BEARING IS N0°38'17"W.

NOTES

1. ALL CURVES DIMENSIONED WITH LENGTH, RADIUS, DELTA, CHORD BEARING AND CHORD DISTANCE.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING, THE SUM OF THE NDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS "FINAL MAP OF SIERRA VISTA - KT-3A" SUBDIVISION IS 22.305± AC. GROSS, CONSISTING OF 110 RESIDENTIAL DEVELOPMENT LOTS AND 3 LANDSCAPE LOTS.
5. ALL REAR LOT CORNERS WILL BE SET WITH A 5/8" REBAR WITH A PLASTIC PLUG STAMPED "LS 6600", WHERE MONUMENTS FALL ADJACENT TO A RETAINING WALL, SOUNDWALL OR CONCRETE FOOTING A 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600" WILL BE SET ON THE SIDE LOT LINE 2.00' OFFSET TO THE REAR LOT CORNER AS SHOWN.
6. A 1-5/32" BRASS DISK STAMPED "LS 6600" WILL BE SET IN THE SIDEWALK ON THE PROJECTION OF THE SIDE LOT LINES 1.00 FOOT FROM THE PROPERTY CORNER.
7. A SOUNDWALL IS ADJACENT TO LOTS: 1 THROUGH 18, 71 THROUGH 80, LOT 'A', LOT 'B' AND LOT 'C'.
8. A GEOTECHNICAL ENGINEERING REPORT ENTITLED "SIERRA VISTA RESIDENTIAL DEVELOPMENT" WAS PREPARED BY WALLACE KUHL & ASSOCIATES, WKA NO. 11712.01, DATED JANUARY 10, 2018. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF ROSEVILLE ENGINEERING DEPARTMENT, FILE NO. 308-879 .
9. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R'S) ARE ~~BEING~~ RECORDED ~~CONCURRENTLY WITH THIS FINAL MAP~~ IN DOCUMENT NO.: 2020-0042952.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°21'43"E (1)	9.00' (1)
L2	N81°36'42"W (1)	60.83' (1)
L3	N79°27'50"E (1)	60.83' (1)
L4	N88°55'34"E (1)	34.00' (1)
L5	N0°38'17"W (1)	150.00' (1)
L6	N79°58'23"W (1)	4.00' (1)
L7	N0°38'17"W (1)	219.72' (1)
L8	N0°38'17"W (1)	42.00' (1)
L9	N0°38'17"W (1)	418.00' (1)
L10	N89°21'43"E (1)	31.83' (1)
L11	N0°38'17"W (1)	15.00' (1)
L12	N0°38'17"W (1)	105.00' (1)
L13	N89°21'43"E (1)	78.00' (1)

LINE TABLE		
LINE #	BEARING	DISTANCE
L14	N89°21'43"E (1)	42.00' (1)
L15	N89°21'43"E (1)	78.00' (1)
L16	N0°38'17"W (1)	120.00' (1)
L17	N89°21'43"E (1)	100.00' (1)
L18	N0°38'17"W (1)	20.08' (1)
L19	N89°21'43"E (1)	42.00' (1)
L20	N89°21'43"E (1)	102.84' (1)
L21	N0°38'17"W (1)	54.50' (1)
L22	N0°38'17"W (1)	20.72' (1)
L23	N0°38'17"W (1)	242.00' (1)
L24	N0°38'17"E (1)	504.00' (1)
L25	N89°21'43"E (1)	45.00' (1)
L26	N0°38'17"W (1)	21.00' (1)
L27	N89°21'43"E (1)	45.00' (1)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	48.69' (1)	31.00' (1)	90°00'00" (1)	N45°38'17"W (1)	43.84' (1)
C2	78.16' (1)	50.00' (1)	89°33'51" (1)	N44°08'39"E (1)	70.44' (1)
C3	48.69' (1)	31.00' (1)	90°00'00" (1)	N46°04'26"W (1)	43.84' (1)
C4	48.69' (1)	31.00' (1)	90°00'00" (1)	N43°55'34"E (1)	43.84' (1)
C5	48.93' (1)	31.00' (1)	90°26'09" (1)	N45°51'22"W (1)	44.01' (1)
C6	105.05' (1)	381.00' (1)	15°47'54" (1)	N7°15'40"E (1)	104.72' (1)
C7	37.54' (1)	419.00' (1)	5°08'00" (1)	N12°35'37"E (1)	37.53' (1)
C8	78.74' (1)	423.00' (1)	10°39'54" (1)	N4°41'40"E (1)	78.62' (1)
C9	34.56' (1)	22.00' (1)	90°00'00" (1)	N44°21'43"E (1)	31.11' (1)
C10	34.56' (1)	22.00' (1)	90°00'00" (1)	N45°38'17"W (1)	31.11' (1)
C11	34.56' (1)	22.00' (1)	90°00'00" (1)	N44°21'43"E (1)	31.11' (1)
C12	51.17' (1)	2286.00' (1)	1°16'57" (1)	N88°43'14"E (1)	51.17' (1)
C13	34.56' (1)	22.00' (1)	90°00'00" (1)	N44°21'43"E (1)	31.11' (1)
C14	34.56' (1)	22.00' (1)	90°00'00" (1)	N45°38'17"W (1)	31.11' (1)
C15	9.82' (1)	22.00' (1)	25°34'59" (1)	N13°25'46"W (1)	9.74' (1)

FINAL MAP OF SIERRA VISTA - KT-3A
SUBDIVISION NUMBER PL17-0305

BEING ALL OF LOT 4 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVISION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

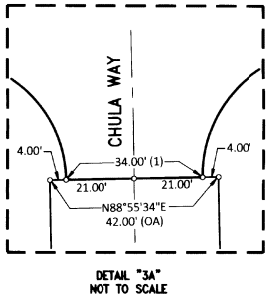
MURRAY SMITH & ASSOCIATES

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C21(OA)	34.72'	22.00'	90°26'09"	N44°08'39"E	31.23'
C22	15.77'	32.00'	28°14'33"	N76°31'00"W	15.61'
C23(OA)	132.95'	52.00'	146°29'06"	N44°21'43"E	99.58'
C24	15.77'	32.00'	28°14'33"	N14°45'34"W	15.61'
C25	34.56'	22.00'	90°00'00"	N45°38'17"W	31.11'
C26	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'

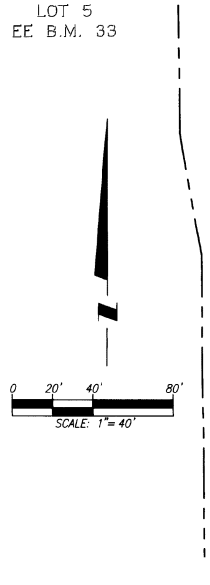
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C27	24.73'	22.00'	64°25'01"	N31°08'05"E	23.45'
C28	9.99'	22.00'	26°01'08"	N76°21'09"E	9.90'
C29	33.17'	52.00'	36°32'38"	N80°40'03"W	32.61'
C30	39.94'	52.00'	44°00'23"	N22°55'34"E	38.96'
C31	27.05'	52.00'	29°48'12"	N13°58'44"W	26.74'
C32	32.79'	52.00'	36°07'53"	N62°59'42"E	32.25'

SEE SHEET 3 FOR NOTES AND LEGEND

LOT 26
EE B.M. 6



DETAIL "3A"
NOT TO SCALE



LOT 5
EE B.M. 33

FINAL MAP OF SIERRA VISTA - KT-3A
SUBDIVISION NUMBER PL17-0305

BEING ALL OF LOT 4 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVSION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

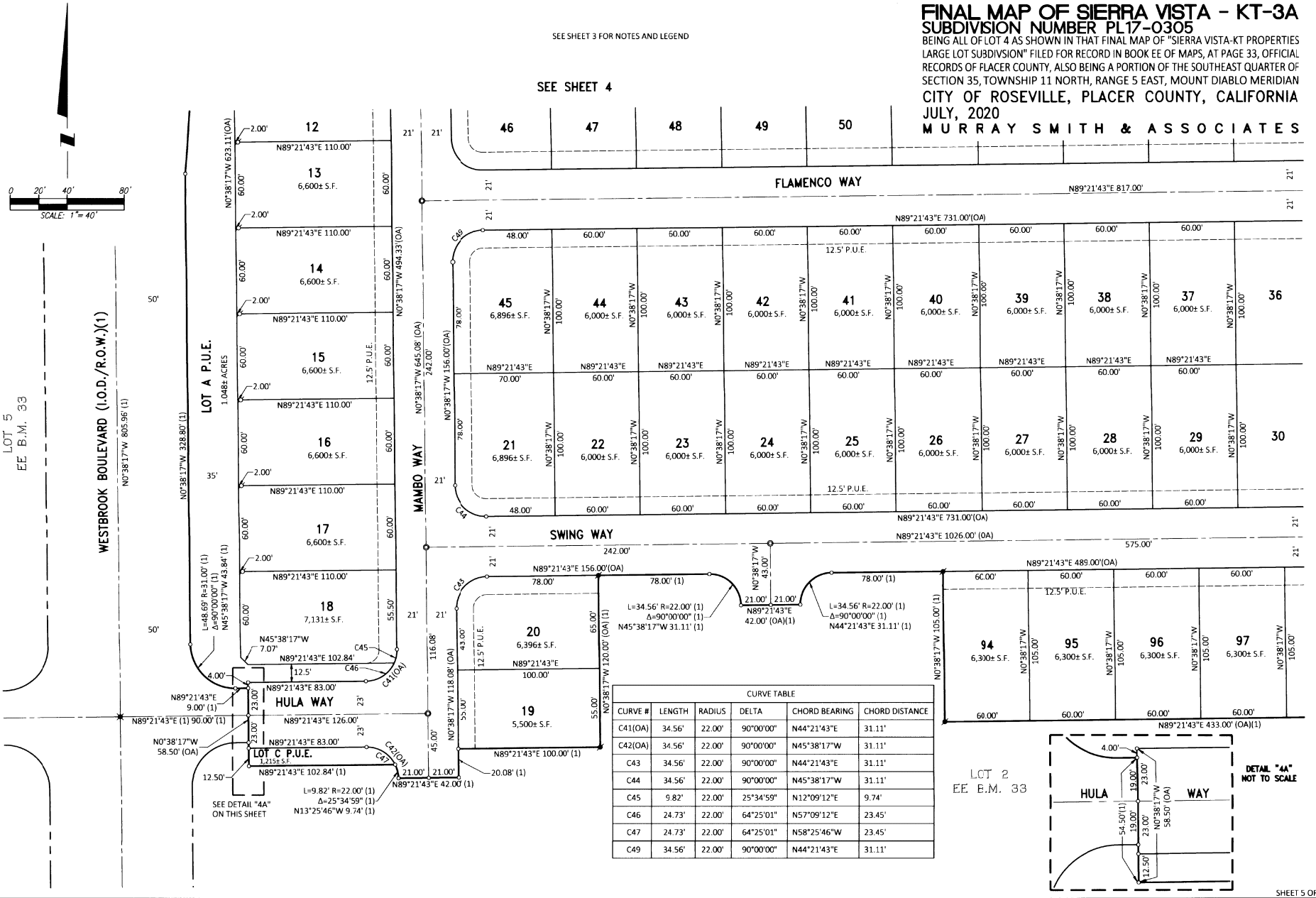
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

MURRAY SMITH & ASSOCIATES

SEE SHEET 3 FOR NOTES AND LEGEND

SEE SHEET 4



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C41(OA)	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C42(OA)	34.56'	22.00'	90°00'00"	N45°38'17"W	31.11'
C43	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C44	34.56'	22.00'	90°00'00"	N45°38'17"W	31.11'
C45	9.82'	22.00'	25°34'59"	N12°09'12"E	9.74'
C46	24.73'	22.00'	64°25'01"	N57°09'12"E	23.45'
C47	24.73'	22.00'	64°25'01"	N58°25'46"W	23.45'
C49	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'

SEE SHEET 6

FINAL MAP OF SIERRA VISTA - KT-3A
SUBDIVISION NUMBER PL17-0305

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CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

MURRAY SMITH & ASSOCIATES

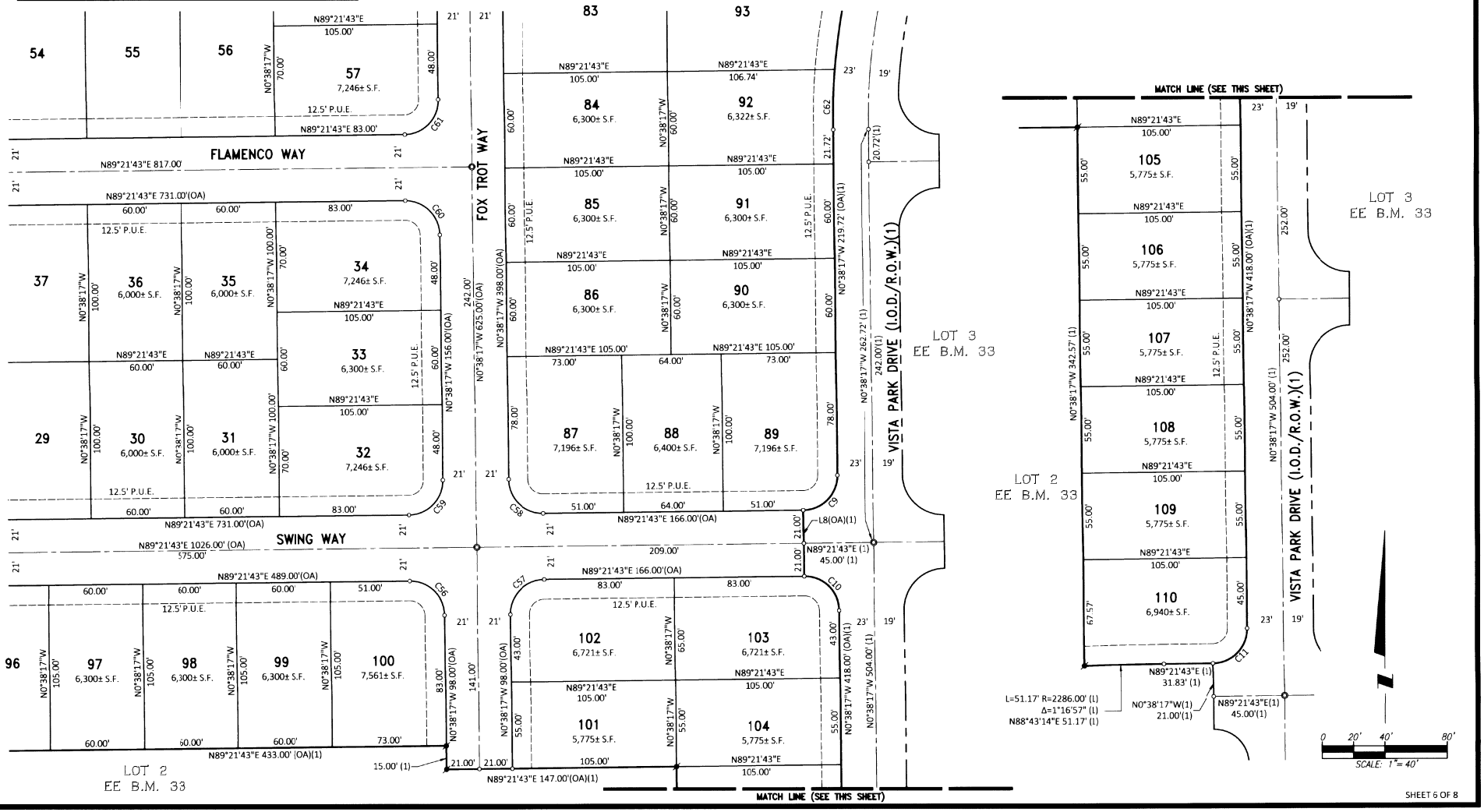
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C56	34.56'	22.00'	90°00'00"	N45°38'17"W	31.11'
C57	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C58	34.56'	22.00'	90°00'00"	N45°38'17"W	31.11'
C59	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C60	34.56'	22.00'	90°00'00"	N45°38'17"W	31.11'
C61	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C62	38.33'	423.00'	5°11'32"	N1°57'30"E	38.32'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C9	34.56' (1)	22.00' (1)	90°00'00" (1)	N44°21'43"E (1)	31.11' (1)
C10	34.56' (1)	22.00' (1)	90°00'00" (1)	N45°38'17"W (1)	31.11' (1)
C11	34.56' (1)	22.00' (1)	90°00'00" (1)	N44°21'43"E (1)	31.11' (1)

LINE TABLE		
LINE #	BEARING	DISTANCE
L8	N0°38'17"W (1)	42.00' (1)

SEE SHEET 3 FOR NOTES AND LEGEND

SEE SHEET 7



FINAL MAP OF SIERRA VISTA - KT-3A
SUBDIVISION NUMBER PL17-0305

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CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

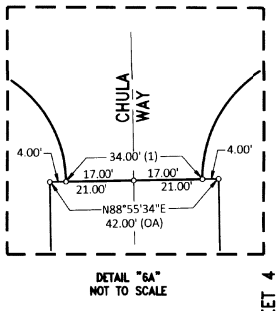
MURRAY SMITH & ASSOCIATES

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C61	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C62	38.33'	423.00'	5°11'32"	N1°57'30"E	38.32'
C71	34.56'	22.00'	90°00'00"	N45°38'17"W	31.11'
C72	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C73(OA)	32.52'	45.00'	41°24'35"	N59°56'00"W	31.82'
C74(OA)	197.24'	43.00'	262°49'09"	N0°38'17"W	64.50'
C75	32.52'	45.00'	41°24'35"	N68°39'26"E	31.82'

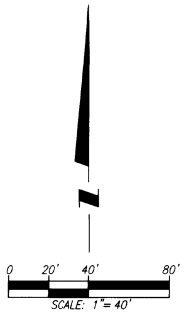
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C76(OA)	34.39'	22.00'	89°33'51"	N45°51'21"W	30.99'
C77	24.73'	22.00'	64°25'01"	N33°16'57"W	23.45'
C78	9.66'	22.00'	25°08'50"	N78°03'52"W	9.58'
C79	76.68'	43.00'	102°10'34"	N80°57'35"W	66.92'
C80	43.88'	43.00'	58°28'02"	N0°38'17"W	42.00'
C81	76.68'	43.00'	102°10'34"	N79°41'01"E	66.92'
C82	16.18'	45.00'	20°35'57"	N59°31'41"W	16.09'

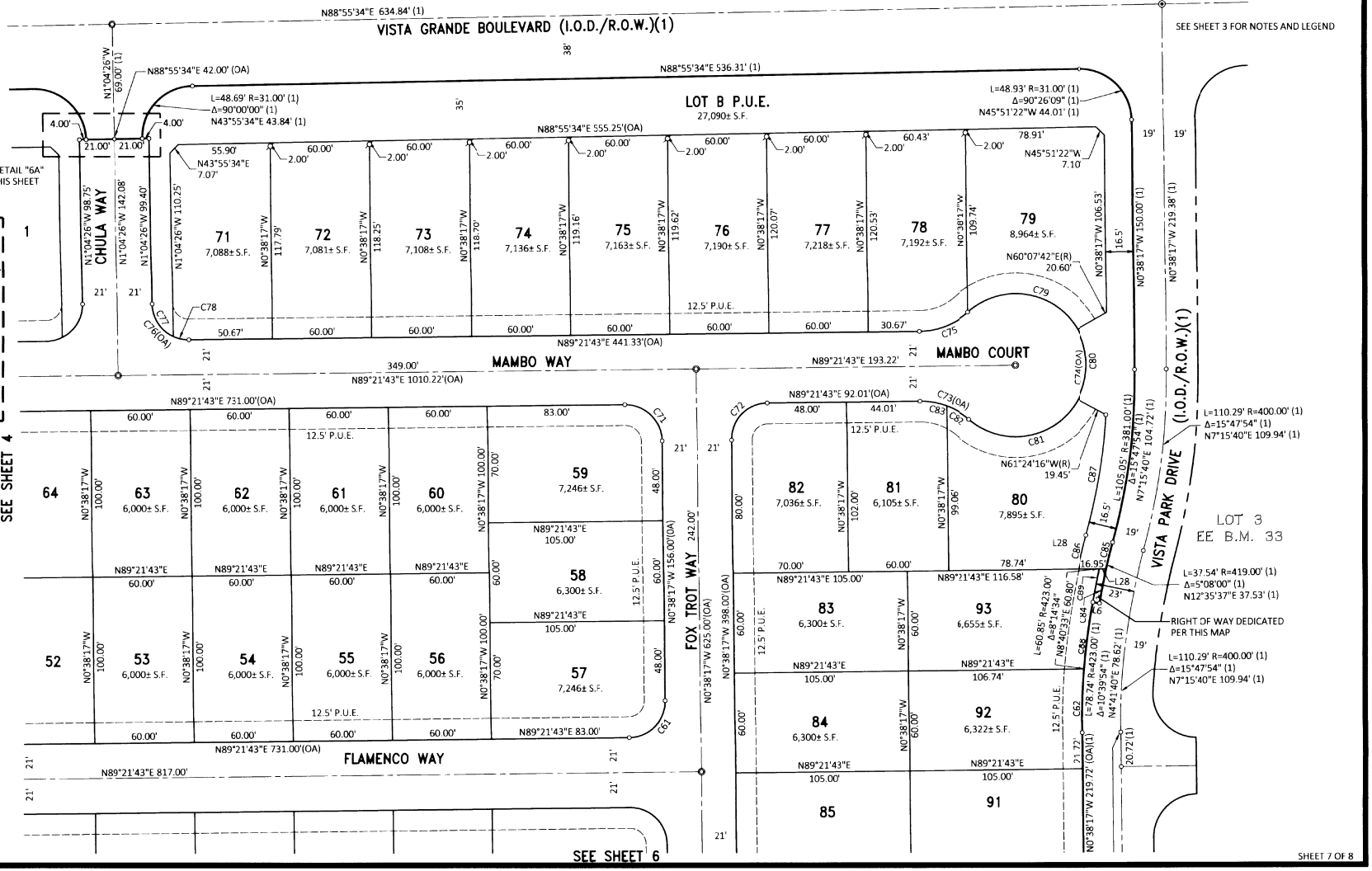
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C83	16.34'	45.00'	20°48'36"	N80°13'58"W	16.25'
C84	21.22'	419.00'	2°54'04"	N11°28'39"E	21.21'
C85	16.32'	419.00'	2°13'56"	N14°02'39"E	16.32'
C86	20.94'	435.50'	2°45'20"	N13°46'57"E	20.94'
C87	73.46'	364.50'	11°32'51"	N9°23'11"E	73.34'
C88	40.40'	423.00'	5°28'21"	N7°17'27"E	40.39'
C89	20.45'	423.00'	2°46'13"	N11°24'44"E	20.45'

LINE TABLE		
LINE #	BEARING	DISTANCE
L6	N79°58'23"W (1)	4.00' (1)
L28	N89°21'43"E	4.11'



DETAIL "6A"
NOT TO SCALE





FINAL MAP OF SIERRA VISTA - KT-3A
SUBDIVISION NUMBER PL17-0305

BEING ALL OF LOT 4 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVSION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

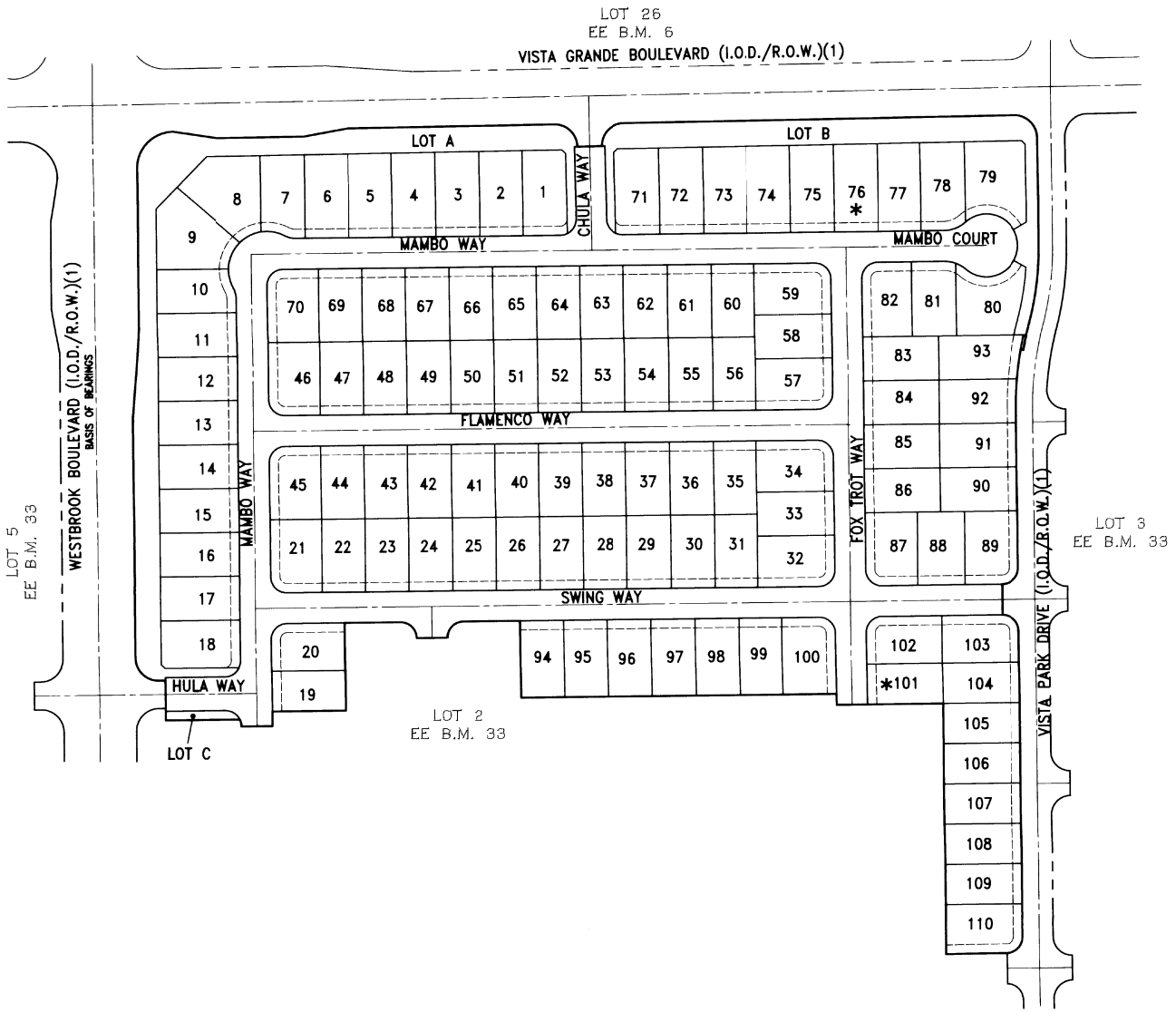
JULY, 2020

MURRAY SMITH & ASSOCIATES

0 50' 100' 200'

SCALE: 1"= 100'

SEE SHEET 3 FOR NOTES AND LEGEND



ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSE ONLY PURSUANT TO SECTION 66434.2 OF THE GTOVERNMENT CODE

EACH RESIDENTIAL DWELLING CONSTRUCTED ON ANY OF THE LOTS INDICATED SHAL. BE FITTED WITH A SEWER BACKFLOW PREVENTER VALVE AS APPROVED BY THE CITY OF ROSEVILLE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID DWELLING TO MAINTAIN THE VALVE AND PREVENT DAMAGE FROM OCCURRING THERETO. THE CITY OF ROSEVILLE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR PERFORMANCE OF THE VALVE, AND THE CITY OF ROSEVILLE SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO ANY SUCH DWELLING OR ITS CONTENTS DUE TO FAILURE OF THE VALVE FOR ANY REASON WHATSOEVER.

LEGEND

* DENOTES SEWER BACKFLOW PREVENTER VALVE REQUIRED ON SANITARY SEWER CONNECTION BY THE CITY OF ROSEVILLE WITH THE BUILDING PERMIT AND MAINTAINED THEREAFTER BY THE OWNER.

COUNCIL COMMUNICATION

CC #: 2021
File #: 0400-04-12-1

Title:	Sierra Vista Village KT-3B - Notice of Completion
Contact:	Troy Galvin 916-223-7441 jtgalvin@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.21.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Sierra Vista Village KT-3B, CWJ# 190081 as complete and authorizing the City Engineer to execute the Notice of Completion.

BACKGROUND

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

FISCAL IMPACT

The actions requested as part of this action have no impact to the City's General Fund. Construction costs were paid by the developer.

ENVIRONMENTAL REVIEW

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

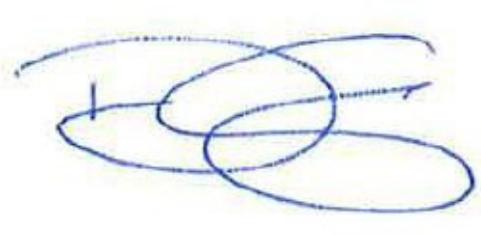
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Troy Galvin, Construction Inspector

Mike Isom, Development Services Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-203

NOC

Exhibit A - Location Map

Final Map

RESOLUTION NO. 22-203

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA VILLAGE KT-3B PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

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

1. The "Notice of Completion" on file in the City Clerk's Department relative to that public work known as the Sierra Vista Village KT-3B is hereby approved and the public work accepted.

2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book EE of Maps, Page 100 is hereby accepted.

3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville, this 15th day of June, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

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

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

NOTICE OF COMPLETION

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

The direct/general contractor on said project was _____.

The surety on said project was _____

_____.

_____

City of Roseville
Owner

ATTEST:

_____
Carmen Avalos, City Clerk

State of California)
County of Placer)

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

_____

City of Roseville

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

State of California)
County of Placer)

Subscribed and sworn to (or affirmed) before me on this _____ day of _____,

20___, _____

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

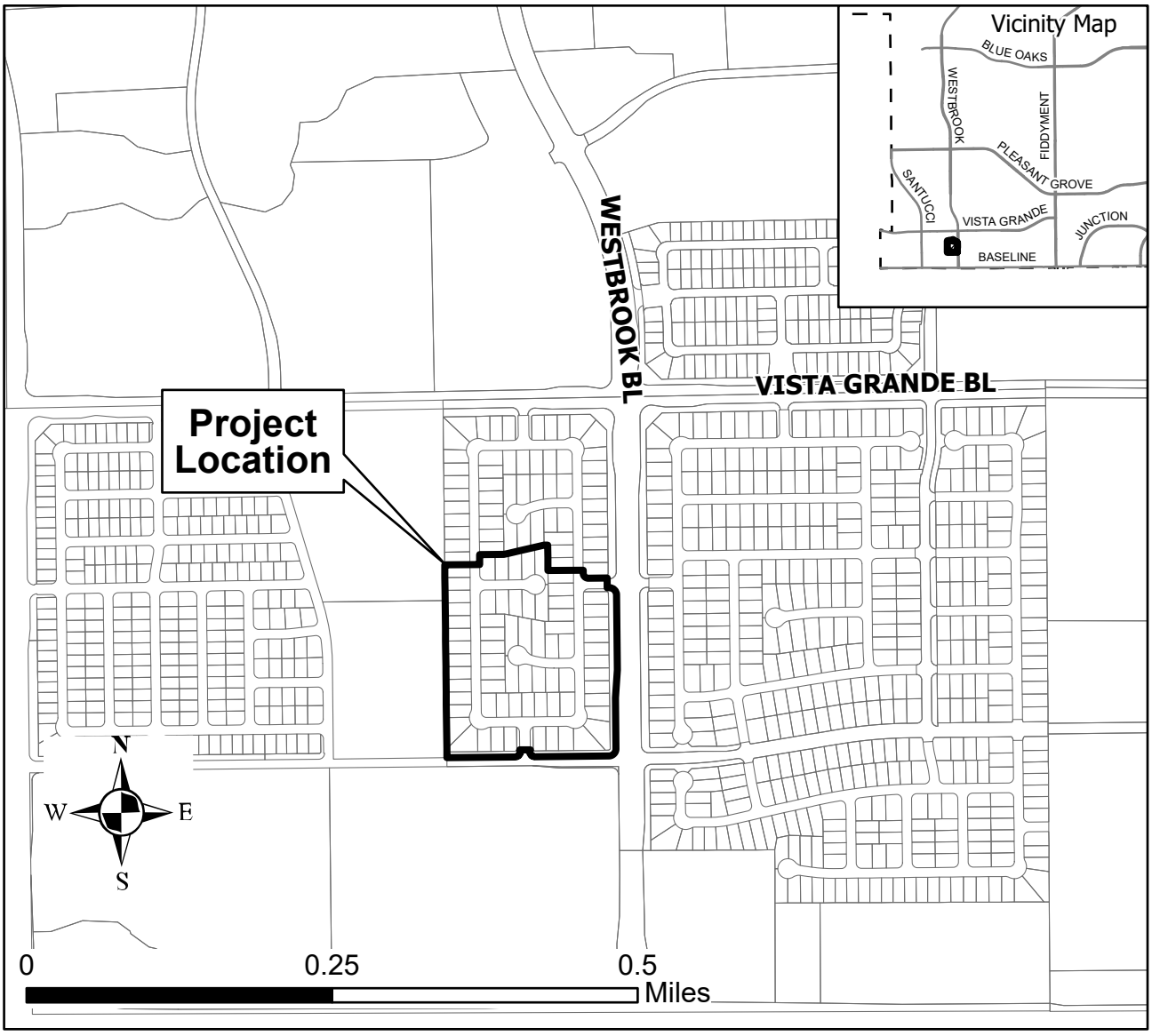
_____

Place Notary Seal and/or Stamp Above

Signature of Notary Public

Exhibit A: Location Map

City of Roseville
Sierra Vista Village
KT-3B



FINAL MAP OF SIERRA VISTA - KT-3B
SUBDIVISION NUMBER PL17-0305

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CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

MURRAY SMITH & ASSOCIATES

SHEET 1 OF 10

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "SIERRA VISTA-KT-3B" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

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

(A) PUBLIC EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOT 'A' AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHT OF WAY (INCLUDING ALL IMPROVEMENTS THEREON) LOT 'A' AND THE STREETS SHOWN HEREON AS LYRICAL WAY, BALLET WAY, BOSSA NOVA WAY, FOX TROT WAY, BOLERO COURT, BALLET COURT.

SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____
NAME: Chrysanthy Demos
ITS: President / CEO

BY: _____
NAME: Ron Bertolina
ITS: Vice President

BY: LENNAR HOMES OF CALIFORNIA INC. A CALIFORNIA CORPORATION

BY: _____
NAME: Larry Gralco
ITS: Vice Pres.

BY: _____
NAME: Robert Tummolo
ITS: _____

RECORDER'S STATEMENT

FILED THIS 21st DAY OF July, 2020 AT 12:20 PM IN BOOK EE OF MAPS AT PAGE 100, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MSA ENGINEERING, INC.

Ryan Ronco
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

DOCUMENT NO.: 2020-0074074

BY: _____ DEPUTY

FEE$ 110.00

NOTARY'S ACKNOWLEDGMENT

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

STATE OF California)
COUNTY OF Placer) SS

ON May 22, 2020 BEFORE ME,
Monique Reynolds ; A NOTARY PUBLIC, PERSONALLY
APPEARED Larry Gralco 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: Monique Reynolds
NOTARY PRINTED NAME: Monique Reynolds
MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY.
MY NOTARY COMMISSION NO. 2171051
MY COMMISSION EXPIRES ON: 11/24/20

NOTARY'S ACKNOWLEDGMENT

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

STATE OF California)
COUNTY OF Placer) SS

ON May 22, 2020 BEFORE ME,
Monique Reynolds ; A NOTARY PUBLIC, PERSONALLY
APPEARED Robert Tummolo 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: Monique Reynolds
NOTARY PRINTED NAME: Monique Reynolds
MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY.
MY NOTARY COMMISSION NO. 2171051
MY COMMISSION EXPIRES ON: 11/24/2020

NOTARY'S ACKNOWLEDGMENT

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STATE OF California)
COUNTY OF Sacramento) SS

ON May 28, 2020 BEFORE ME,
Alim Valiev ; A NOTARY PUBLIC, PERSONALLY
APPEARED Chrysanthy Demos 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: A. Valiev
NOTARY PRINTED NAME: Alim Valiev
MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY
MY NOTARY COMMISSION NO. 2317355
MY COMMISSION EXPIRES ON: 12-27-2023

NOTARY'S ACKNOWLEDGMENT

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

STATE OF California)
COUNTY OF Sacramento) SS

ON June 9, 2020 BEFORE ME,
Alim Valiev ; A NOTARY PUBLIC, PERSONALLY
APPEARED Ron Bertolina 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: A. Valiev
NOTARY PRINTED NAME: Alim Valiev
MY PRINCIPAL PLACE OF BUSINESS IS Sacramento COUNTY.
MY NOTARY COMMISSION NO. 2317355
MY COMMISSION EXPIRES ON: 12-27-2023

FINAL MAP OF SIERRA VISTA - KT-3B
SUBDIVISION NUMBER PL17-0305

BEING ALL OF LOT 2 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVISION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

MURRAY SMITH & ASSOCIATES

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA - KT-3B" 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 SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY ON DECEMBER 8, 20:8. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS NDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE DECEMBER 31, 2021, AND THAT THE MONUMENTS ARE, OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

Michael S Costa

MICHAEL S. COSTA LS 6600
EXPIRATION DATE: 12-31-21

May 31, 2020
DATE

LICENSED LAND SURVEYOR
MICHAEL S. COSTA
No. 6600
Exp. 12-31-21
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA - KT-3B" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISION OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

6/29/20
DATE

MARC STOUT R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES SEPTEMBER 30, 2020

I HEREBY STATE THAT I AM SATISFIED THAT THIS FINAL MAP OF "SIERRA VISTA - KT-3B" IS TECHNICALLY CORRECT.

FOR MARC STOUT CITY ENGINEER, CITY OF ROSEVILLE

6/30/20
DATE

TIMOTHY G. BLAIR PLS 8278
EXPIRES DECEMBER 31, 2021

LICENSED LAND SURVEYOR
TIMOTHY G. BLAIR
No. 8278
Exp. 12-31-21
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL, CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA - KT-3B" AND HAS ACCEPTED ON BEHALF OF THE PUBLIC SUBJECT TO IMPROVEMENT, LOT 'A' AND THE RIGHTS OF WAYS AND EASEMENTS OFFERED HEREON FOR DEDICATION.

Sonia Orozco
CITY CLERK, CITY OF ROSEVILLE

7/2/2020
DATE

BY: _____
ASSISTANT CITY CLERK

~~RECORDER'S STATEMENT~~

~~FILED THIS _____ DAY OF _____, 20__ AT _____ M. IN BOOK _____ OF MAPS, AT PAGE _____, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF MSA ENGINEERING, INC.~~

~~_____ DOCUMENT NO.: _____~~
~~RECORDER OF PLACER COUNTY~~
~~STATE OF CALIFORNIA~~

~~BY: _____ FEE $ _____~~
~~DEPUTY~~

FINAL MAP OF SIERRA VISTA - KT-3B
SUBDIVISION NUMBER PL17-0305

BEING ALL OF LOT 2 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVSION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

MARCH, 2020

M U R R A Y S M I T H & A S S O C I A T E S

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N0°38'17"W (1)	16.50' (1)
L2	N89°21'43"E (1)	102.84' (1)
L3	N89°21'43"E (1)	42.00' (1)
L4	N0°38'17"W (1)	20.08' (1)
L5	N89°21'43"E (1)	31.83' (1)
L6	N0°38'17"W (1)	42.00' (1)

LINE TABLE		
LINE #	BEARING	DISTANCE
L7	N89°21'43"E (1)	31.83' (1)
L8	N80°51'55"E (1)	21.00' (1)
L9	N80°35'45"E (1)	17.00' (1)
L10	N89°21'43"E (1)	9.00' (1)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	9.82' (1)	22.00' (1)	25°34'59" (1)	N13°25'46"W (1)	9.74' (1)
C2	34.56' (1)	22.00' (1)	90°00'00" (1)	N45°38'17"W (1)	31.11' (1)
C3	34.56' (1)	22.00' (1)	90°00'00" (1)	N44°21'43"E (1)	31.11' (1)
C4	51.17' (1)	2286.00' (1)	1°16'57" (1)	N88°43'14"E (1)	51.17' (1)
C5	34.56' (1)	22.00' (1)	90°00'00" (1)	N45°38'17"W (1)	31.11' (1)
C6	34.56' (1)	22.00' (1)	90°00'00" (1)	N44°21'43"E (1)	31.11' (1)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C7	11.52' (1)	22.00' (1)	30°00'00" (1)	N24°24'15"W (1)	11.39' (1)
C8	41.10' (1)	26.00' (1)	90°34'33" (1)	N35°53'01"E (1)	36.95' (1)
C9	39.77' (1)	1981.00' (1)	1°09'01" (1)	N81°44'49"E (1)	39.77' (1)
C10	123.79' (1)	1969.00' (1)	3°36'08" (1)	N87°33'39"E (1)	123.77' (1)
C11	48.69' (1)	31.00' (1)	90°00'00" (1)	N45°38'17"W (1)	43.84' (1)
C12	48.69' (1)	31.00' (1)	90°00'00" (1)	N44°21'43"E (1)	43.84' (1)

LEGEND

- ⊙ ...MONUMENT TO BE SET PER THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES VILLAGE KT-3A, SUBDIVISION ~~NO. PL13-0096~~ * NO. PL17-0305 RECORDED IN BOOK EE OF MAPS, AT PAGE 99
- ...5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600" TO BE SET PER THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVISION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY
- ...COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 6600" TO BE SET PER THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVISION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY
- ...SET 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600"
- ...SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 6600"
- ...DIMENSION POINT

B.M. ...BOOK OF MAPS

(R) ...RADIAL

(OA) ...OVERALL

P.U.E. ...PUBLIC UTILITY EASEMENT

REFERENCES

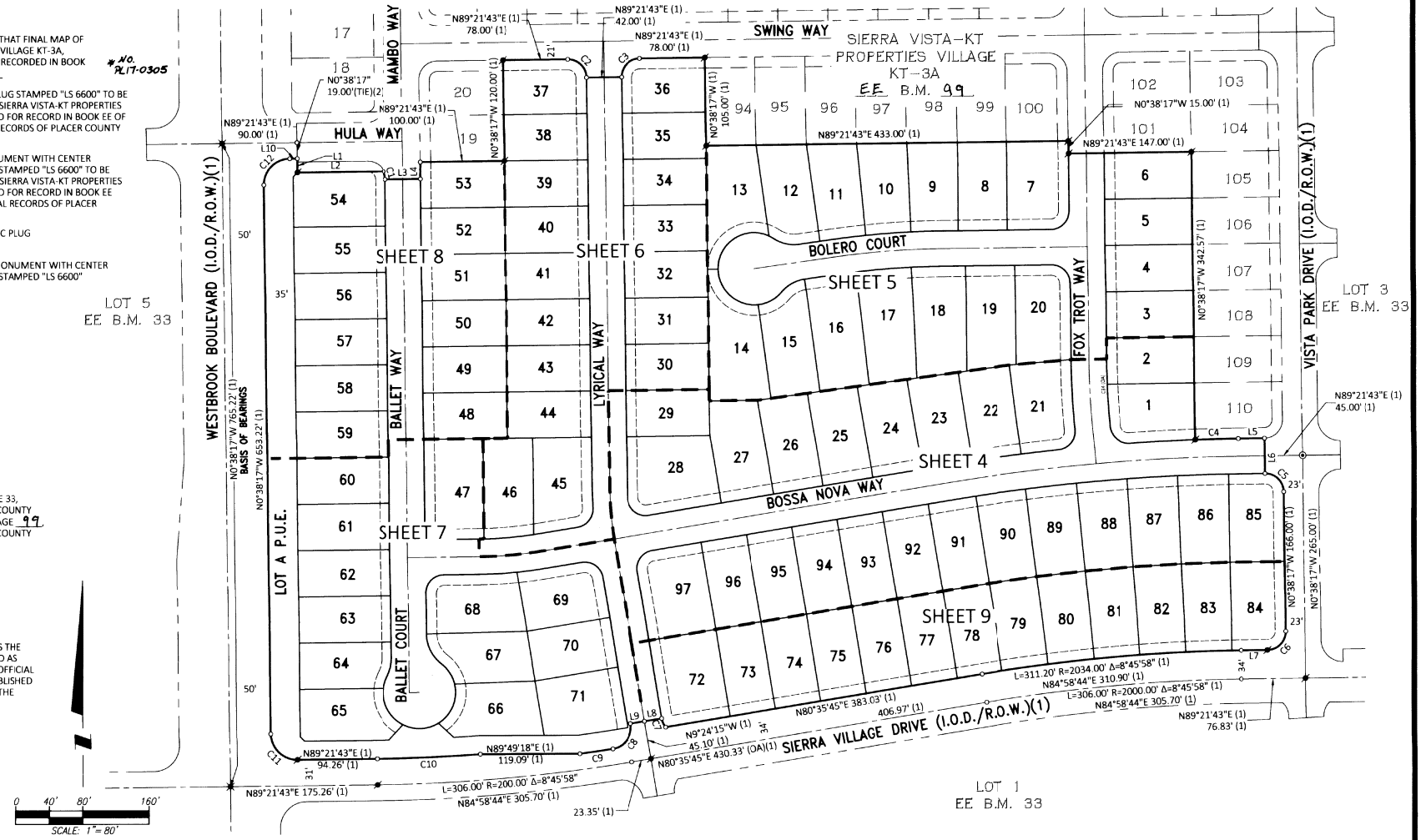
(1) PER BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY

(2) PER BOOK EE OF MAPS, AT PAGE 99 OFFICIAL RECORDS OF PLACER COUNTY

SEE SHEET 4 FOR NOTES

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS MAP IS THE CENTERLINE OF WESTBROOK BOULEVARD AS SHOWN IN BOOK EE OF MAPS, PAGE 33 OFFICIAL RECORDS OF PLACER COUNTY AND ESTABLISHED BY THE MONUMENTS SHOWN HEREON. THE BEARING IS N0°38'17"W.



FINAL MAP OF SIERRA VISTA - KT-3B
SUBDIVISION NUMBER PL17-0305

BEING ALL OF LOT 2 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVSION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

MURRAY SMITH & ASSOCIATES

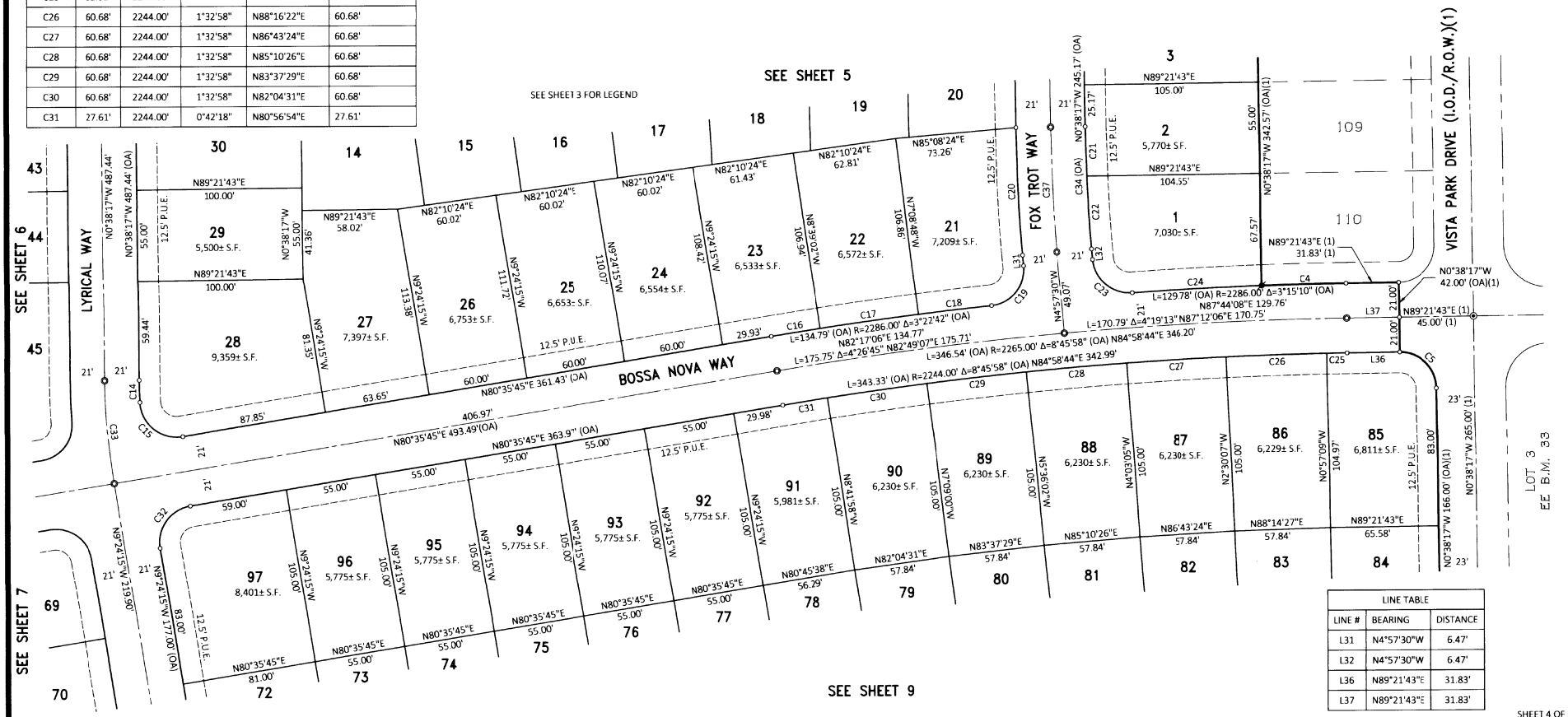
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C4	51.17' (1)	2286.00' (1)	1°16'57" (1)	N88°43'14"E (1)	51.17' (1)
C5	34.56' (1)	22.00' (1)	90°00'00" (1)	N45°38'17"W (1)	31.11' (1)
C14	13.37'	386.10'	1°59'02"	N1°37'48"W	13.37'
C15	37.16'	22.00'	96°46'57"	N51°00'47"W	32.90'
C16	30.07'	2286.00'	0°45'14"	N80°58'22"E	30.07'
C17	60.00'	2286.00'	1°30'14"	N82°06'05"E	60.00'
C18	44.71'	2286.00'	1°07'14"	N83°24'49"E	44.71'
C19	34.15'	22.00'	88°55'57"	N39°30'28"E	30.82'
C20	76.99'	1021.00'	4°19'13"	N2°47'54"W	76.97'
C21	29.83'	979.00'	1°44'46"	N1°30'40"W	29.83'
C22	43.99'	979.00'	2°34'28"	N3°40'16"W	43.98'
C23	34.15'	22.00'	88°55'57"	N49°25'29"W	30.82'
C24	78.61'	2286.00'	1°58'13"	N87°05'39"E	78.61'
C25	12.32'	2244.00'	0°18'52"	N89°12'17"E	12.32'
C26	60.68'	2244.00'	1°32'58"	N88°16'22"E	60.68'
C27	60.68'	2244.00'	1°32'58"	N86°43'24"E	60.68'
C28	60.68'	2244.00'	1°32'58"	N85°10'26"E	60.68'
C29	60.68'	2244.00'	1°32'58"	N83°37'29"E	60.68'
C30	60.68'	2244.00'	1°32'58"	N82°04'31"E	60.68'
C31	27.61'	2244.00'	0°42'18"	N80°56'54"E	27.61'

NOTES

1. ALL CURVES DIMENSIONED WITH LENGTH, RADIUS, DELTA, CHORD BEARING AND CHORD DISTANCE.
2. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
3. DUE TO ROUNDING, THE SUM OF THE INDIVIDUAL DIMENSIONS MAY NOT EQUAL THE OVERALL DIMENSION.
4. TOTAL AREA FOR THIS "SIERRA VISTA - KT-3B" SUBDIVISION IS 18.145± AC. GROSS, CONSISTING OF 97 RESIDENTIAL DEVELOPMENT LOTS AND 1 LANDSCAPE LOT.
5. ALL REAR LOT CORNERS WILL BE SET WITH A 5/8" REBAR WITH A PLASTIC PLUG STAMPED "LS 6600", WHERE MONUMENTS FALL ADJACENT TO A RETAINING WALL, SOUNDWALL OR CONCRETE FOOTING A 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600" WILL BE SET ON THE SIDE LOT LINE 2.00' OFFSET TO THE REAR LOT CORNER, EXCEPT WHEREAS SHOWN.
6. A 1-5/32" BRASS DISK STAMPED "LS 6600" WILL BE SET IN THE SIDEWALK ON THE PROJECTION OF THE SIDE LOT LINES 1.00 FOOT FROM THE PROPERTY CORNER.
7. A SOUNDWALL IS ADJACENT TO LOTS: 54 THROUGH 65 AND LOT A.
8. A GEOTECHNICAL ENGINEERING REPORT ENTITLED "SIERRA VISTA RESIDENTIAL DEVELOPMENT" WAS PREPARED BY WALLACE KUHL & ASSOCIATES, WKA NO. 11712.01, DATED JANUARY 10, 2018. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF ROSEVILLE ENGINEERING DEPARTMENT, FILE NO. 308-879 .
9. CONDITIONS, COVENANTS AND RESTRICTIONS (CC&R'S) ARE ~~BEING~~ RECORDED ~~CONCURRENTLY WITH THIS FINAL MAP~~ IN DOCUMENT NO.: 2020-0042952.

0 20' 40' 80'
SCALE: 1" = 40'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C32	34.56'	22.00'	90°00'00"	N35°35'45"E	31.11'
C33	62.29'	407.10'	8°45'58"	N5°01'16"W	62.23'
C34 (OA)	73.82'	979.00'	4°19'13"	N2°47'54"W	73.80'
C37	75.40'	1000.00'	4°19'13"	N2°47'54"W	75.39'



LINE TABLE		
LINE #	BEARING	DISTANCE
L31	N4°57'30"W	6.47'
L32	N4°57'30"W	6.47'
L36	N89°21'43"E	31.83'
L37	N89°21'43"E	31.83'

FINAL MAP OF SIERRA VISTA - KT-3B
SUBDIVISION NUMBER PL17-0305

BEING ALL OF LOT 2 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVSION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

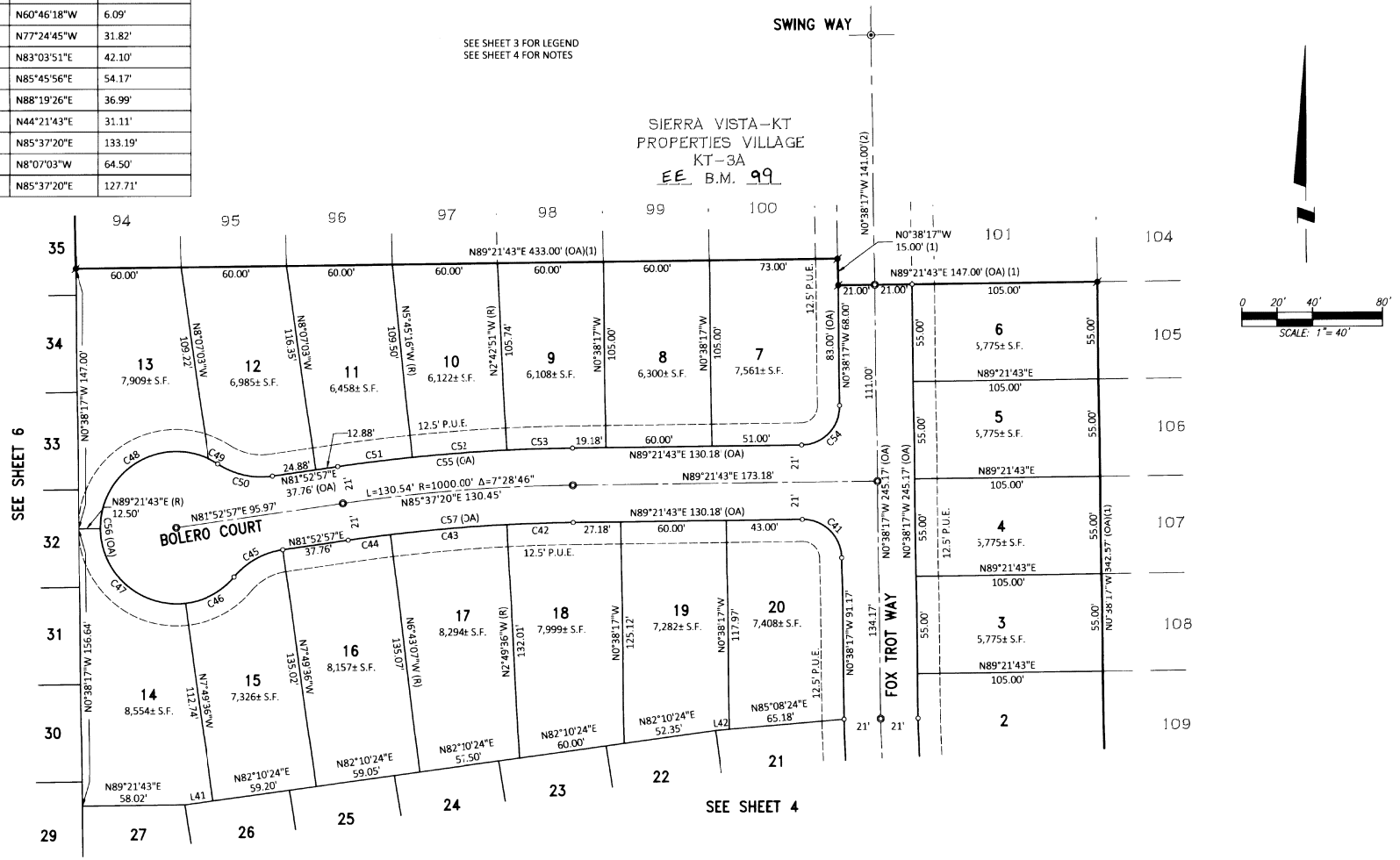
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

MURRAY SMITH & ASSOCIATES

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C41	34.56'	22.00'	90°00'00"	N45°38'17"W	31.11'
C42	37.40'	979.00'	2°11'19"	N88°16'03"E	37.39'
C43	66.50'	979.00'	3°53'31"	N85°13'38"E	66.49'
C44	23.90'	979.00'	1°23'56"	N82°34'55"E	23.90'
C45	32.52'	45.00'	41°24'35"	N61°10'40"E	31.82'
C46	32.18'	43.00'	42°52'55"	N61°54'50"E	31.44'
C47	72.05'	43.00'	96°00'25"	N48°38'30"W	63.91'
C48	86.91'	43.00'	115°48'09"	N57°15'47"E	72.85'
C49	6.10'	43.00'	8°07'40"	N60°46'18"W	6.09'
C50	32.52'	45.00'	41°24'35"	N77°24'45"W	31.82'
C51	42.11'	1021.00'	2°21'47"	N83°03'51"E	42.10'
C52	54.18'	1021.00'	3°02'25"	N85°45'56"E	54.17'
C53	37.00'	1021.00'	2°04'34"	N88°19'26"E	36.99'
C54	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C55 (OA)	133.28'	1021.00'	7°28'46"	N85°37'20"E	133.19'
C56 (OA)	197.24'	43.00'	262°49'09"	N8°07'03"W	64.50'
C57 (OA)	127.80'	979.00'	7°28'46"	N85°37'20"E	127.71'

LINE TABLE		
LINE #	BEARING	DISTANCE
L41	N82°10'24"E	16.21'
L42	N85°08'24"E	8.09'



SHEET 5 OF 10

FINAL MAP OF SIERRA VISTA - KT-3B
SUBDIVISION NUMBER PL17-0305

BEING ALL OF LOT 2 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVSION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

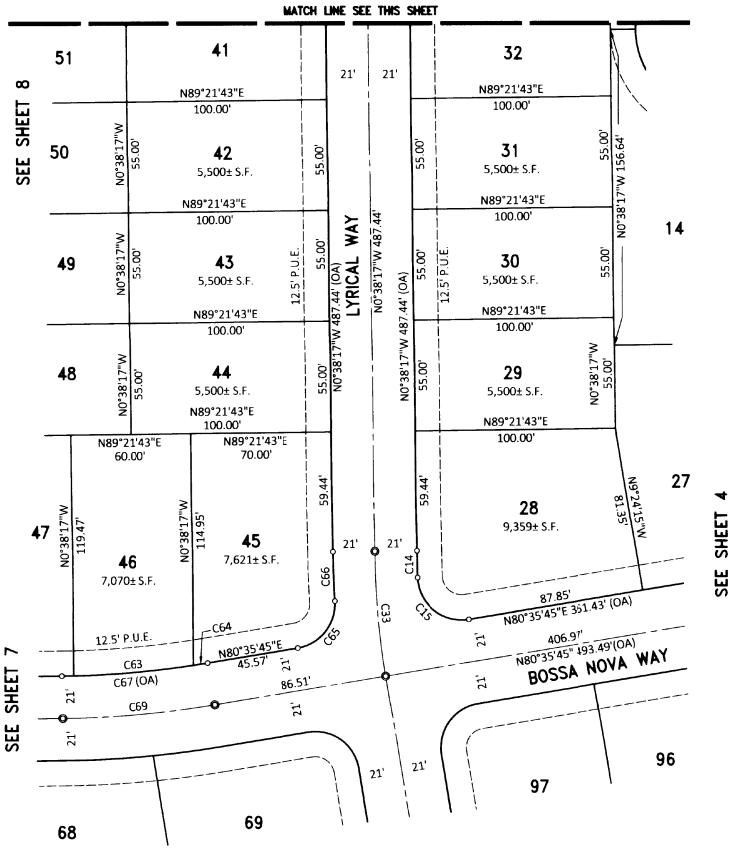
JULY, 2020

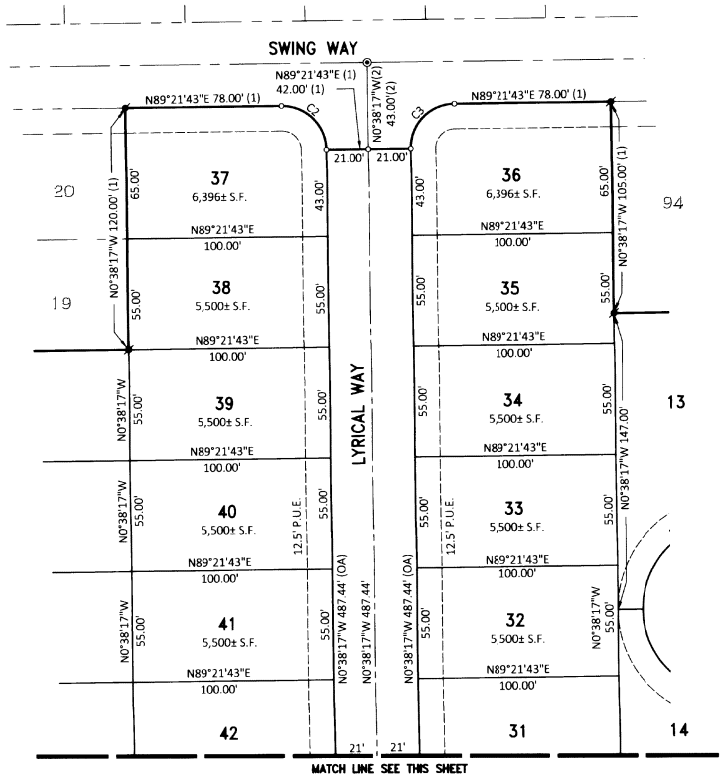
MURRAY SMITH & ASSOCIATES

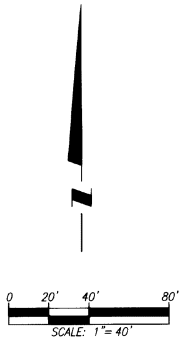
CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	34.56' (1)	22.00' (1)	90°00'00" (1)	N45°38'17"W (1)	31.11' (1)
C3	34.56' (1)	22.00' (1)	90°00'00" (1)	N44°21'43"E (1)	31.11' (1)
C14	13.37'	386.10'	1°59'02"	N1°37'48"W	13.37'
C15	37.16'	22.00'	96°46'57"	N51°00'47"W	32.90'
C33	62.29'	407.10'	8°45'58"	N5°01'16"W	62.23'
C63	60.21'	479.00'	7°12'07"	N85°02'59"E	60.17'
C64	7.13'	479.00'	0°51'10"	N81°01'20"E	7.13'
C65	32.45'	22.00'	84°31'05"	N38°20'13"E	29.59'
C66	24.54'	428.10'	3°17'03"	N2°16'48"W	24.53'
C67 (OA)	73.29'	479.00'	8°45'58"	N84°58'44"E	73.21'
C69	76.50'	500.00'	8°45'58"	N84°58'44"E	76.42'

SEE SHEET 3 FOR LEGEND
SEE SHEET 4 FOR NOTES

SIERRA VISTA-KT
PROPERTIES VILLAGE
KT-3A
EE B.M. 99







FINAL MAP OF SIERRA VISTA - KT-3B
SUBDIVISION NUMBER PL17-0305

BEING ALL OF LOT 2 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVSION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

MURRAY SMITH & ASSOCIATES

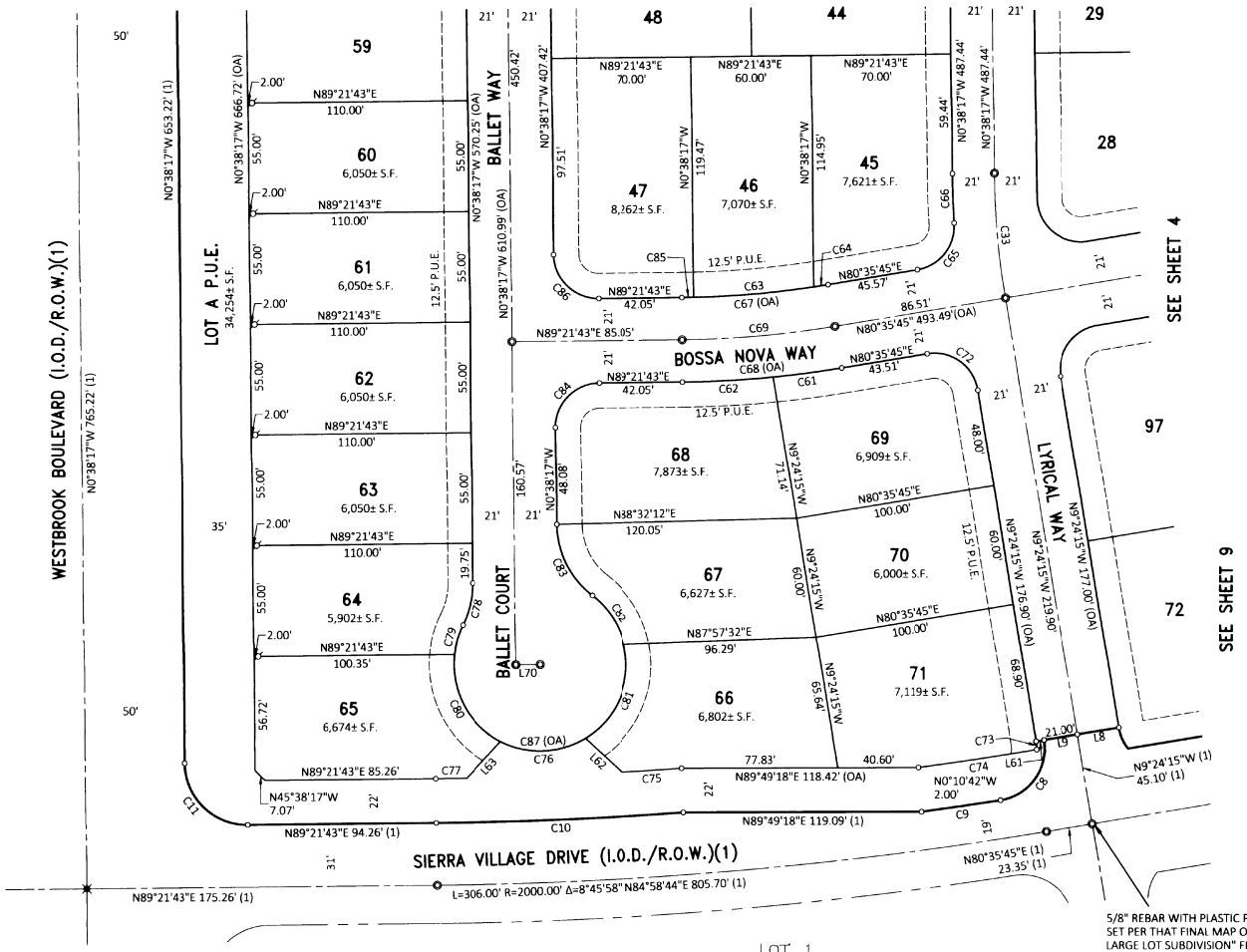
LINE TABLE		
LINE #	BEARING	DISTANCE
L8	N80°51'55"E (1)	21.00' (1)
L9	N80°35'45"E (1)	17.00' (1)
L61	N80°35'45"E	4.00'
L62	N47°14'09"W	24.88'
L63	N42°45'51"E	24.88'
L70	N89°21'43"E	12.00'

0 20' 40' 80'
SCALE: 1"= 40'

SEE SHEET 3 FOR LEGEND
SEE SHEET 4 FOR NOTES

SEE SHEET 8

SEE SHEET 6



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C8	41.10' (1)	26.00' (1)	90°34'33" (1)	N35°53'01"E (1)	36.95' (1)
C9	39.77' (1)	1981.00' (1)	1°09'01" (1)	N81°44'49"E (1)	39.77' (1)
C10	123.79' (1)	1969.00' (1)	3°36'08" (1)	N87°33'39"E (1)	123.77' (1)
C11	48.69' (1)	31.00' (1)	90°00'00" (1)	N45°38'17"W (1)	43.84' (1)
C33	62.29'	407.10'	8°45'58"	N5°01'16"W	62.23'
C61	34.51'	521.00'	3°47'44"	N82°29'37"E	34.51'
C62	45.20'	521.00'	4°58'14"	N86°52'36"E	45.18'
C63	60.21'	479.00'	7°12'07"	N85°02'59"E	60.17'
C64	7.13'	479.00'	0°51'10"	N81°01'20"E	7.13'
C65	32.45'	22.00'	84°31'05"	N38°20'13"E	29.59'
C66	24.54'	428.10'	3°17'03"	N2°16'48"W	24.53'
C67 (OA)	73.29'	479.00'	8°45'58"	N84°58'44"E	73.21'
C68 (OA)	79.71'	521.00'	8°45'58"	N84°58'44"E	79.63'
C69	76.50'	500.00'	8°45'58"	N84°58'44"E	76.42'
C72	34.56'	22.00'	90°00'00"	N54°24'15"W	31.11'
C73	4.12'	22.00'	10°44'05"	N4°02'13"W	4.12'
C74	59.55'	1959.00'	1°44'30"	N81°24'33"E	59.55'
C75	30.29'	1947.00'	0°53'29"	N86°10'57"E	30.29'
C76	43.88'	43.00'	58°28'02"	N87°45'51"E	42.00'
C77	15.70'	1947.00'	0°27'43"	N89°07'51"E	15.70'
C78	21.66'	45.00'	27°34'49"	N13°09'07"E	21.45'
C79	15.19'	43.00'	20°14'45"	N16°49'09"E	15.12'
C80	52.31'	43.00'	69°41'54"	N28°09'11"W	49.14'
C81	54.04'	43.00'	72°00'32"	N22°31'34"E	50.56'
C82	29.50'	43.00'	39°18'24"	N33°07'55"W	28.92'
C83	40.96'	45.00'	52°08'50"	N26°42'42"W	39.56'
C84	34.56'	22.00'	90°00'00"	N44°21'43"E	31.11'
C85	5.95'	479.00'	0°42'41"	N89°00'23"E	5.95'
C86	34.56'	22.00'	90°00'00"	N45°38'17"W	31.11'
C87 (OA)	194.92'	43.00'	259°43'38"	N77°04'43"E	66.01'

5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600" TO BE SET PER THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVISION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY REPLACED AS SHOWN

LOT 1
EE B.M. 33

FINAL MAP OF SIERRA VISTA - KT-3B
SUBDIVISION NUMBER PL17-0305

BEING ALL OF LOT 2 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVSION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

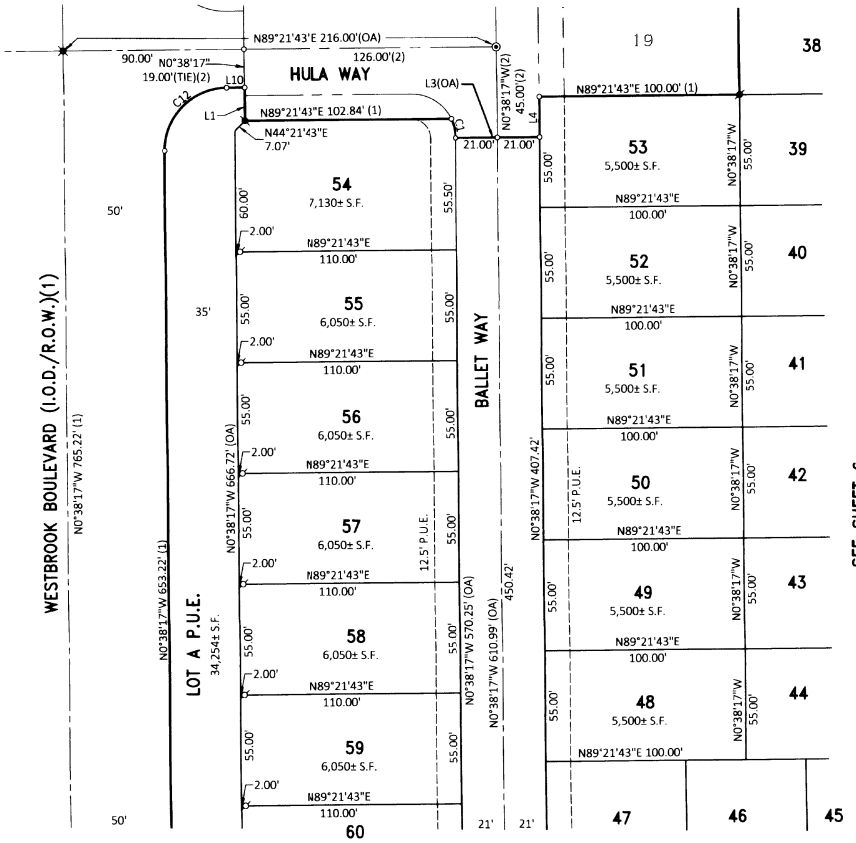
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

MURRAY SMITH & ASSOCIATES

SEE SHEET 3 FOR LEGEND
SEE SHEET 4 FOR NOTES

SIERRA VISTA-KT
PROPERTIES VILLAGE
KT-3A
EE B.M. 99



SEE SHEET 7

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N0°38'17"W(1)	16.50' (1)
L3(OA)	N89°21'43"E(1)	42.00' (1)
L4	N0°38'17"W(1)	20.08' (1)
L10	N89°21'43"E (1)	9.00' (1)

0 20' 40' 80'
SCALE: 1" = 40'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	9.82' (1)	22.00' (1)	25°34'59" (1)	N13°25'46"W (1)	9.74' (1)
C12	48.69' (1)	31.00' (1)	90°00'00" (1)	N44°21'43"E (1)	43.84' (1)

FINAL MAP OF SIERRA VISTA - KT-3B
SUBDIVISION NUMBER PL17-0305

BEING ALL OF LOT 2 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVSION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

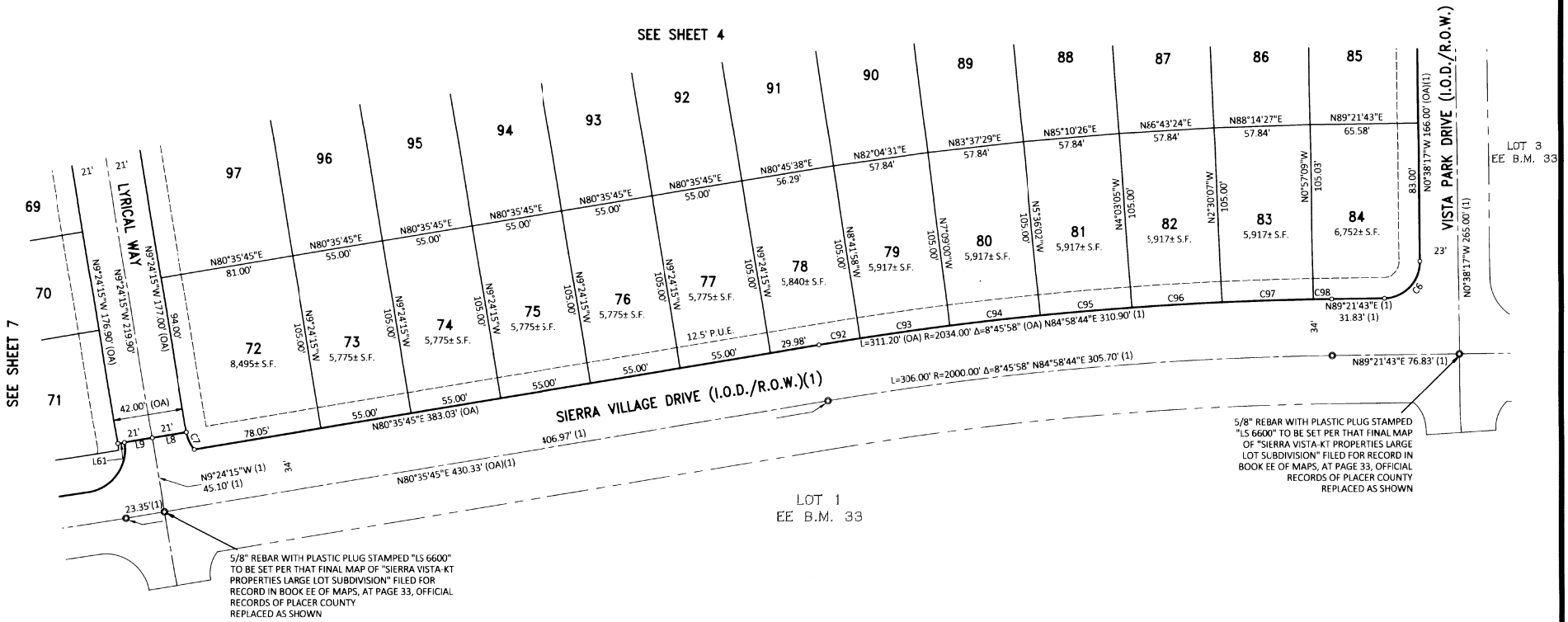
MURRAY SMITH & ASSOCIATES

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C6	34.56' (1)	22.00' (1)	90°00'00" (1)	N44°21'43"E (1)	31.11' (1)
C7	11.52' (1)	22.00' (1)	30°00'00" (1)	N24°24'15"W (1)	11.39' (1)
C92	25.02'	2034.00'	0°42'18"	N80°56'54"E	25.02'
C93	55.00'	2034.00'	1°32'58"	N82°04'31"E	55.00'
C94	55.00'	2034.00'	1°32'58"	N83°37'29"E	55.00'
C95	55.00'	2034.00'	1°32'58"	N85°10'26"E	55.00'
C96	55.00'	2034.00'	1°32'58"	N86°43'24"E	55.00'
C97	55.00'	2034.00'	1°32'58"	N88°16'22"E	55.00'
C98	11.17'	2034.00'	0°18'52"	N89°12'17"E	11.17'

LINE TABLE		
LINE #	BEARING	DISTANCE
L8	N80°51'55"E (1)	21.00' (1)
L9	N80°35'45"E (1)	17.00' (1)
L61	N80°35'45"E (1)	4.00' (1)

SEE SHEET 3 FOR LEGEND
SEE SHEET 4 FOR NOTES

0 20' 40' 80'
SCALE: 1"= 40'



5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600" TO BE SET PER THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVISION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY REPLACED AS SHOWN

5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600" TO BE SET PER THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVISION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY REPLACED AS SHOWN

FINAL MAP OF SIERRA VISTA - KT-3B
SUBDIVISION NUMBER PL17-0305

BEING ALL OF LOT 2 AS SHOWN IN THAT FINAL MAP OF "SIERRA VISTA-KT PROPERTIES LARGE LOT SUBDIVSION" FILED FOR RECORD IN BOOK EE OF MAPS, AT PAGE 33, OFFICIAL RECORDS OF PLACER COUNTY, ALSO BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN

CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA

JULY, 2020

M U R R A Y S M I T H & A S S O C I A T E S

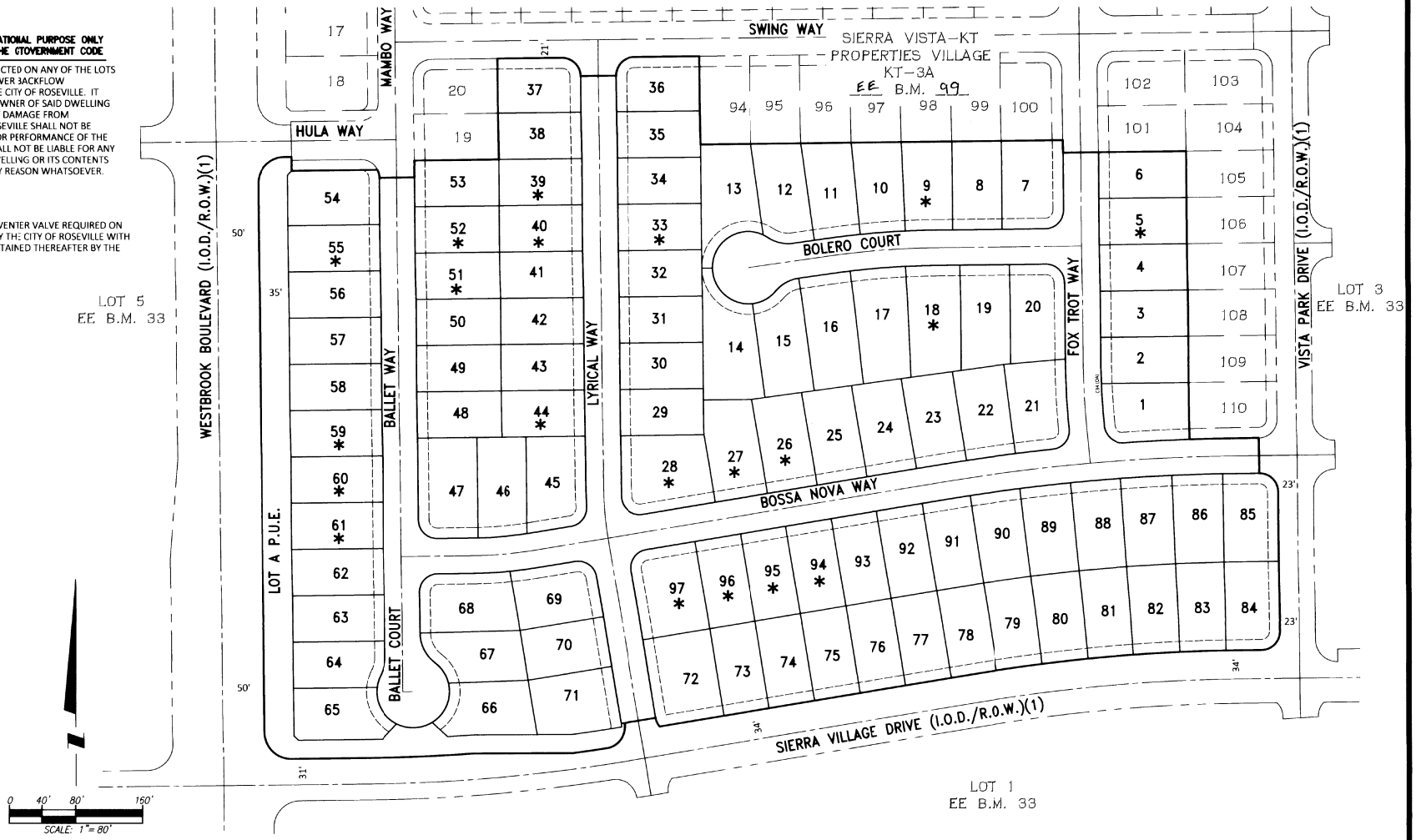
SEE SHEET 3 FOR LEGEND
SEE SHEET 4 FOR NOTES

ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSE ONLY PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE

EACH RESIDENTIAL DWELLING CONSTRUCTED ON ANY OF THE LOTS INDICATED SHALL BE FITTED WITH A SEWER BACKFLOW PREVENTER VALVE AS APPROVED BY THE CITY OF ROSEVILLE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID DWELLING TO MAINTAIN THE VALVE AND PREVENT DAMAGE FROM OCCURRING THERETO. THE CITY OF ROSEVILLE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR PERFORMANCE OF THE VALVE, AND THE CITY OF ROSEVILLE SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO ANY SUCH DWELLING OR ITS CONTENTS DUE TO FAILURE OF THE VALVE FOR ANY REASON WHATSOEVER.

LEGEND

* DENOTES SEWER BACKFLOW PREVENTER VALVE REQUIRED ON SANITARY SEWER CONNECTION BY THE CITY OF ROSEVILLE WITH THE BUILDING PERMIT AND MAINTAINED THEREAFTER BY THE OWNER.



COUNCIL COMMUNICATION

CC #: 2022
File #: 0400-04-12-1

Title:	Sierra Vista Village KT-5A - Notice of Completion
Contact:	Troy Galvin 916-223-7441 jtgalvin@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.22.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt the attached resolution accepting Sierra Vista Village KT-5A, CWJ# 190073 as complete and authorizing the City Engineer to execute the Notice of Completion.

BACKGROUND

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

FISCAL IMPACT

The actions requested as part of this action have no impact to the City's General Fund. Construction costs were paid by the developer.

ENVIRONMENTAL REVIEW

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

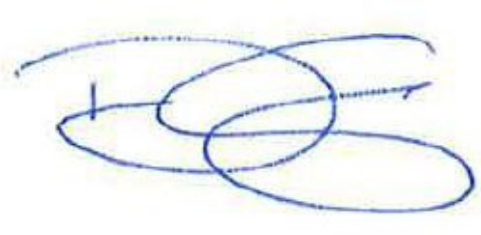
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Troy Galvin, Construction Inspector

Mike Isom, Development Services Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-204

NOC

Exhibit A - Location Map

Final Map

RESOLUTION NO. 22-204

RESOLUTION OF THE COUNCIL OF THE CITY OF ROSEVILLE ACCEPTING THE PUBLIC WORK KNOWN AS SIERRA VISTA VILLAGE KT-5A PROJECT, APPROVING THE "NOTICE OF COMPLETION", AND AUTHORIZING AND DIRECTING THE CITY ENGINEER TO EXECUTE SAID NOTICE ON BEHALF OF THE CITY OF ROSEVILLE, THEREFORE, AND ACCEPTING ALL DEDICATIONS OFFERED ON THE RECORDED MAP OF THE SUBDIVISION.

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

1. The "Notice of Completion" on file in the City Clerk's Department relative to that public work known as the Sierra Vista Village KT-5A is hereby approved and the public work accepted.

2. All rights of way and easements as offered on the final map of recorded with Placer County Recorder's Office Book FF of Maps, Page 3 is hereby accepted.

3. The City Engineer is hereby authorized and directed to execute said Notice on behalf of the City of Roseville.

PASSED AND ADOPTED by the Council of the City of Roseville, this 15th day of June, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

RECORDING REQUESTED BY AND WHEN
RECORDED MAIL TO:

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

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

NOTICE OF COMPLETION

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

The direct/general contractor on said project was _____.

The surety on said project was _____

_____.

_____

City of Roseville
Owner

ATTEST:

_____
Carmen Avalos, City Clerk

State of California)
County of Placer)

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

_____

City of Roseville

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

State of California)
County of Placer)

Subscribed and sworn to (or affirmed) before me on this _____ day of _____,

20___, _____

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

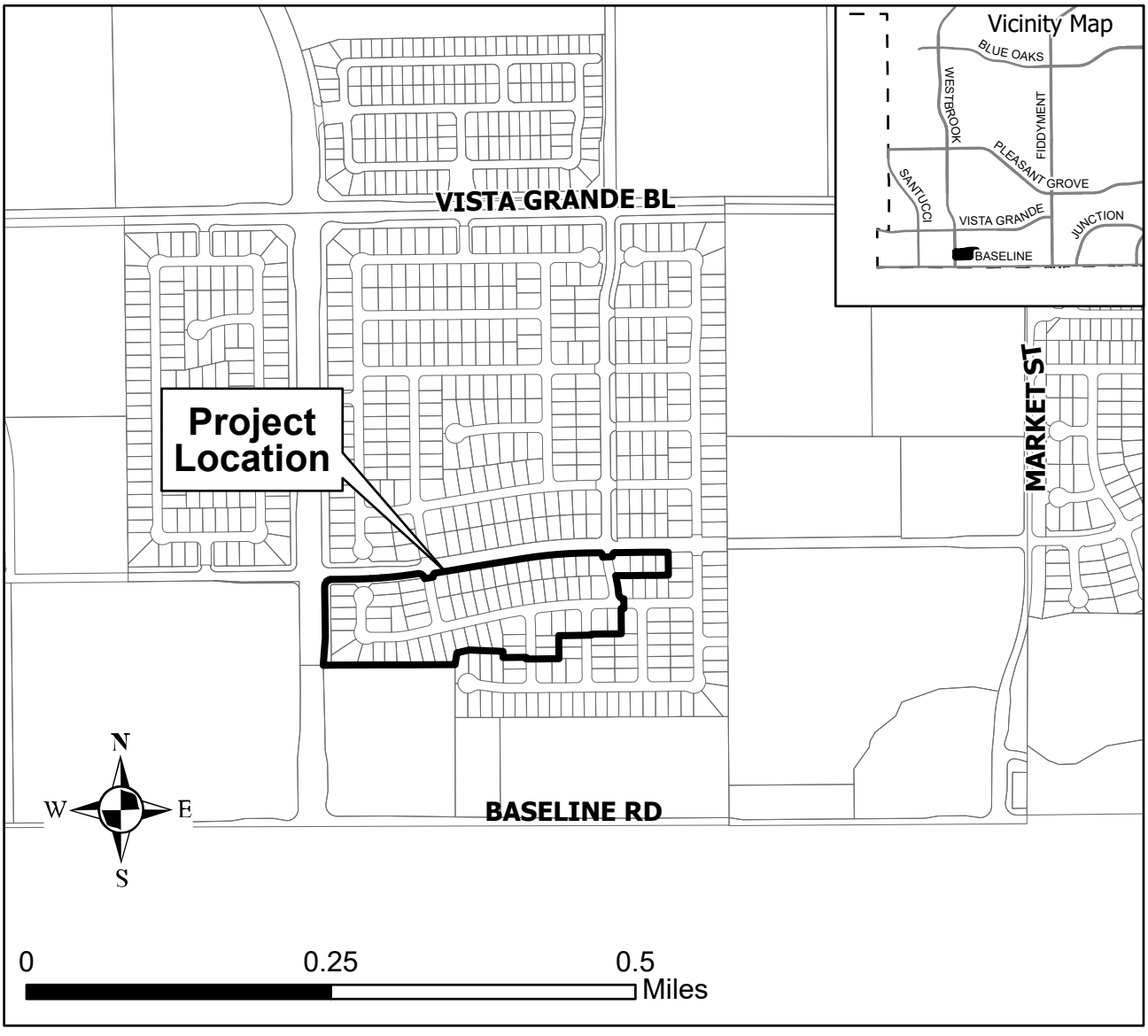
_____

Place Notary Seal and/or Stamp Above

Signature of Notary Public

Exhibit A: Location Map

City of Roseville
Sierra Vista Village
KT-5A



OWNER'S STATEMENT

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT-5A" AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS FINAL MAP AND HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR PARTICULAR PURPOSES THE FOLLOWING:

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

(A) PUBLIC EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO ELECTROLIERS, WATER AND GAS PIPES, SEWER AND DRAINAGE PIPES, AND FOR UNDERGROUND WIRE AND CONDUITS, ABOVE GROUND APPURTENANCES FOR ELECTRIC, TELEPHONE AND TELEVISION SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOT A AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE RIGHT OF WAY AS SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHT OF WAY (INCLUDING IMPROVEMENTS THEREON) THE STREETS SHOWN HEREON AS CATALAN COURT, BRANDENBURBER DRIVE, VISTA PARK DRIVE, OLDENBURG WAY, ORLOV WAY, PENTRO WAY AND LOT A.

SIERRA VISTA COMMUNITIES, LLC
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: AKT INVESTMENTS, INC., A CALIFORNIA CORPORATION

BY: _____
NAME: CHRYSANTHY DEMOS
TITLE: PRESIDENT & CEO

BY: _____
NAME: Ron Bertolina
TITLE: Vice President

BY: LENNAR HOMES CALIFORNIA INC., A CALIFORNIA CORPORATION

BY: _____
NAME: LARRY GUALCO
TITLE: VICE PRESIDENT

BY: _____
NAME: Robert Tanimoto
TITLE: Vice Pres

NOTARY'S ACKNOWLEDGMENT

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

STATE OF California
COUNTY OF Sacramento } SS

ON THE 9th DAY OF June, 2020, BEFORE ME, Alim Valier
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, Chrysanthy Demos ; Ron Bertolina, 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: _____
PRINTED NAME: Alim Valier

MY PRINCIPAL PLACE OF BUSINESS IS THE
COUNTY OF: SACRAMENTO

MY COMMISSION EXPIRES: 12-27-2023

MY COMMISSION NO.: 2317355

NOTARY'S ACKNOWLEDGMENT

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

STATE OF California
COUNTY OF Placer } SS

ON THE 8 DAY OF June, 2020, BEFORE ME, Monique Reynolds
A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED, Larry Gualco + Robert Tanimoto, 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: Monique Reynolds
PRINTED NAME: Monique Reynolds

MY PRINCIPAL PLACE OF BUSINESS IS THE
COUNTY OF: Placer

MY COMMISSION EXPIRES: 11/24/20

MY COMMISSION NO.: 2171051

SURVEYOR'S STATEMENT

THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT-5A" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES AT THE REQUEST OF SIERRA VISTA COMMUNITIES, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, IN DECEMBER 2019. I HEREBY STATE THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDTIONALLY APPROVED TENTATIVE MAP. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND WILL OCCUPY THE POSITIONS INDICATED, AND WILL BE SET BY DECEMBER 31, 2021 AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

R.E.Y. ENGINEERS, INC.

_____
CRAIG E. SPIESS, PLS 7944
EXPIRATION DATE: DECEMBER 31, 2021

DATE: 6/4/20

LICENSED LAND SURVEYOR
CRAIG E. SPIESS
12/31/21
No. 7944
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT-5A" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

_____ DATE: 7/2/20
MARC STOUT, R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
LICENSE EXPIRES: SEPTEMBER 30, 2020

I HEREBY STATE THAT I AM SATISFIED WITH THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT-5A" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

_____ DATE: 7/2/20
TIMOTHY G. BLAIR, PLS 8278
EXPIRES DECEMBER 31, 2021

LICENSED LAND SURVEYOR
TIMOTHY G. BLAIR
Exp. 12-31-21
No. 8278
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE, HAS APPROVED THIS FINAL MAP OF "SIERRA VISTA - VILLAGE KT-5A", AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, SUBJECT TO IMPROVEMENT, LOT A, AND ALL RIGHTS-OF-WAY AND EASEMENTS OFFERED HEREON FOR DEDICATION IN ACCORDANCE WITH THE TERMS OF THAT OFFER.

_____
CITY CLERK, CITY OF ROSEVILLE

DATE: 7/2/2020 BY: _____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT

FILED THIS 21st DAY OF July, 2020, AT 2:42 P.M. IN BOOK FF OF MAPS, AT PAGE 3, IN THE OFFICE OF THE PLACER COUNTY RECORDER, AT THE REQUEST OF R.E.Y. ENGINEERS, INC.

Ryan Ronco
RECORDER OF PLACER COUNTY
STATE OF CALIFORNIA

DOCUMENT NO.: 2020-0074237

BY: _____ DEPUTY

FEE: $ 95.00

FINAL MAP OF
SIERRA VISTA
VILLAGE KT-5A
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF A PORTION OF LOT 1 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS, SECTION 35, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

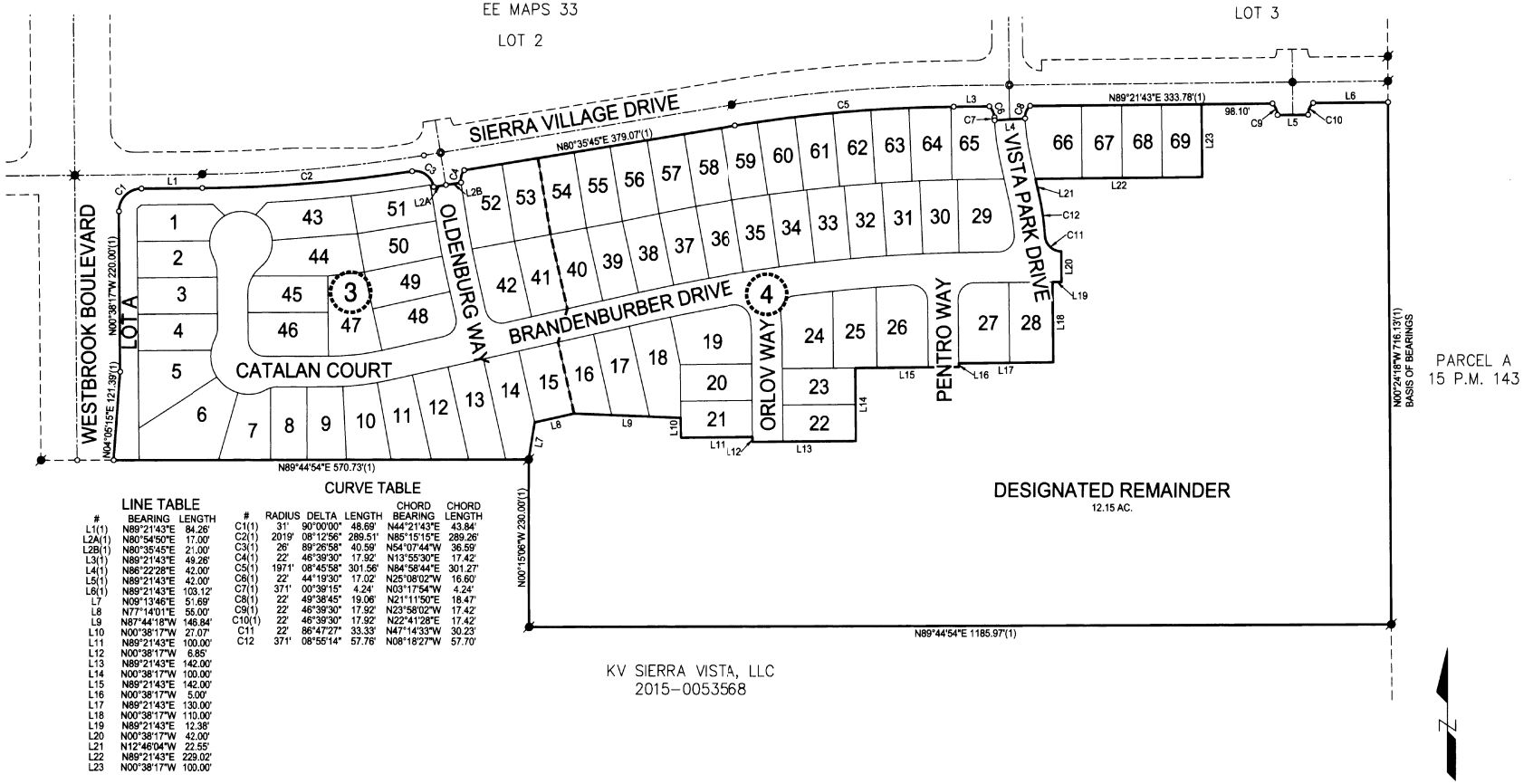
CITY OF ROSEVILLE • PLACER COUNTY • CALIFORNIA

R.E.Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

JULY 2020

SHEET 1 OF 5 7310.020

SIERRA VISTA – KT PROPERTIES
LARGE LOT SUBDIVISION
EE MAPS 33



KV SIERRA VISTA, LLC
2015–0053568

LINE TABLE

#	BEARING	LENGTH
L1(1)	N89°21'43"E	84.26'
L2A(1)	N80°54'50"E	17.00'
L2B(1)	N80°35'45"E	21.00'
L3(1)	N89°21'43"E	49.26'
L4(1)	N86°22'28"E	42.00'
L5(1)	N89°21'43"E	42.00'
L6(1)	N89°21'43"E	103.12'
L7	N09°13'46"E	51.69'
L8	N77°14'01"E	55.00'
L9	N87°44'18"W	146.84'
L10	N00°38'17"W	27.07'
L11	N89°21'43"E	100.00'
L12	N00°38'17"W	6.85'
L13	N89°21'43"E	142.00'
L14	N00°38'17"W	100.00'
L15	N89°21'43"E	142.00'
L16	N00°38'17"W	5.00'
L17	N89°21'43"E	130.00'
L18	N00°38'17"W	110.00'
L19	N89°21'43"E	12.38'
L20	N00°38'17"W	42.00'
L21	N12°46'04"W	22.55'
L22	N89°21'43"E	229.02'
L23	N00°38'17"W	100.00'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1(1)	31'	90°00'00"	48.69'	N44°21'43"E	43.84'
C2(1)	2019'	08°12'56"	289.51'	N85°15'15"E	289.26'
C3(1)	26'	89°26'58"	40.59'	N54°07'44"W	36.59'
C4(1)	22'	46°39'30"	17.92'	N13°59'30"E	17.42'
C5(1)	1971'	08°45'58"	301.56'	N84°58'44"E	301.27'
C6(1)	22'	44°19'30"	17.02'	N25°08'02"W	16.60'
C7(1)	371'	00°39'15"	4.24'	N03°17'54"W	4.24'
C8(1)	22'	49°38'45"	19.06'	N21°11'50"E	18.47'
C9(1)	22'	46°39'30"	17.92'	N23°58'02"W	17.42'
C10(1)	22'	46°39'30"	17.92'	N22°41'28"E	17.42'
C11	22'	86°47'27"	33.33'	N47°14'33"W	30.23'
C12	371'	08°55'14"	57.76'	N08°18'27"W	57.70'

BASIS OF BEARINGS:

THE BEARING N 00°24'18" W , AS SHOWN BETWEEN FOUND MONUMENTS ALONG THE EAST BOUNDARY AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192" FILED FOR RECORD ON NOVEMBER 20, 2019 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES.

REFERENCES:

(1) EE MAPS 33

LEGEND

- FOUND COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 6600"
- FOUND 5/8" REBAR WITH PLASTIC PLUG STAMPED "LS 6600"
- FOUND COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- SET COPPERWELD SURVEY MONUMENT WITH CENTER PUNCH IN MONUMENT WELL STAMPED "LS 7944"
- o | DIMENSION POINT NOTHING FOUND OR SET

BNDY	BOUNDARY
CB	CHORD BEARING
CD	CHORD DISTANCE
(OA)	OVERALL
P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL
S.F.	SQUARE FEET
( )	DENOTES RECORD INFORMATION

(1) SHEET NUMBER

NOTES:

1. THE TOTAL AREA OF THIS SUBDIVISION IS 11.79 ACRES +/-, GROSS, CONSISTING OF 69 RESIDENTIAL LOTS, 1 LANDSCAPE LOT AND 1 (12.15 ACRE) DESIGNATED REMAINDER LOT.
2. ALL CURVES ARE DIMENSIONED WITH RADIUS, DELTA, ARC LENGTH, CHORD BEARING AND CHORD LENGTH. CHORD LENGTHS MAY CONTAIN SOME ROUNDING ERROR. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF AND ARE "GROUND" DISTANCES.
3. A PRELIMINARY SOILS REPORT WAS PREPARED BY WALLACE KUHL & ASSOCIATES DATED FEBRUARY 12, 2018; PROJECT NUMBER WKA NO. 11712.02P AND ON FILE WITH THE CITY OF ROSEVILLE DEVELOPMENT - ENGINEERING DEPARTMENT FILE #308-876.
4. ALL FRONT CORNERS ARE MARKED BY A 1" BRASS MARKER STAMPED "LS 7944" IN THE SIDEWALK ON THE EXTENSION OF SIDE LOT LINES 1.00' FROM THE PROPERTY LINE UNLESS OTHERWISE NOTED.
5. ALL REAR CORNERS AND ANGLE POINTS WILL BE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "LS 7944"
6. COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE LOTS SHOWN HEREON ARE RECORDED [redacted] AS DOCUMENT NO. 2020-0042952 OFFICIAL RECORDS OF PLACER COUNTY.

N

0 50' 100' 200'
SCALE IN FEET

FINAL MAP OF
SIERRA VISTA
VILLAGE KT-5A
SUBDIVISION No. PL17-0305

BEING A SUBDIVISION OF A PORTION OF LOT 1 AS SHOWN AND SO DESIGNATED ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA - KT PROPERTIES LARGE LOT SUBDIVISION SUBDIVISION NUMBER PL 15-0192", FILED FOR RECORD ON NOVEMBER 20, 2018 IN BOOK EE OF MAPS, AT PAGE 33, PLACER COUNTY RECORDS, SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN.

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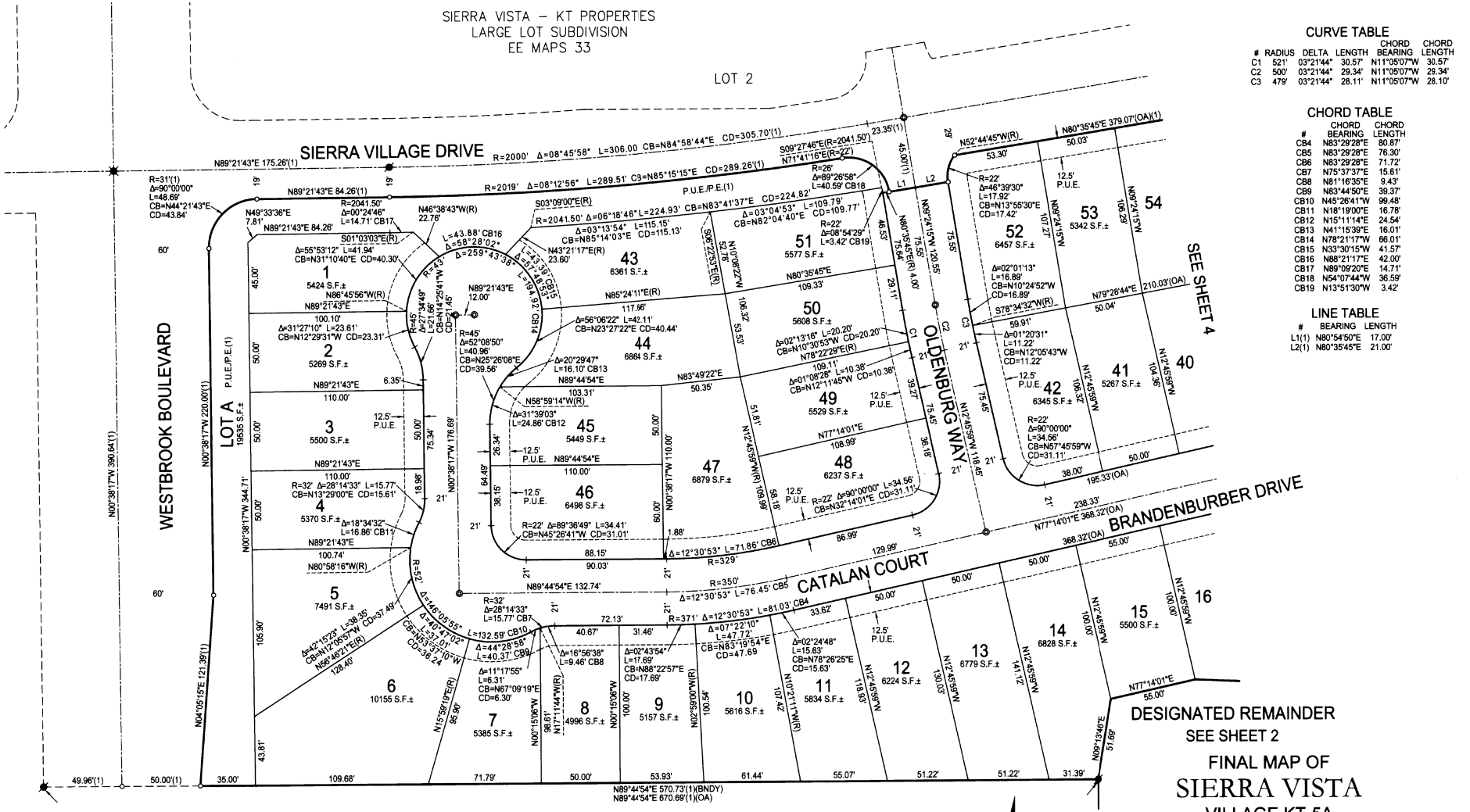
R.E.Y. ENGINEERS, Inc.
Civil Engineers / Land Surveyors
905 Sutter St. Ste 200 Folsom CA 95630
(916) 366-3040 Fax (916) 366-3303

JULY 2020

SHEET 2 OF 5 7310.020

BOOK FF OF MAPS, PAGE 3



CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	521'	03°21'44"	30.57'	N11°05'07"W	30.57'
C2	500'	03°21'44"	29.34'	N11°05'07"W	29.34'
C3	479'	03°21'44"	28.11'	N11°05'07"W	28.10'

CHORD TABLE

#	CHORD BEARING	CHORD LENGTH
CB4	N83°29'28"E	80.87'
CB5	N83°29'28"E	76.30'
CB6	N83°29'28"E	71.72'
CB7	N75°37'37"E	15.61'
CB8	N81°16'35"E	9.43'
CB9	N83°44'50"E	39.37'
CB10	N45°26'41"W	99.48'
CB11	N18°19'00"E	16.78'
CB12	N15°11'14"E	24.54'
CB13	N41°15'39"E	16.01'
CB14	N78°21'17"W	66.01'
CB15	N33°30'15"W	41.57'
CB16	N88°21'17"E	42.00'
CB17	N89°09'20"E	14.71'
CB18	N54°07'44"W	36.59'
CB19	N13°51'30"W	3.42'

LINE TABLE

#	BEARING	LENGTH
L1(1)	N80°54'50"E	17.00'
L2(1)	N80°35'45"E	21.00'

FINAL MAP OF SIERRA VISTA
VILLAGE KT-5A
SUBDIVISION No. PL17-0305

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JULY 2020

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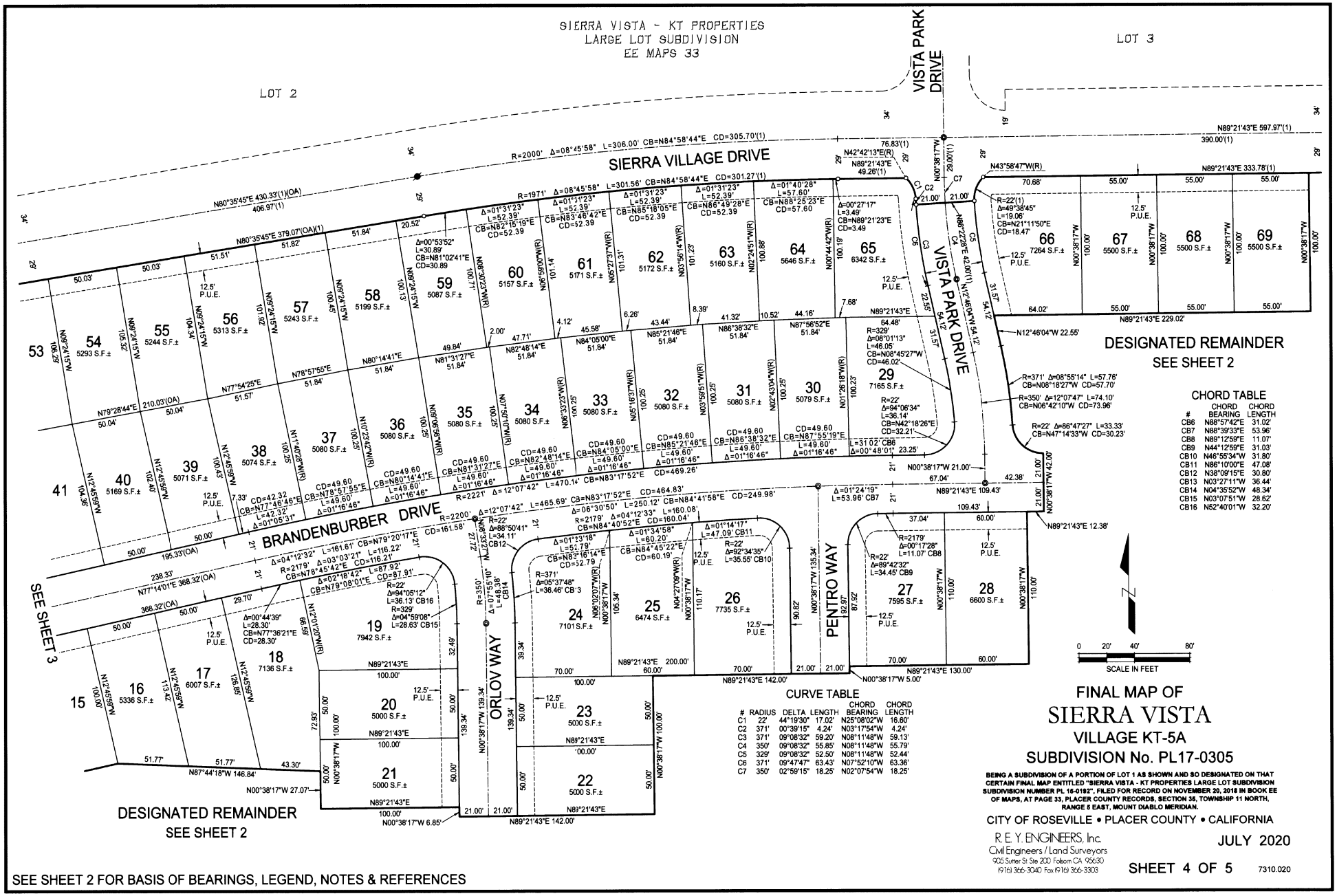
SHEET 3 OF 5 7310.020

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES

BOOK FF OF MAPS, PAGE 3



CHORD TABLE

#	CHORD BEARING	CHORD LENGTH
CB6	N88°57'42"E	31.02'
CB7	N88°39'33"E	53.96'
CB8	N89°12'59"E	11.07'
CB9	N44°12'59"E	31.03'
CB10	N46°55'34"W	31.80'
CB11	N86°10'00"E	47.08'
CB12	N38°09'15"E	30.80'
CB13	N03°27'11"W	36.44'
CB14	N04°35'52"W	48.34'
CB15	N03°07'51"W	28.62'
CB16	N52°40'01"W	32.20'

CURVE TABLE

#	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	22'	44°19'30"	17.02'	N25°08'02"W	16.60'
C2	371'	00°39'15"	4.24'	N03°17'54"W	4.24'
C3	371'	09°08'32"	59.20'	N08°11'48"W	59.13'
C4	350'	09°08'32"	55.85'	N08°11'48"W	55.79'
C5	329'	09°08'32"	52.50'	N08°11'48"W	52.44'
C6	371'	09°47'47"	63.43'	N07°52'10"W	63.36'
C7	350'	02°59'15"	18.25'	N02°07'54"W	18.25'

FINAL MAP OF SIERRA VISTA

VILLAGE KT-5A

SUBDIVISION No. PL17-0305

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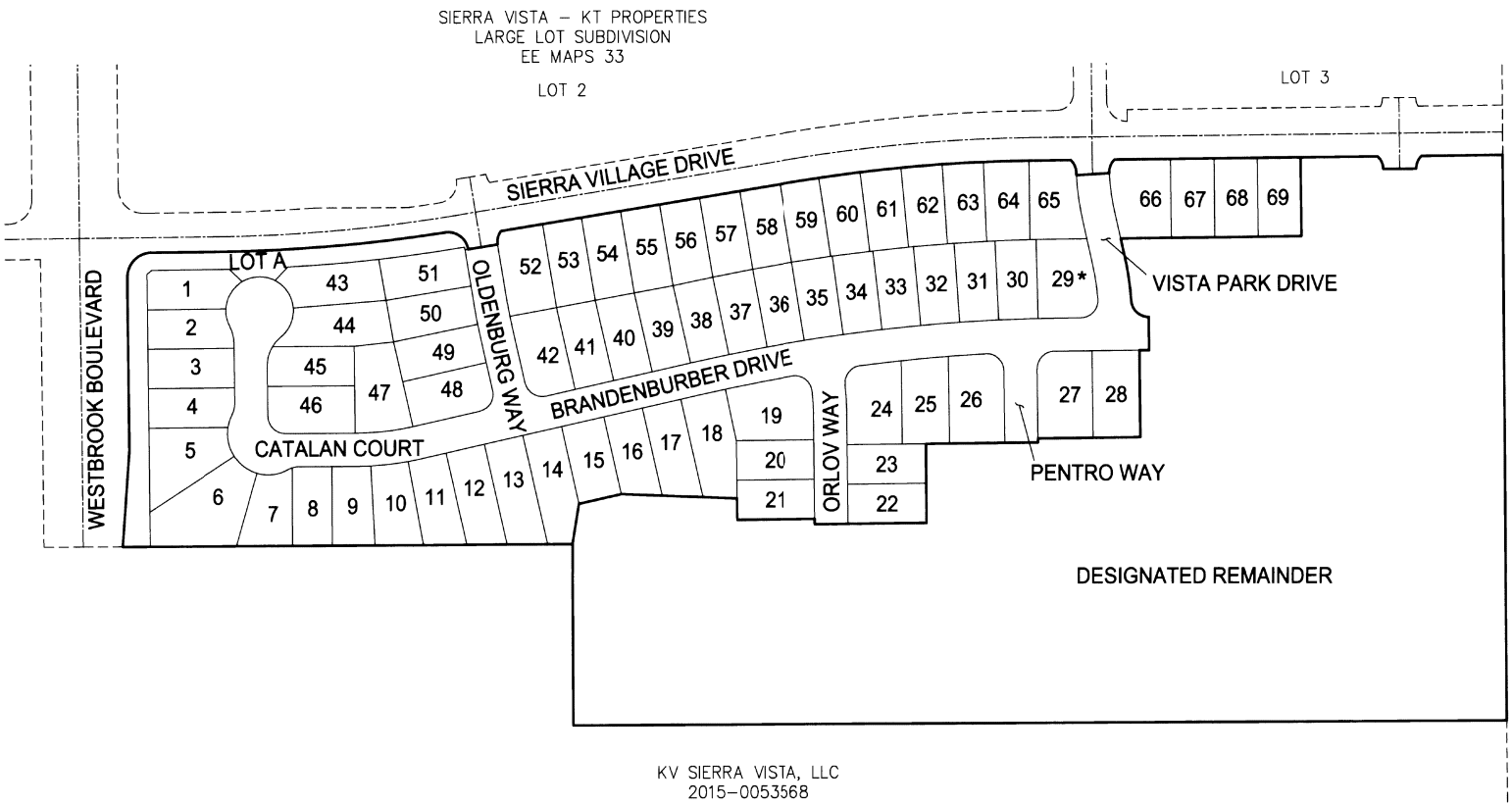
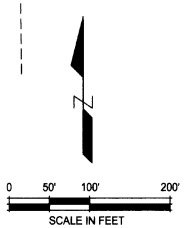
JULY 2020

SHEET 4 OF 5 7310.020

SEE SHEET 2 FOR BASIS OF BEARINGS, LEGEND, NOTES & REFERENCES





ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSE ONLY PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE

EACH RESIDENTIAL DWELLING CONSTRUCTED ON ANY OF THE LOTS INDICATED SHALL BE FITTED WITH A SEWER BACKFLOW PREVENTER VALVE AS APPROVED BY THE CITY OF ROSEVILLE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID DWELLING TO MAINTAIN THE VALVE AND PREVENT DAMAGE FROM OCCURRING THERETO. THE CITY OF ROSEVILLE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR PERFORMANCE OF THE VALVE, AND THE CITY OF ROSEVILLE SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO ANY SUCH DWELLING OR ITS CONTENTS DUE TO FAILURE OF THE VALVE FOR ANY REASON WHATSOEVER.

LEGEND

* DENOTES SEWER BACKFLOW PREVENTER VALVE REQUIRED ON SANITARY SEWER CONNECTION BY THE CITY OF ROSEVILLE WITH THE BUILDING PERMIT AND MAINTAINED THEREAFTER BY THE OWNER.

FINAL MAP OF
SIERRA VISTA
VILLAGE KT-5A
SUBDIVISION No. PL17-0305

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JULY 2020

SHEET 5 OF 5 7310.020

COUNCIL COMMUNICATION

CC #: 2135
File #: 0400-04-12-1 & 0400-07

Title:	Sierra Vista Village FD-06 - Final Map and Subdivision Agreement
Contact:	Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.23.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council take the following actions:

1. Approve the final map on file with the City Clerk and accept on behalf of the public the public easements offered thereon, and accept subject to improvement, Lots B, C, and D and the rights of way offered thereon.
2. Adopt the attached resolution approving the Subdivision Agreement and authorize the City Manager to execute the agreement on behalf of the City.

BACKGROUND

The Development Services, Engineering section has reviewed the subject final map and found that it is in compliance with the Subdivision Map Act and the City's Subdivision Ordinance, and all conditions of the tentative map have been met. This map will create 95 residential lots, 1 private street (Lot A), and 3 public landscape lots.

FISCAL IMPACT

There is no fiscal impact to the City's General Fund associated with this approval.

ENVIRONMENTAL REVIEW

Approval of the Sierra Vista Village FD-6 final map is an action that is subject to California Environmental Quality Act (CEQA). Project level CEQA compliance for the Sierra Vista Village FD-6 final map was accomplished with preparation of the Sierra Vista Specific Plan EIR (Adopted: May 5, 2010) (SCH#2008032017) and the Mitigated Negative Declaration (MND) and associated Mitigation Monitoring Program approved by the City of Roseville on June 6, 2012. Because the Sierra Vista Village FD-6 final map is consistent with the project evaluated in the Sierra Vista Specific Plan Environmental Impact Report (EIR), no new effects would be expected to occur, and all applicable mitigation measures from the Sierra Vista Specific Plan EIR will be implemented. As such, no additional CEQA action is required at this time.

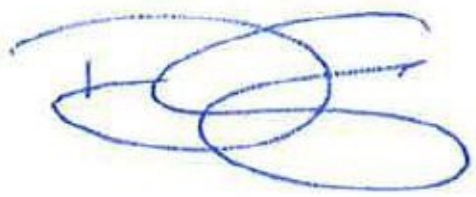
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Kerry Andrews, Assistant Engineer

Mike Isom, Development Services Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-213

Subdivision Agreement

Vicinity Map

Final Map

RESOLUTION NO. 22-213

APPROVING A SUBDIVISION 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

WHEREAS, a subdivision agreement, by and between the City of Roseville and John Mourier Construction, Inc., for the Sierra Vista Village FD-06 subdivision, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is approved and 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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RECORDING REQUESTED BY AND WHEN RECORDED, PLEASE RETURN TO:

City Clerk
CITY OF ROSEVILLE
311 Vernon Street
Roseville, CA 95678

Exempt from recording fees
Pursuant to Govt. Code §27383

SUBDIVISION AGREEMENT

Sierra Vista Village FD-06 SUBDIVISION

THIS AGREEMENT, made and entered into this ___ day of _____, 20__, by and between the CITY OF ROSEVILLE, a municipal corporation ("CITY"), and John Mourier Construction, Inc., a California corporation, ("SUBDIVIDER"),

W I T N E S S E T H:

WHEREAS, SUBDIVIDER is possessed of a tract of land lying in the City of Roseville, County of Placer, known as "Sierra Vista Village FD-06 Subdivision" (Subdivision no. 2017 PL-0204; "the Subdivision"); and

WHEREAS, a tentative map of the Subdivision was approved by the City Planning Commission on the 25th day of February, 2020, and the final map of the Subdivision has been approved subject to the execution of this Agreement; and

WHEREAS, the final map has been filed on the ____ day of _____, 20__ in Book _____ of Parcel/Subdivision Maps at Page _____ in the Official Records, Placer County Recorder, file no. _____; and

WHEREAS, Section 18.20.110 of the Roseville Municipal Code, regulating the subdivision of land in the City, requires that SUBDIVIDER shall execute and file an agreement between itself and CITY relating to the improvements to be made in a subdivision, prior to the approval by the City Council of the final map.

NOW, THEREFORE, the parties agree as follows:

1. Rights-of-Way. Except as otherwise provided by this Agreement, CITY rejects all lands, right-of-ways, and easements offered for dedication on the final map of the Subdivision. All such offers shall, however, remain open, and shall constitute irrevocable offers of dedication in accordance with Government Code Section 66477.2. All such offers may be accepted by CITY in its sole discretion at any later date without further notice to SUBDIVIDER as provided by law.

By way of explanation only, it is the current intention of CITY to accept all or part of such irrevocable offers to dedicate upon acceptance of the improvements called for in this Agreement.

2. Improvements - Time Limit. SUBDIVIDER agrees to cause all improvements to be made and constructed in the Subdivision to fully comply with the requirements of the Roseville Municipal Code and the Subdivision Map Act of the State of California according to the improvement plans for the Subdivision prepared by Baker Williams Engineering Group, dated April 27, 2022 and approved by the City Engineer and including any changes or

alterations to such improvements required by the City Engineer, and to install, on or before December 31, 2023, such survey monuments as may be required by the City Engineer ("the Work"). SUBDIVIDER agrees to pay for any materials, provisions or other supplies used in, upon, for or about the performance of the Work, or for any work or labor of any kind done in connection with the Work, or for any amounts due under the Unemployment Insurance Act with respect to such work or labor.

SUBDIVIDER agrees to complete all of the Work on or before twenty-four (24) months from the date of this Agreement. If in the opinion of the City Engineer of CITY, an extension of this Agreement is not detrimental to the public welfare, he or she is, in his or her sole discretion, hereby authorized to extend the time within which the Work shall be completed for a period not to exceed twelve (12) months. Upon a written application made by SUBDIVIDER, further extensions, not to exceed an additional six (6) months, shall be reviewed and approved at the discretion of the City Engineer of CITY. Any such application extension request by SUBDIVIDER shall fully state the grounds and facts relied upon for the granting of additional extensions.

In the event that SUBDIVIDER shall fail to complete the Work within the time provided by this Agreement, CITY may, in its sole discretion and in addition to any other remedy provided in this Agreement or by law, enter upon the Subdivision and complete the Work and recover the full cost and expense of such construction from SUBDIVIDER, SUBDIVIDER's successors and assigns, or from the then owner of the Subdivision, and/or place a lien upon the Subdivision for such cost and expense.

If at anytime prior to the expiration of the time provided by this Agreement the City Engineer of CITY determines that a safety hazard exists within an existing public right-of-

way, the City Engineer shall give written notice to SUBDIVIDER to eliminate the safety hazard. If SUBDIVIDER fails to eliminate the safety hazard within five (5) calendar days of the written notice, CITY may, in its sole discretion and in addition to any other remedy provided in this Agreement or by law, eliminate the safety hazard and recover the full cost and expense of such work from SUBDIVIDER, SUBDIVIDER's successors and assigns, or from the then owner of the Subdivision, and/or place a lien upon the Subdivision for such cost and expense.

3. Acquisition and Dedication of Easements or Rights-of-Ways. If any of the Work is to be constructed or installed on land not within the Subdivision or already existing public right-of-way, no construction or installation shall be commenced before:

a. The irrevocable offer of dedication or conveyance to CITY of appropriate right-of-ways, easements or other interest in real property, and appropriate authorization from the property owner to allow construction or installation of the improvements or work; or

b. The issuance of an order of possession by a court of competent jurisdiction pursuant to the State Eminent Domain Law. SUBDIVIDER shall comply in all respects with any such order of possession.

Nothing in this Section 3 shall be construed as authorizing or granting an extension of time to SUBDIVIDER for completion of the Work.

4. Inspection Fees and Costs. The City Engineer shall inspect all of the Work improvements made in the Subdivision to see that they comply with CITY's subdivision regulations and specifications. SUBDIVIDER shall deposit the estimated inspection fee and reimburse CITY for the cost of such inspections in accordance with Roseville Municipal Code section 18.20.070.

5. Securities.

a. SUBDIVIDER shall file with this Agreement two (2) improvement securities as set forth in Roseville Municipal Code Sections 18.20.150 and 18.20.160. Each security shall be in the amount of one hundred percent (100%) of the total estimated cost of the Work as determined by the City Engineer which amount is the sum of $ 3,079,059 . One improvement security shall secure faithful performance of this Agreement as required by Section 66499.3(a) of the Government Code of the State of California (the "faithful performance" security). The second improvement security shall, as required by Section 66499.3(b) of the Government Code of the State of California, secure the obligations set forth in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California for payment to the contractor, his subcontractors and to persons renting equipment or furnishing labor or materials to them for the Work (the "payment security"). The improvement securities required under this paragraph shall also secure placement of monumentation and guarantee payment therefor as provided by California Government Code section 66496.

b. SUBDIVIDER shall also file with this Agreement a "guarantee and warranty security" in the amount of ten percent (10%) of the City Engineer's estimated cost of the Work as set forth in Section 18.20.170 of the Roseville Municipal Code to guarantee and warrant the Work for a period of one year following its completion and acceptance against any defective work or labor done, or defective materials furnished, as required by Section 66499(a)(5) of the Government Code of the State of California. The guarantee and warranty security shall be released upon SUBDIVIDER's request following expiration of the warranty period and subject to the reasonable determination of the City Engineer that SUBDIVIDER's warranty obligations have been satisfied.

c. Any bonds submitted as security pursuant to this section shall be executed by a surety company authorized to transact a surety business in the State of California. All required securities shall be in a form approved by the City Attorney of CITY.

6. Successors and Assigns – Covenant Running with the Land. This Agreement shall inure to the benefit of, and be binding upon, the successors and assigns of the respective parties. It shall be recorded in the Office of the Recorder of Placer County concurrently with the final map of the Subdivision, and shall constitute a covenant running with the land and an equitable servitude upon the real property within the Subdivision.

7. Acceptance of Improvements Upon Completion. Upon satisfactory completion of the Work, in accordance with this Agreement, CITY agrees to accept the Work and its improvements and the offers of dedication described in paragraph 1, subject to the provisions of paragraphs 1 and 10 of this Agreement.

8. Notice Regarding Construction. SUBDIVIDER shall notify the City Engineer of CITY in writing three (3) days prior to the commencement of construction of the Work.

9. Subdivider's Obligation to Warn Public During Construction. Until final acceptance of the Work, SUBDIVIDER shall give good and adequate warning to the public of each and every dangerous condition which may exist in the Work, and will take all reasonable actions to protect the public from any such dangerous condition.

10. Warranty.

a. SUBDIVIDER guarantees and warrants the public improvements which constitute the Work required by this Agreement, and agrees to remedy any defects in the improvements or the Work arising from faulty or defective materials or construction of said improvements or the Work occurring within twelve (12) months after their acceptance by CITY.

SUBDIVIDER agrees to permit inspection of all improvements in the Subdivision by the City Engineer of CITY for such period, and to reimburse CITY for the cost of such inspections.

b. If, within the warranty period, the Work or improvement or any part of the Work done, furnished, installed, or constructed fails to fulfill any of the requirements of this Agreement or the improvement plans and specifications, SUBDIVIDER shall, without delay or cost to CITY, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Work. CITY may, at its sole option, perform such repair or replacement itself if SUBDIVIDER has failed to commence such repair within twenty (20) days after CITY has mailed written notice of default to SUBDIVIDER and to SUBDIVIDER'S Surety. In such event, SUBDIVIDER agrees to pay the cost of such repair and replacement by CITY and CITY may, at its option, recover such cost as a lien against the Subdivision should the cost exceed the inspection fee deposited pursuant to paragraph 4 of this Agreement.

Should CITY determine that the public safety requires repairs or replacements to be made before SUBDIVIDER can be notified, CITY may, in its sole discretion, make the necessary repairs or replacement or perform the necessary work. SUBDIVIDER shall pay to CITY the cost of such repairs and CITY may at its option recover such cost as a lien against the Subdivision.

11. Indemnification. To the fullest extent allowed by law, SUBDIVIDER shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of SUBDIVIDER 's willful misconduct or negligent act or omission while engaged in the performance of obligations or

exercise of rights created by this Agreement, except those matters arising from CITY's sole or active negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

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

12. Insurance. SUBDIVIDER agrees to continuously maintain, in full force and effect, at a minimum the following policies of insurance during the term of this Agreement.

COVERAGE	LIMITS OF LIABILITY
General Liability	$2,000,000 per occurrence $3,000,000 aggregate Personal Injury: $2,000,000 per occurrence $3,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Workers' Compensation	Statutory

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

b. Additional Insureds. SUBDIVIDER shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation, for ongoing and completed operations. Such insurance shall specifically cover the contractual

liability of SUBDIVIDER. The additional insured coverage under the SUBDIVIDER's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

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

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

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

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

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

13. Irrevocability of Security. The improvement securities furnished pursuant to paragraph 5 shall be irrevocable, shall not be limited as to time (except as to the one-year guarantee and warranty period specified in paragraph 10) and shall provide that they may be released, in whole or part, only upon the written approval of the City Engineer of CITY.

14. Attorney's Fees; Venue; Governing Law. Any action by any party to this Agreement, or any action concerning a security furnished pursuant to paragraph 5, shall be brought in the appropriate court of competent jurisdiction within the County of Placer, State of California, notwithstanding any other provision of law which may provide that such action may be brought in some other location. In the event it becomes necessary for either party to bring an action with respect to enforcement of the provisions of this Agreement, or the security therefor, the prevailing party in such action shall be awarded a reasonable attorney's fee, as may be

determined by the Court. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

15. Release of Faithful Performance Security. Release of faithful performance security shall be in compliance with and pursuant to the procedures set forth in Government Code Section 66499.7. Upon the completion of all secured Work by SUBDIVIDER and written acceptance of that completed Work by CITY, and the furnishing of the warranty security as required by paragraph 5(b), the City Engineer shall authorize the release of the remaining faithful performance security.

16. Release of Payment Security. Thirty-five (35) days after a notice of completion is recorded with respect to the Work, the City Engineer of CITY may authorize the release of the payment security, in the event that no claims have been filed against said security. In the event that claims or actions are filed against the security, the City Engineer may release so much of such security as is in excess of the total of the claims made against it, plus a reasonable amount of costs and attorney's fees.

17. Automatic Termination Upon Completion and Sale of Residential Unit. This Agreement and any lien pursuant hereto shall automatically be terminated, without any further action by either party or need to record any additional document, with respect to any single-family residential lot within a parcel designated by the Specific Plan for residential use, upon completion of construction and issuance by the City of a final inspection for a dwelling unit upon such residential lot and conveyance of such improved residential lot to a bona-fide good faith purchaser thereof. In connection with its issuance of a final inspection for such improved lot, City shall confirm that: (i) all improvements which are required to serve the lot, as determined by City, have been accepted by City; (ii) the lot is included within the Maintenance CFD required

by Section 3.20 or other financing mechanism acceptable to the City, to the extent required hereby; and (iii) if and to the extent applicable to such lot, an affordable purchase or rental housing agreement has been recorded on the lot. Termination of this Agreement for any such residential lot as provided for in this section shall not in any way be construed to terminate or modify any assessment district or Mello-Roos Community Facilities District lien affecting such lot at the time of termination.

18. Failure of Performance. In addition to any other remedies provided in this Agreement or by law, in the event SUBDIVIDER fails to perform one or more of the covenants or conditions of this Agreement, CITY shall have recourse to the security given to guarantee the performance of such acts. CITY may do, or cause to be done, those acts required of SUBDIVIDER, and shall have recourse against so much of the security as is necessary to discharge the responsibility of SUBDIVIDER. In the event CITY seeks recourse against a security, CITY shall also have recourse against SUBDIVIDER for any and all amounts necessary to complete the obligations of SUBDIVIDER in the event the security is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Section 66499.4 of the Government Code, incurred by CITY, in addition to the costs of the improvements, shall be a proper charge against the security and SUBDIVIDER.

19. Integration. This Agreement is an integrated agreement. It supersedes all prior negotiations, representations, or agreements, either written or oral.

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

21. Notices. Any notices sent to the parties relating to this Agreement shall be sent by first class mail, postage prepaid or delivered to the following addresses:

Marc Stout, City Engineer
City of Roseville
311 Vernon Street
Roseville, CA 95678

Steve Schnable
John Mourier Construction, Inc.
1430 Blue Oaks Boulevard, Suite 190
Roseville, CA 95747

Either party may amend its address by giving written notice to the other.

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

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

CITY OF ROSEVILLE, a
municipal corporation,

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
CARMEN AVALOS
City Clerk

John Mourier Construction, Inc., a
California corporation

BY: _____
Print name: Martin Z Ziegler
Title: VP

and

BY: _____
Print name: John L. Mourier III
Title: President

(NOTARIZATION REQUIRED)

APPROVED AS TO FORM:

BY:_____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUFFICIENCY:

BY: _____
MARC STOUT
City Engineer

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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

State of California)
County of Placer)

On May 26, 2022 before me, Karen Headley, a notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Martin Z. Ziegler and John L. Mourer III
Name(s) of Signer(s)

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

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

WITNESS my hand and official seal.

KAREN HEADLEY
Notary Public - California
Placer County
Commission # 2258771
My Comm. Expires Oct 16, 2022

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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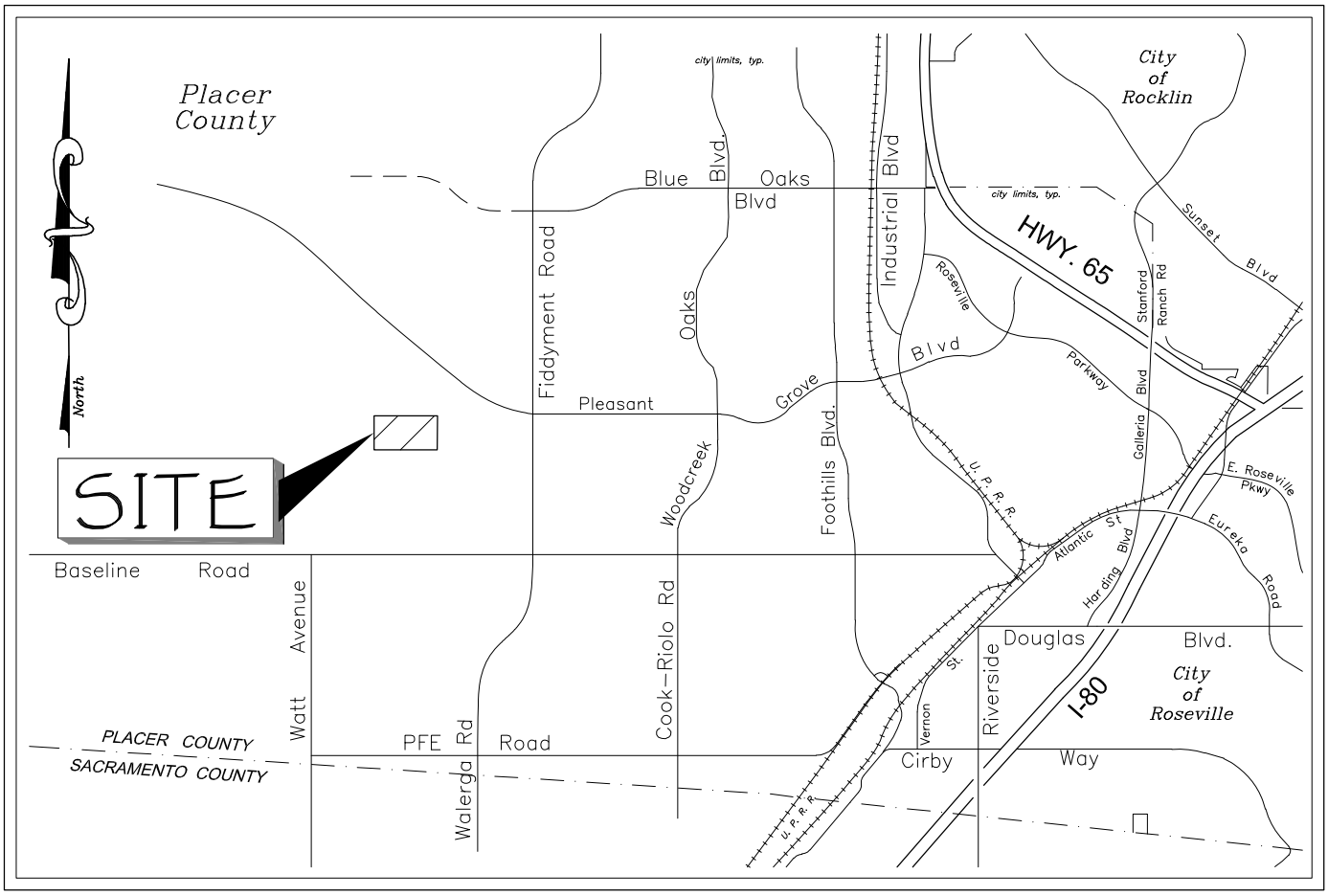
VICINITY MAP

SIERRA VISTA VILLAGE FD-06

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JUNE, 2022



VICINITY MAP

BAKER-WILLIAMS ENGINEERING GROUP

Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services

6020 Rutland Drive, Suite 19 ~ Carmichael, CA. 95608

(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

SCALE: N/A

JOB #: 20-06-026

DATE: JUNE, 2022

VICINITY MAP

SIERRA VISTA VILLAGE FD-06

CITY OF ROSEVILLE, CALIFORNIA

BOOK _____ OF MAPS, PAGE _____

PLAT OF

SIERRA VISTA VILLAGE FD-06

SUBDIVISION NO.: 2017PL-0204

ALL OF LOT 42 AS SHOWN ON THAT LARGE LOT SUBDIVISION MAP ENTITLED "SIERRA VISTA - FEDERICO" RECORDED IN BOOK 'EE' OF MAPS, AT PAGE 6 AND LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JUNE, 2022

BAKER WILLIAMS ENGINEERING GROUP

SHEET 1 OF 6

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTERESTS IN THE REAL PROPERTY INCLUDED WITHIN THIS PLAT OF "SIERRA VISTA VILLAGE FD-06" SHOWN UPON THIS MAP AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

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

(A) PUBLIC EASEMENTS FOR INSTALLATION AND MAINTENANCE OF BUT NOT LIMITED TO WATER, GAS AND SEWER PIPES, AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOT 'A', LOT 'B', LOT 'C' AND LOT 'D' AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO DESERT ELFIN COURT, JAVELIN COURT, MALLORY RIDGE STREET, BLUE COPPICE WAY AND CABOT CANYON COURT SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(B) PUBLIC EASEMENTS FOR THE INGRESS AND EGRESS OF EMERGENCY VEHICLES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS LOT 'A' SHOWN HEREON AND DESIGNATED "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) AS PUBLIC RIGHT-OF-WAY (INCLUDING ALL IMPROVEMENTS THEREON), THE STREETS SHOWN HEREON AS NICOLE GEE DRIVE.

(B) LOTS 'B', 'C' AND 'D' SHOWN HEREON AS PUBLIC RIGHT-OF-WAY FOR LANDSCAPE PURPOSES.

THE REAL PROPERTY DESCRIBED BELOW IS RESERVED, BY THE OWNER, AS AN EASEMENT FOR FUTURE DEDICATION TO THE HOMEOWNER'S ASSOCIATION:

(A) PRIVATE EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE PIPE, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND LYING BETWEEN THE LINES OF LOTS SHOWN HEREON AND DESIGNATED "STORM DRAIN EASEMENT (S.D.E.)

JOHN MOURIER CONSTRUCTION, INC., A CALIFORNIA CORPORATION

BY: _____
PRINT NAME:
TITLE:

BY: _____
PRINT NAME:
TITLE:

NOTARY ACKNOWLEDGEMENT:

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

STATE OF CALIFORNIA

COUNTY OF PLACER

ON _____, 2022, BEFORE ME, _____ A NOTARY PUBLIC
(PRINT NAME AND TITLE OF OFFICER)

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.

MY COMMISSION NO. IS _____.
MY COMMISSION EXPIRES _____.
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

_____
NOTARY PUBLIC

_____
PRINT NAME

SURVEYOR'S STATEMENT:

THIS MAP OF "SIERRA VISTA VILLAGE FD-06" 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 JOHN MOURIER CONSTRUCTION, INC., IN SEPTEMBER, 2021. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2023, THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE _____

_____
JOHN KARL JEFFRIES L.S. 7820
EXPIRES 12/31/2023

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF "SIERRA VISTA VILLAGE FD-06" 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 R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
EXPIRATION DATE 09/30/2022

I HEREBY STATE THAT I AM SATISFIED THAT THIS PLAT OF "SIERRA VISTA VILLAGE FD-06" IS TECHNICALLY CORRECT.

For Marc Stout, City Engineer, City of Roseville

DATED_____

_____
TIMOTHY G. BLAIR
P.L.S. 8278 EXPIRATION DATE 12/31/2023

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE HAS APPROVED THIS PLAT OF "SIERRA VISTA VILLAGE FD-06" AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENTS OFFERED HEREON FOR DEDICATION AND HAS ACCEPTED SUBJECT TO IMPROVEMENT, LOTS 'B', 'C' AND 'D' AND THE RIGHTS-OF-WAY HEREON OFFERED FOR DEDICATION.

DATED_____

_____
CITY CLERK, CITY OF ROSEVILLE

BY:_____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT:

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY, AT _____ MINUTES AFTER _____ O'CLOCK__M. ON THE ____ DAY OF _____, 2022 AND RECORDED IN BOOK ____ OF MAPS, AT PAGE ____.

DOCUMENT NO. _____

_____
COUNTY RECORDER OF PLACER COUNTY

FEE _____

BY:_____
DEPUTY

JOB NO. 20-06-026

SHEET 1 OF 7

S:\BWEG Jobs\2020 Jobs\20-06-026 Sierra Vista FD-06\Final Map\2006026-FD-6 - FM.dwg, Sheet 1, 4/26/2022 10:30:58 AM, David Cobbs

BOOK _____ OF MAPS, PAGE _____

NOTES:

1 THIS SUBDIVISION CONTAINS 14.513 ACRES MORE OR LESS, AND CONSISTS OF 95 SINGLE FAMILY LOTS NUMBERED 1-95, 1 PRIVATE STREET LOT LETTERED LOT 'A' AND 3 PUBLIC LANDSCAPE LOTS LETTERED LOT 'B', LOT 'C' AND LOT 'D'.

2. ALL BEARINGS ALONG CURVED LINES ARE CHORD MEASUREMENTS.

3. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

4. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, PROJECT NO. E133171.000 DATED SEPTEMBER 10, 2013. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF ROSEVILLE ENGINEERING DEPARTMENT (FILE NUMBER 308-927)

5. 5/8" REBAR CAPPED "LS 7820" WILL BE SET AT ALL REAR LOT CORNERS AND AT ALL ANGLE POINTS IN THE PROPERTY LINE. IN THE EVENT OF A CONFLICT WITH A RETAINING OR SOUNDWALL, A 3.00 FOOT WITNESS CORNER SHALL BE SET ON LINE.

6. ALL FRONT LOT CORNERS SHALL BE MARKED WITH A 1" BRASS DISC STAMPED "LS 7820" AT A 1.0 FOOT PROJECTION OF THE PROPERTY LINE INTO THE SIDEWALK OR A 0.5' FOOT PROJECTION INTO THE CURB WHEN NO SIDEWALK IS PRESENT.

7. LOT 'A' SHALL BE GRANTED IN FEE TO THE HOMEOWNER'S ASSOCIATION.

8. LOT 'A' IS A PRIVATE STREET FOR THE MUTUAL BENEFIT OF THOSE LOTS SHOWN HEREON AND NUMBERED 1 THROUGH 95 INCLUSIVE. STREET OWNERSHIP AND MAINTENANCE INCLUDING STREET LIGHTS, LOT DRAINAGE SYSTEMS AND SURFACE DRAINAGE SYSTEMS ARE PRIVATE AND THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

9. "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SIERRA VISTA VILLAGE FD-06" FILED AS INSTRUMENT NO. 2022-_____, OFFICIAL RECORDS OF PLACER COUNTY, AFFECT THESE LOTS.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF SIERRA GLEN DRIVE, BEING N 51°40'02" E AND ESTABLISHED BY MONUMENTS FOUND AS SHOWN HEREON PER EE BM 6.

LEGEND:

P.U.E. ..... PUBLIC UTILITY EASEMENT

(R) ..... RADIAL LINE

○ ..... DIMENSION POINT, NOTHING FOUND OR SET

◎ ..... SET BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED "L.S. 7820"

⊗ ..... FND 3/4" IRON PIPE WITH PLUG STAMPED "L.S. 7944" PER EE BM 6

◉ ..... FND BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED "L.S. 7944" PER EE BM 6

◆ ..... SECTION CORNER (NOTHING FOUND, NOTHING SET)

(1) ..... RECORD PER EE BM 6

(2) ..... RECORD PER BB BM 79

(3) ..... RECORD PER BB BM 80

PLAT OF

SIERRA VISTA VILLAGE FD-06

SUBDIVISION NO.: 2017PL-0204

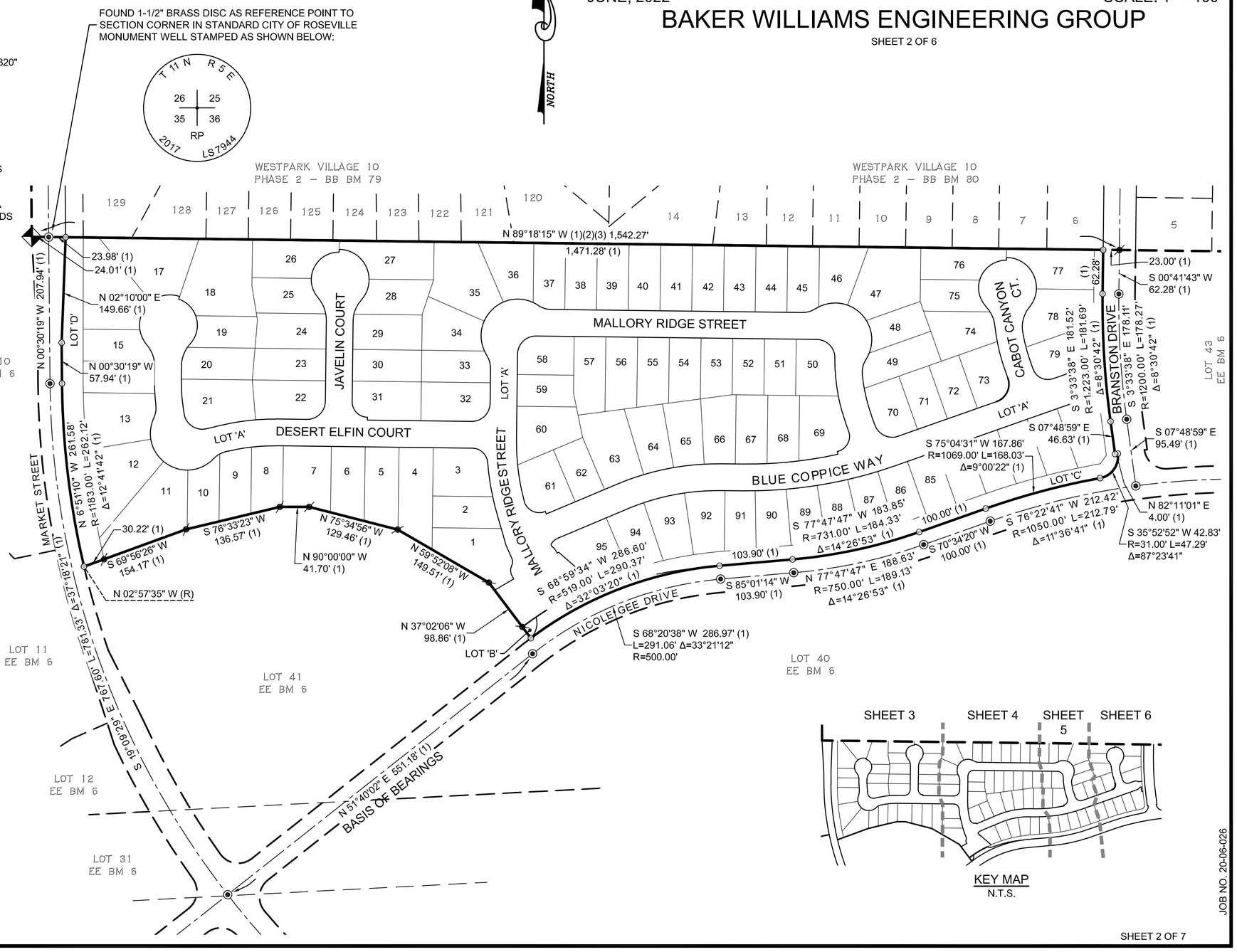
ALL OF LOT 42 AS SHOWN ON THAT LARGE LOT SUBDIVISION MAP ENTITLED "SIERRA VISTA - FEDERICO" RECORDED IN BOOK 'EE' OF MAPS, AT PAGE 6 AND LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JUNE, 2022 SCALE: 1" = 100'

BAKER WILLIAMS ENGINEERING GROUP

SHEET 2 OF 6



JOB NO. 20-06-026

SHEET 2 OF 7

S:\BWEG Jobs\2020 Jobs\20-06-026 Sierra Vista FD-06\Final Map\20060226-FD-6 - FM.dwg, Sheet 2, 4/26/2022 10:31:29 AM, David Cobbs

BOOK ____ OF MAPS, PAGE ____

PLAT OF

SIERRA VISTA VILLAGE FD-06

SUBDIVISION NO.: 2017PL-0204

ALL OF LOT 42 AS SHOWN ON THAT LARGE LOT SUBDIVISION MAP ENTITLED "SIERRA VISTA - FEDERICO" RECORDED IN BOOK 'EE' OF MAPS, AT PAGE 6 AND LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.

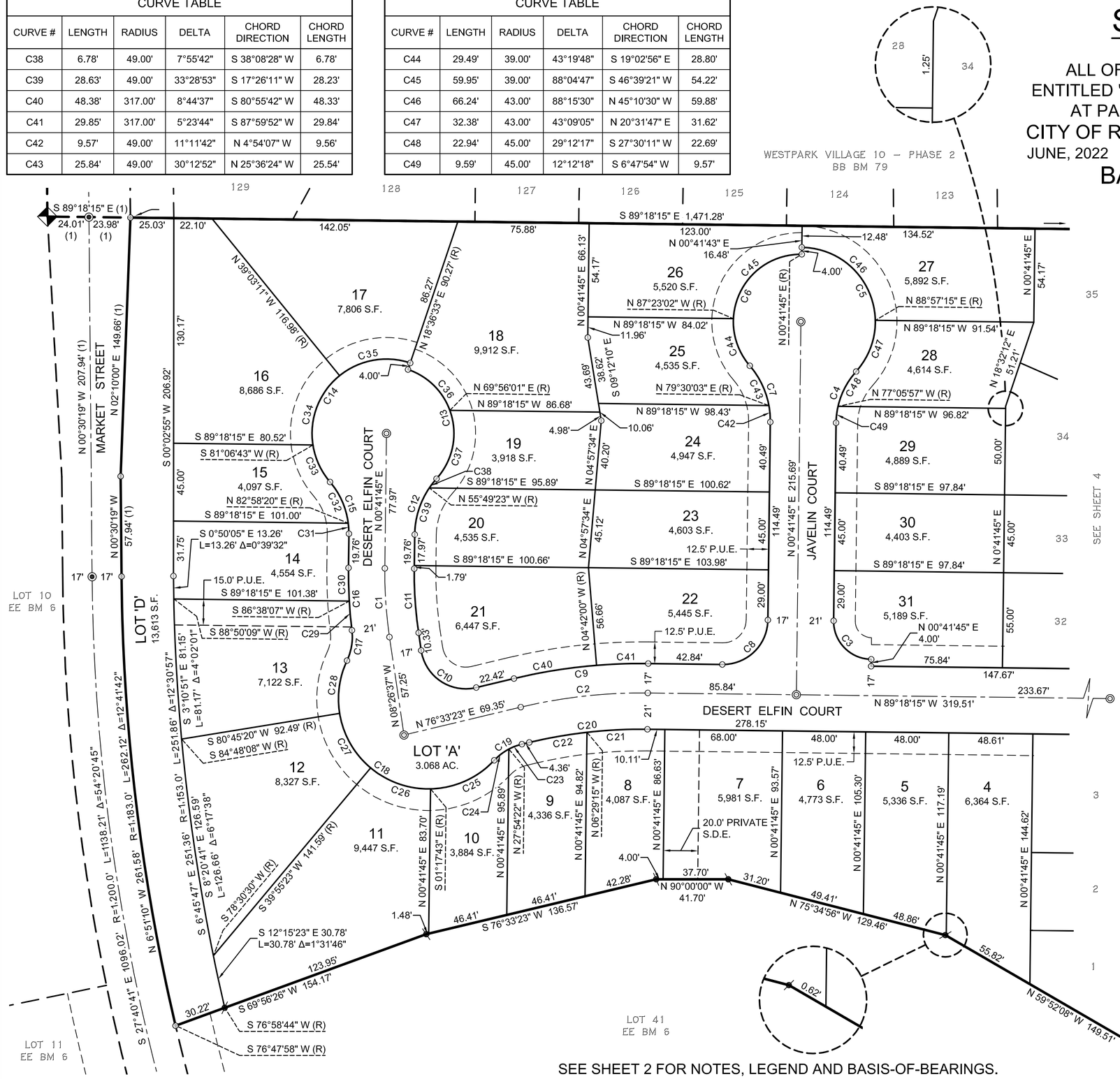
CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JUNE, 2022 SCALE: 1" = 40'

BAKER WILLIAMS ENGINEERING GROUP

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C38	6.78'	49.00'	7°55'42"	S 38°08'28" W	6.78'
C39	28.63'	49.00'	33°28'53"	S 17°26'11" W	28.23'
C40	48.38'	317.00'	8°44'37"	S 80°55'42" W	48.33'
C41	29.85'	317.00'	5°23'44"	S 87°59'52" W	29.84'
C42	9.57'	49.00'	11°11'42"	N 4°54'07" W	9.56'
C43	25.84'	49.00'	30°12'52"	N 25°36'24" W	25.54'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C44	29.49'	39.00'	43°19'48"	S 19°02'56" E	28.80'
C45	59.95'	39.00'	88°04'47"	S 46°39'21" W	54.22'
C46	66.24'	43.00'	88°15'30"	N 45°10'30" W	59.88'
C47	32.38'	43.00'	43°09'05"	N 20°31'47" E	31.62'
C48	22.94'	45.00'	29°12'17"	S 27°30'11" W	22.69'
C49	9.59'	45.00'	12°12'18"	S 6°47'54" W	9.57'



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	39.88'	250.00'	9°08'21"	S 3°52'26" E	39.84'
C2	74.03'	300.00'	14°08'21"	S 83°37'34" W	73.85'
C3	34.56'	22.00'	90°00'00"	S 44°18'15" E	31.11'
C4	32.52'	45.00'	41°24'35"	S 21°24'02" W	31.82'
C5	98.62'	43.00'	131°24'35"	N 23°35'58" W	78.38'
C6	89.45'	39.00'	131°24'35"	S 24°59'27" W	71.09'
C7	35.41'	49.00'	41°24'34"	N 20°00'33" W	34.65'
C8	40.84'	26.00'	90°00'00"	N 45°41'45" E	36.77'
C9	78.23'	317.00'	14°08'21"	S 83°37'34" W	78.03'
C10	43.11'	26.00'	95°00'00"	S 55°56'37" E	38.34'
C11	37.17'	233.00'	9°08'21"	S 3°52'26" E	37.13'
C12	35.41'	49.00'	41°24'35"	S 21°24'02" W	34.65'
C13	77.25'	39.00'	113°29'46"	N 14°38'34" W	65.23'
C14	112.07'	43.00'	149°19'23"	S 33°56'51" W	82.94'
C15	32.52'	45.00'	41°24'35"	N 20°00'33" W	31.82'
C16	36.17'	271.00'	7°38'52"	S 3°07'41" E	36.15'
C17	17.98'	32.00'	32°11'32"	N 9°08'39" E	17.74'
C18	147.25'	52.00'	162°14'28"	S 55°52'49" E	102.75'
C19	18.74'	32.00'	33°33'26"	S 59°46'40" W	18.48'
C20	68.85'	279.00'	14°08'21"	S 83°37'34" W	68.68'
C21	34.98'	279.00'	7°10'59"	S 87°06'15" W	34.96'
C22	33.87'	279.00'	6°57'22"	S 80°02'04" W	33.85'
C23	8.08'	32.00'	14°27'45"	S 69°19'31" W	8.06'
C24	10.66'	32.00'	19°05'41"	S 52°32'47" W	10.62'
C25	41.48'	52.00'	45°42'20"	N 65°51'07" E	40.39'
C26	37.41'	52.00'	41°13'06"	S 70°41'10" E	36.61'
C27	37.06'	52.00'	40°49'57"	S 29°39'38" E	36.28'
C28	31.30'	52.00'	34°29'05"	S 7°59'52" W	30.83'
C29	16.97'	271.00'	3°35'14"	S 5°09'30" E	16.96'
C30	19.21'	271.00'	4°03'38"	S 1°20'04" E	19.20'
C31	6.07'	45.00'	7°43'24"	N 3°09'57" W	6.06'
C32	26.46'	45.00'	33°41'11"	N 23°52'15" W	26.08'
C33	23.89'	43.00'	31°49'33"	S 24°48'03" E	23.58'
C34	44.91'	43.00'	59°50'05"	S 21°01'46" W	42.89'
C35	43.28'	43.00'	57°39'44"	S 79°46'41" W	41.47'
C36	34.94'	39.00'	51°19'28"	N 45°43'43" W	33.78'
C37	42.32'	39.00'	62°10'18"	N 11°01'10" E	40.27'

JOB NO. 20-01-003

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BOOK ____ OF MAPS, PAGE ____

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

PLAT OF

SIERRA VISTA VILLAGE FD-06

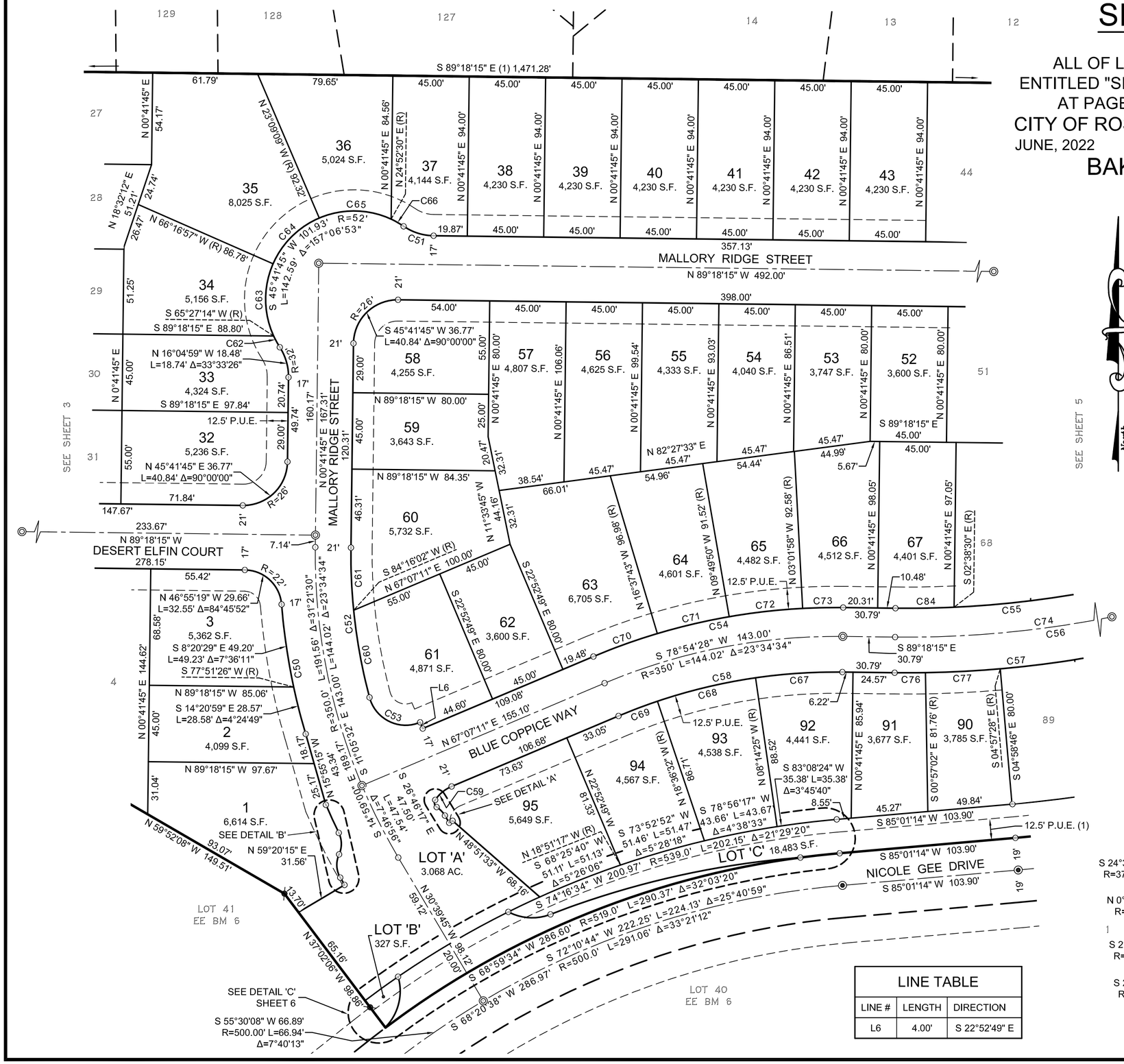
SUBDIVISION NO.: 2017PL-0204

ALL OF LOT 42 AS SHOWN ON THAT LARGE LOT SUBDIVISION MAP ENTITLED "SIERRA VISTA - FEDERICO" RECORDED IN BOOK 'EE' OF MAPS, AT PAGE 6 AND LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JUNE, 2022 SCALE: 1" = 40'

BAKER WILLIAMS ENGINEERING GROUP

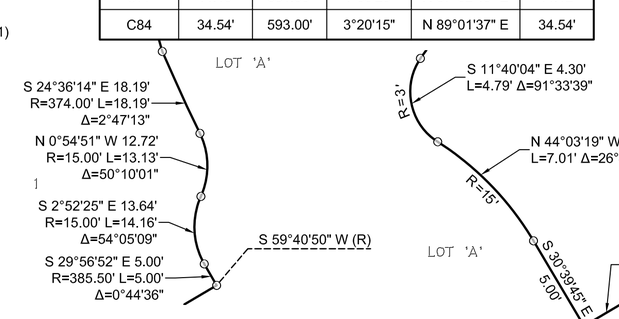


CURVE TABLE

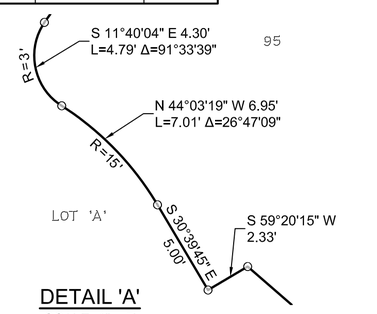
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C50	77.81'	371.00'	12°01'00"	S 10°32'53" E	77.67'
C51	18.74'	32.00'	33°33'26"	S 72°31'32" E	18.48'
C52	89.14'	329.00'	15°31'28"	S 7°03'59" E	88.87'
C53	37.65'	22.00'	98°03'06"	S 63°51'16" E	33.22'
C54	151.01'	367.00'	23°34'34"	S 78°54'28" W	149.95'
C55	136.07'	593.00'	13°08'50"	N 84°07'20" E	135.77'
C56	214.24'	610.00'	20°07'24"	N 80°38'02" E	213.14'
C57	221.62'	631.00'	20°07'24"	N 80°38'02" E	220.48'
C58	135.38'	329.00'	23°34'34"	S 78°54'28" W	134.42'
C59	12.67'	22.00'	33°00'25"	S 50°36'58" W	12.50'
C60	52.23'	329.00'	9°05'45"	S 10°16'51" E	52.18'
C61	36.91'	329.00'	6°25'43"	S 2°31'07" E	36.89'
C62	7.55'	52.00'	8°18'55"	S 28°42'14" E	7.54'
C63	43.80'	52.00'	48°15'49"	S 0°24'52" E	42.52'
C64	39.14'	52.00'	43°07'48"	S 45°16'57" W	38.23'
C65	43.59'	52.00'	48°01'39"	N 89°08'20" W	42.32'
C66	8.51'	52.00'	9°22'41"	N 60°26'09" W	8.50'
C67	51.31'	329.00'	8°56'09"	S 86°13'40" W	51.26'
C68	59.54'	329.00'	10°22'08"	S 76°34'32" W	59.46'
C69	24.53'	329.00'	4°16'17"	S 69°15'19" W	24.52'
C70	40.04'	367.00'	6°15'06"	S 70°14'44" W	40.02'
C71	43.54'	367.00'	6°47'53"	S 76°46'13" W	43.52'
C72	43.54'	367.00'	6°47'53"	S 83°34'06" W	43.52'
C73	23.88'	367.00'	3°43'42"	S 88°49'53" W	23.88'
C74	188.37'	610.00'	17°41'35"	N 81°50'57" E	187.62'
C76	18.13'	631.00'	1°38'47"	N 89°52'21" E	18.13'
C77	44.13'	631.00'	4°00'26"	N 87°02'45" E	44.12'
C84	34.54'	593.00'	3°20'15"	N 89°01'37" E	34.54'

LINE TABLE

LINE #	LENGTH	DIRECTION
L6	4.00'	S 22°52'49" E



DETAIL 'B'
SCALE: 1" = 20'



DETAIL 'A'
SCALE: 1" = 5'

JOB NO. 20-06-026

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BOOK _____ OF MAPS, PAGE _____

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

PLAT OF

SIERRA VISTA VILLAGE FD-06

SUBDIVISION NO.: 2017PL-0204

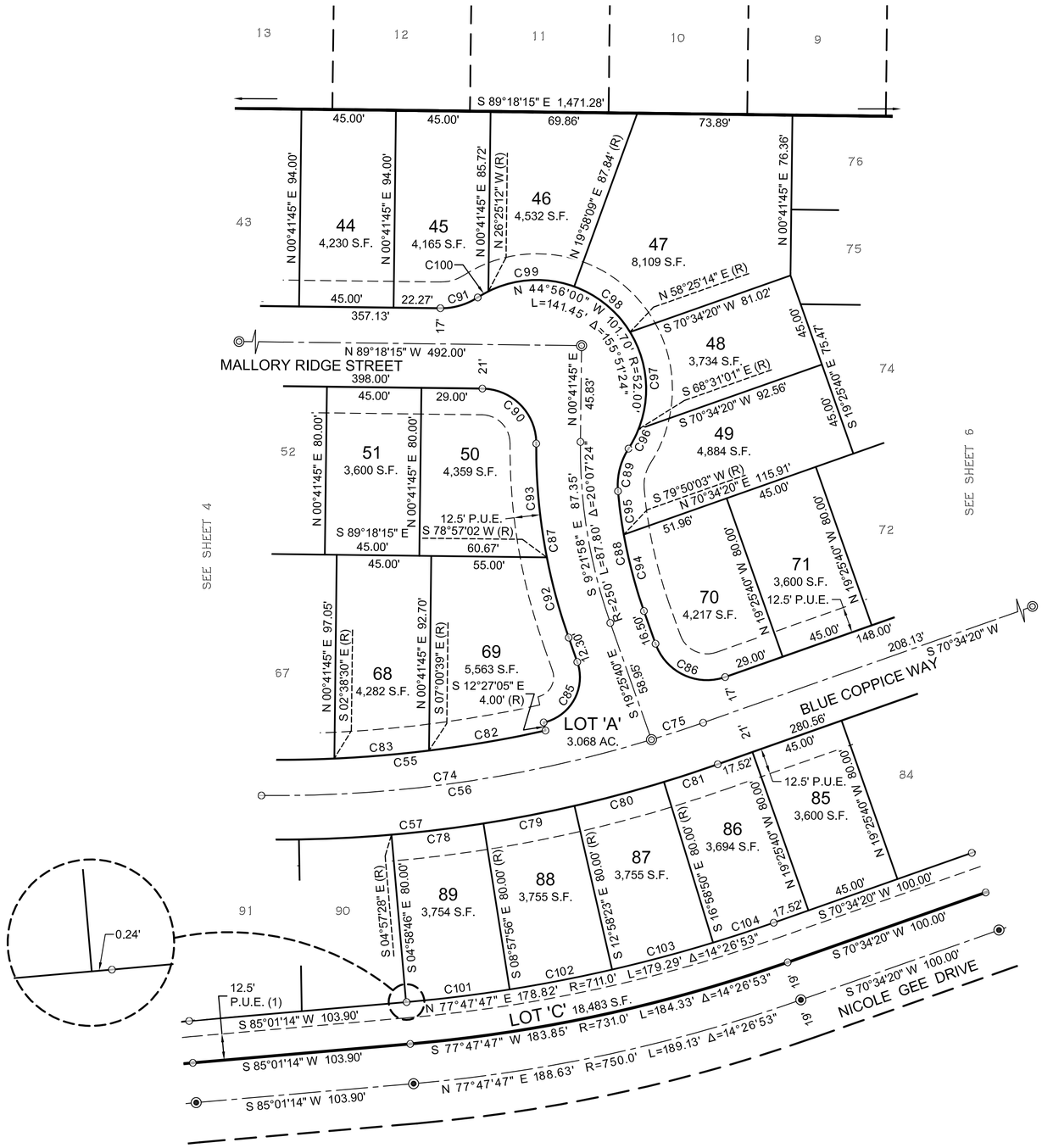
ALL OF LOT 42 AS SHOWN ON THAT LARGE LOT SUBDIVISION MAP ENTITLED "SIERRA VISTA - FEDERICO" RECORDED IN BOOK 'EE' OF MAPS, AT PAGE 6 AND LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JUNE, 2022 SCALE: 1" = 40'

BAKER WILLIAMS ENGINEERING GROUP

SHEET 5 OF 7



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C55	136.07'	593.00'	13°08'50"	N 84°07'20" E	135.77'
C56	214.24'	610.00'	20°07'24"	N 80°38'02" E	213.14'
C57	221.62'	631.00'	20°07'24"	N 80°38'02" E	220.48'
C74	188.37'	610.00'	17°41'35"	N 81°50'57" E	187.62'
C75	25.87'	610.00'	2°25'49"	N 71°47'15" E	25.87'
C76	18.13'	631.00'	1°38'47"	N 89°52'21" E	18.13'
C77	44.13'	631.00'	4°00'26"	N 87°02'45" E	44.12'
C78	44.14'	631.00'	4°00'29"	N 83°02'18" E	44.13'
C79	44.13'	631.00'	4°00'27"	N 79°01'50" E	44.13'
C80	44.13'	631.00'	4°00'27"	N 75°01'23" E	44.13'
C81	26.95'	631.00'	2°26'49"	N 71°47'45" E	26.95'
C82	56.31'	593.00'	5°26'26"	N 80°16'08" E	56.29'
C83	45.22'	593.00'	4°22'09"	N 85°10'25" E	45.21'
C84	34.54'	593.00'	3°20'15"	N 89°01'37" E	34.54'
C85	37.24'	22.00'	96°58'34"	N 29°03'38" E	32.95'
C86	40.84'	26.00'	90°00'00"	S 64°25'40" E	36.77'
C87	94.12'	271.00'	19°53'55"	S 9°28'42" E	93.65'
C88	58.55'	233.00'	14°23'55"	S 12°13'42" E	58.40'
C89	21.24'	32.00'	38°01'27"	S 13°58'59" W	20.85'
C90	40.74'	26.00'	89°46'31"	N 44°25'00" W	36.70'
C91	18.74'	32.00'	33°33'26"	N 73°55'01" E	18.48'
C92	39.63'	271.00'	8°22'41"	S 15°14'19" E	39.59'
C93	54.49'	271.00'	11°31'14"	S 5°17'22" E	54.40'
C94	37.66'	233.00'	9°15'43"	S 14°47'48" E	37.62'
C95	20.89'	233.00'	5°08'12"	S 7°35'51" E	20.88'
C96	10.45'	52.00'	11°30'43"	N 27°14'21" E	10.43'
C97	48.16'	52.00'	53°03'45"	N 5°02'53" W	46.46'
C98	34.90'	52.00'	38°27'05"	N 50°48'19" W	34.25'
C99	42.10'	52.00'	46°23'21"	S 86°46'28" W	40.96'
C100	5.85'	52.00'	6°26'29"	S 60°21'33" W	5.84'
C101	49.46'	711.00'	3°59'10"	N 83°01'39" E	49.46'
C102	49.73'	711.00'	4°00'27"	N 79°01'50" E	49.72'
C103	49.73'	711.00'	4°00'27"	N 75°01'23" E	49.72'
C104	30.37'	711.00'	2°26'49"	N 71°47'45" E	30.36'

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JOB NO. 20-06-026

BOOK ____ OF MAPS, PAGE ____

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

PLAT OF

SIERRA VISTA VILLAGE FD-06

SUBDIVISION NO.: 2017PL-0204

ALL OF LOT 42 AS SHOWN ON THAT LARGE LOT SUBDIVISION MAP ENTITLED "SIERRA VISTA - FEDERICO" RECORDED IN BOOK 'EE' OF MAPS, AT PAGE 6 AND LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

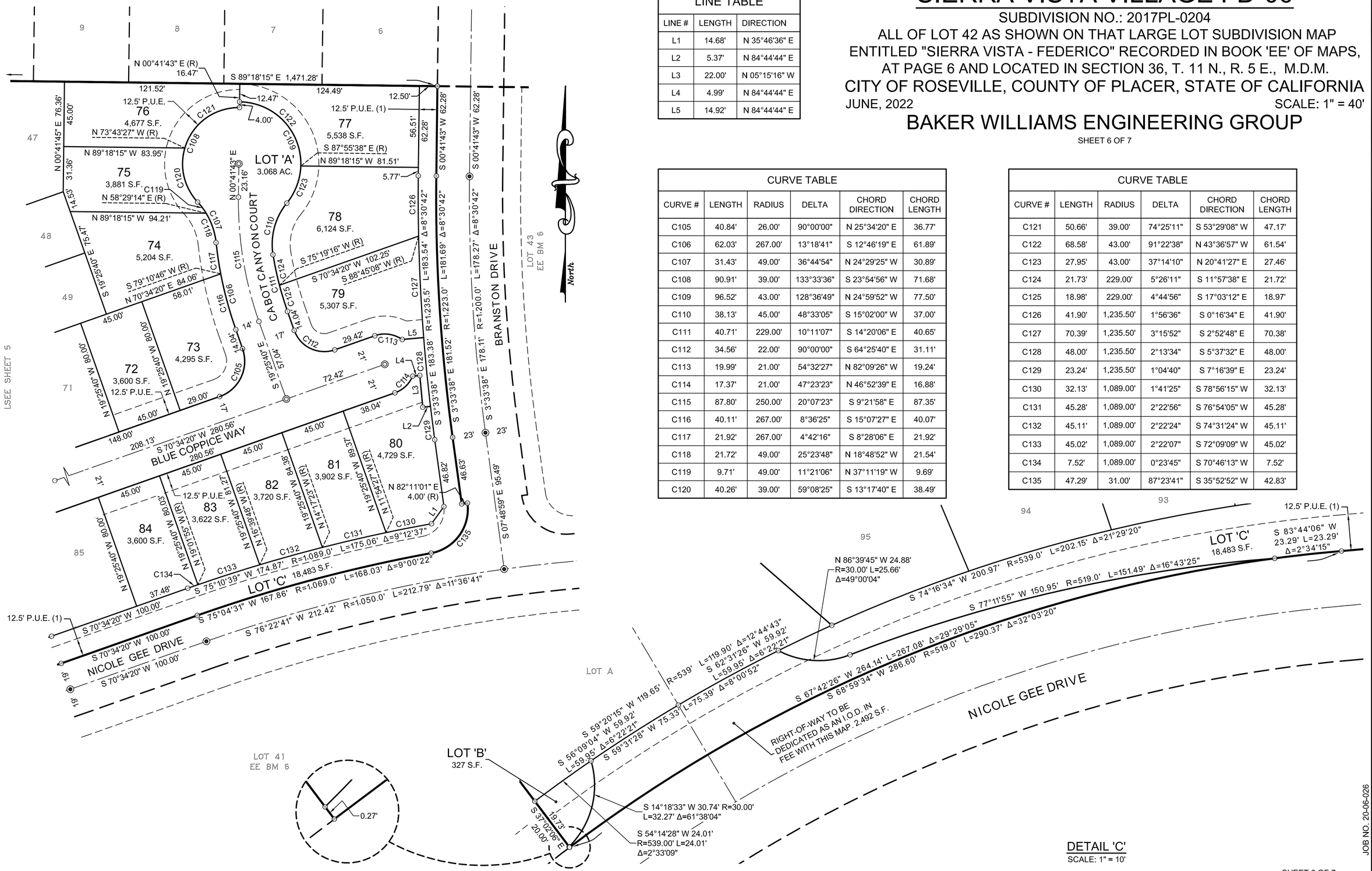
JUNE, 2022 SCALE: 1" = 40'

BAKER WILLIAMS ENGINEERING GROUP

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	14.68'	N 35°46'36" E
L2	5.37'	N 84°44'44" E
L3	22.00'	N 05°15'16" W
L4	4.99'	N 84°44'44" E
L5	14.92'	N 84°44'44" E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C105	40.84'	26.00'	90°00'00"	N 25°34'20" E	36.77'
C106	62.03'	267.00'	13°18'41"	S 12°46'19" E	61.89'
C107	31.43'	49.00'	36°44'54"	N 24°29'25" W	30.89'
C108	90.91'	39.00'	133°33'36"	S 23°54'56" W	71.68'
C109	96.52'	43.00'	128°36'49"	N 24°59'52" W	77.50'
C110	38.13'	45.00'	48°33'05"	S 15°02'00" W	37.00'
C111	40.71'	229.00'	10°11'07"	S 14°20'06" E	40.65'
C112	34.56'	22.00'	90°00'00"	S 64°25'40" E	31.11'
C113	19.99'	21.00'	54°32'27"	N 82°09'26" W	19.24'
C114	17.37'	21.00'	47°23'23"	N 46°52'39" E	16.88'
C115	87.80'	250.00'	20°07'23"	S 9°21'58" E	87.35'
C116	40.11'	267.00'	8°36'25"	S 15°07'27" E	40.07'
C117	21.92'	267.00'	4°42'16"	S 8°28'06" E	21.92'
C118	21.72'	49.00'	25°23'48"	N 18°48'52" W	21.54'
C119	9.71'	49.00'	11°21'06"	N 37°11'19" W	9.69'
C120	40.26'	39.00'	59°08'25"	S 13°17'40" E	38.49'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C121	50.66'	39.00'	74°25'11"	S 53°29'08" W	47.17'
C122	68.58'	43.00'	91°22'38"	N 43°36'57" W	61.54'
C123	27.95'	43.00'	37°14'10"	N 20°41'27" E	27.46'
C124	21.73'	229.00'	5°26'11"	S 11°57'38" E	21.72'
C125	18.98'	229.00'	4°44'56"	S 17°03'12" E	18.97'
C126	41.90'	1,235.50'	1°56'36"	S 0°16'34" E	41.90'
C127	70.39'	1,235.50'	3°15'52"	S 2°52'48" E	70.38'
C128	48.00'	1,235.50'	2°13'34"	S 5°37'32" E	48.00'
C129	23.24'	1,235.50'	1°04'40"	S 7°16'39" E	23.24'
C130	32.13'	1,089.00'	1°41'25"	S 78°56'15" W	32.13'
C131	45.28'	1,089.00'	2°22'56"	S 76°54'05" W	45.28'
C132	45.11'	1,089.00'	2°22'24"	S 74°31'24" W	45.11'
C133	45.02'	1,089.00'	2°22'07"	S 72°09'09" W	45.02'
C134	7.52'	1,089.00'	0°23'45"	S 70°46'13" W	7.52'
C135	47.29'	31.00'	87°23'41"	S 35°52'52" W	42.83'



DETAIL 'C'

SCALE: 1" = 10'

JOB NO. 20-06-026

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BOOK _____ OF MAPS, PAGE _____

PLAT OF

SIERRA VISTA VILLAGE FD-06

SUBDIVISION NO.: 2017PL-0204

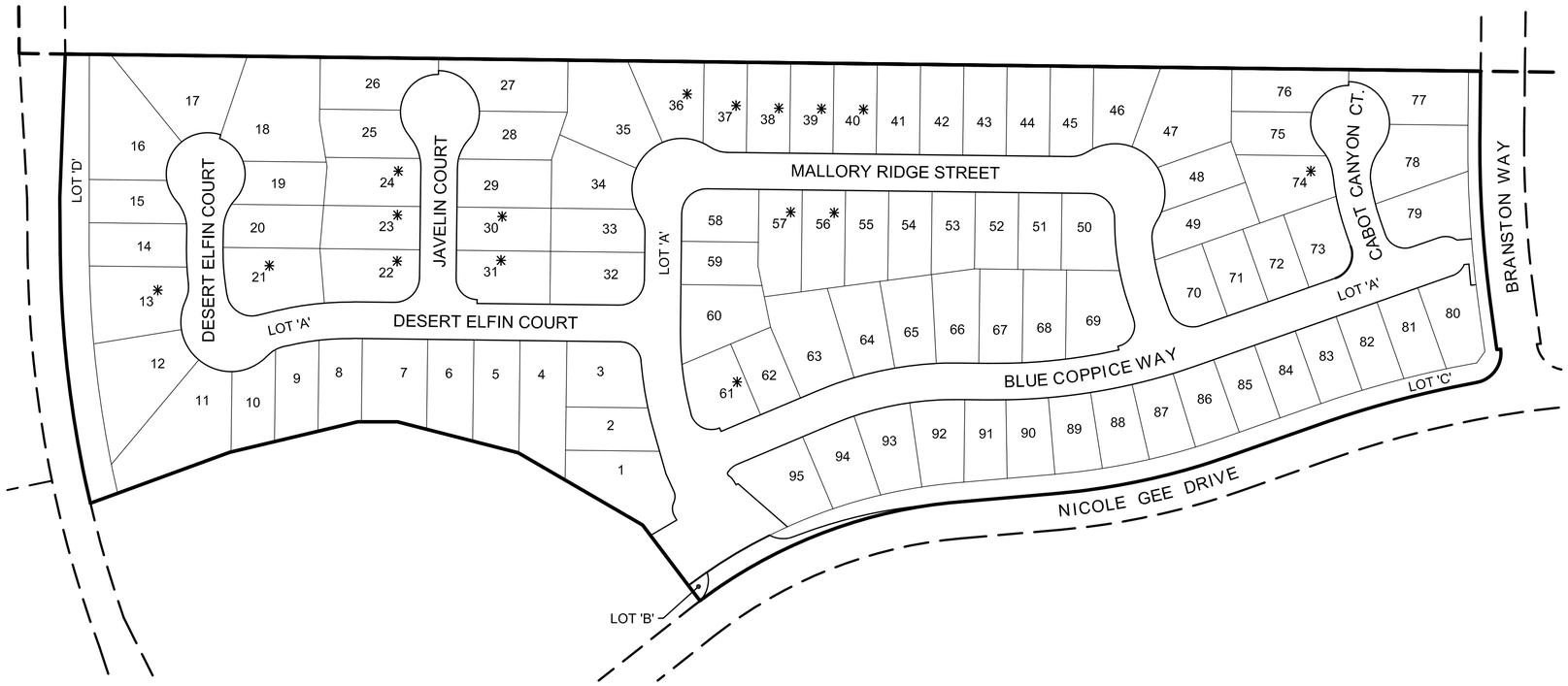
ALL OF LOT 42 AS SHOWN ON THAT LARGE LOT SUBDIVISION MAP ENTITLED "SIERRA VISTA - FEDERICO" RECORDED IN BOOK 'EE' OF MAPS, AT PAGE 6 AND LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JUNE, 2022 SCALE: 1" = 100'

BAKER WILLIAMS ENGINEERING GROUP

SHEET 7 OF 7



NORTH

Legend:

✳ DENOTES SEWER BACKFLOW PREVENTER VALVE REQUIRED ON THE SANITARY SEWER CONNECTION BY THE CITY OF ROSEVILLE WITH THE BUILDING PERMIT AND MAINTAINED THEREAFTER BY THE HOMEOWNER.

Informational Sheet Only

THIS SHEET CONTAINS ADDITIONAL INFORMATION FOR INFORMATIONAL PURPOSES ONLY PURSUANT TO SECTION 66434.2 OF THE GOVERNMENT CODE.

EACH RESIDENTIAL DWELLING CONSTRUCTED ON ANY OF THE LOTS INDICATED HEREON SHALL BE FITTED WITH A SEWER BACKFLOW VALVE AS APPROVED BY THE CITY OF ROSEVILLE. IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF SAID DWELLING TO MAINTAIN THE VALVE AND PREVENT DAMAGE FROM OCCURRING THERETO. THE CITY OF ROSEVILLE SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR PERFORMANCE OF THE VALVE, AND THE CITY OF ROSEVILLE SHALL NOT BE LIABLE FOR ANY DAMAGE OCCURRING TO ANY SUCH DWELLING, OR ITS CONTENTS, DUE TO THE FAILURE OF THE VALVE FOR ANY REASON WHATSOEVER.

JOB NO. 20-06-026

S:\BWEG Jobs\2020 Jobs\20-06-026 Sierra Vista FD-06\Final Map\20060626-FD-6 - FM.dwg, Sheet 7, 4/26/2022 10:34:22 AM, David Cobbs

COUNCIL COMMUNICATION

CC #: 2137
File #: 0400-04-12-1 & 0400-07

Title:	Sierra Vista Village FD-24 - Phase 1 - Final Map and Subdivision Agreement
Contact:	Edward Winston 916-774-5432 ewinston@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.24.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council take the following actions:

1. Approve the final map on file with the City Clerk and accept on behalf of the public the public easements offered thereon.
2. Adopt the attached resolution approving the Subdivision Agreement and authorizing the City Manager to execute the agreement on behalf of the City.

BACKGROUND

The Development Services, Engineering section has reviewed the subject final map and found that it is in compliance with the Subdivision Map Act and the City's Subdivision Ordinance, and all conditions of the tentative map have been met. This map will create 105 residential lots, 1 private street (Lot A), 2 private pedestrian access and drainage lots, and 1 private landscape lot.

FISCAL IMPACT

There is no fiscal impact to the City's General Fund associated with this approval.

ENVIRONMENTAL REVIEW

Approval of the Sierra Vista Village FD-24 Phase 1 final map is an action that is subject to California Environmental Quality Act (CEQA). Project level CEQA compliance for the Sierra Vista Village FD-24 Phase 1 final map was accomplished with preparation of the Sierra Vista Specific Plan EIR (Adopted: May 5, 2010) (SCH#2008032017) and the Mitigated Negative Declaration (MND) and associated Mitigation Monitoring Program approved by the City of Roseville on June 6, 2012. Because the Sierra Vista Village FD-24 Phase 1 final map is consistent with the project evaluated in the Sierra Vista Specific Plan Environmental Impact Report (EIR), no new effects would be expected to occur, and all applicable mitigation measures from the Sierra Vista Specific Plan EIR will be implemented. As such, no additional CEQA action is required at this time.

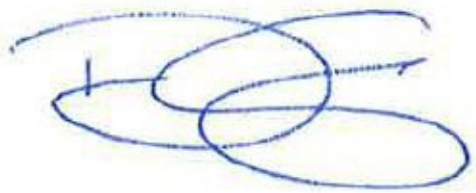
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Edward Winston, Associate Engineer

Mike Isom, Development Services Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-215

Subdivision Agreement

Final Map

Vicinity Map

RESOLUTION NO. 22-215

APPROVING A SUBDIVISION AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND FD-24, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a subdivision agreement, by and between the City of Roseville and FD-24, LLC, for the Sierra Vista Village FD-24, Phase 1 subdivision, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is approved and 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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RECORDING REQUESTED BY AND WHEN RECORDED, PLEASE RETURN TO:

City Clerk
CITY OF ROSEVILLE
311 Vernon Street
Roseville, CA 95678

Exempt from recording fees
Pursuant to Govt. Code §27383

SUBDIVISION AGREEMENT

Sierra Vista Village FD-24, Phase 1 SUBDIVISION

THIS AGREEMENT, made and entered into this ___ day of _____, 20__, by and between the CITY OF ROSEVILLE, a municipal corporation ("CITY"), and FD-24, LLC, a California limited liability company, ("SUBDIVIDER"),

W I T N E S S E T H:

WHEREAS, SUBDIVIDER is possessed of a tract of land lying in the City of Roseville, County of Placer, known as "Sierra Vista Village FD-24, Phase 1 Subdivision" (Subdivision no. 2017 PL-0204; "the Subdivision"); and

WHEREAS, a tentative map of the Subdivision was approved by the City Planning Commission on the 9th day of January, 2020, and the final map of the Subdivision has been approved subject to the execution of this Agreement; and

WHEREAS, the final map has been filed on the ____ day of _____, 20__ in Book _____ of Parcel/Subdivision Maps at Page _____ in the Official Records, Placer County Recorder, file no. _____; and

WHEREAS, Section 18.20.110 of the Roseville Municipal Code, regulating the subdivision of land in the City, requires that SUBDIVIDER shall execute and file an agreement between itself and CITY relating to the improvements to be made in a subdivision, prior to the approval by the City Council of the final map.

NOW, THEREFORE, the parties agree as follows:

1. Rights-of-Way. Except as otherwise provided by this Agreement, CITY rejects all lands, right-of-ways, and easements offered for dedication on the final map of the Subdivision. All such offers shall, however, remain open, and shall constitute irrevocable offers of dedication in accordance with Government Code Section 66477.2. All such offers may be accepted by CITY in its sole discretion at any later date without further notice to SUBDIVIDER as provided by law.

By way of explanation only, it is the current intention of CITY to accept all or part of such irrevocable offers to dedicate upon acceptance of the improvements called for in this Agreement.

2. Improvements - Time Limit. SUBDIVIDER agrees to cause all improvements to be made and constructed in the Subdivision to fully comply with the requirements of the Roseville Municipal Code and the Subdivision Map Act of the State of California according to the improvement plans for the Subdivision prepared by Baker Williams Engineering Group, dated 8/19/2021 and approved by the City Engineer and including any changes or

alterations to such improvements required by the City Engineer, and to install, on or before December 31, 2023, such survey monuments as may be required by the City Engineer ("the Work"). SUBDIVIDER agrees to pay for any materials, provisions or other supplies used in, upon, for or about the performance of the Work, or for any work or labor of any kind done in connection with the Work, or for any amounts due under the Unemployment Insurance Act with respect to such work or labor.

SUBDIVIDER agrees to complete all of the Work on or before twenty-four (24) months from the date of this Agreement. If in the opinion of the City Engineer of CITY, an extension of this Agreement is not detrimental to the public welfare, he or she is, in his or her sole discretion, hereby authorized to extend the time within which the Work shall be completed for a period not to exceed twelve (12) months. Upon a written application made by SUBDIVIDER, further extensions, not to exceed an additional six (6) months, shall be reviewed and approved at the discretion of the City Engineer of CITY. Any such application extension request by SUBDIVIDER shall fully state the grounds and facts relied upon for the granting of additional extensions.

In the event that SUBDIVIDER shall fail to complete the Work within the time provided by this Agreement, CITY may, in its sole discretion and in addition to any other remedy provided in this Agreement or by law, enter upon the Subdivision and complete the Work and recover the full cost and expense of such construction from SUBDIVIDER, SUBDIVIDER's successors and assigns, or from the then owner of the Subdivision, and/or place a lien upon the Subdivision for such cost and expense.

If at anytime prior to the expiration of the time provided by this Agreement the City Engineer of CITY determines that a safety hazard exists within an existing public right-of-

way, the City Engineer shall give written notice to SUBDIVIDER to eliminate the safety hazard. If SUBDIVIDER fails to eliminate the safety hazard within five (5) calendar days of the written notice, CITY may, in its sole discretion and in addition to any other remedy provided in this Agreement or by law, eliminate the safety hazard and recover the full cost and expense of such work from SUBDIVIDER, SUBDIVIDER's successors and assigns, or from the then owner of the Subdivision, and/or place a lien upon the Subdivision for such cost and expense.

3. Acquisition and Dedication of Easements or Rights-of-Ways. If any of the Work is to be constructed or installed on land not within the Subdivision or already existing public right-of-way, no construction or installation shall be commenced before:

a. The irrevocable offer of dedication or conveyance to CITY of appropriate right-of-ways, easements or other interest in real property, and appropriate authorization from the property owner to allow construction or installation of the improvements or work; or

b. The issuance of an order of possession by a court of competent jurisdiction pursuant to the State Eminent Domain Law. SUBDIVIDER shall comply in all respects with any such order of possession.

Nothing in this Section 3 shall be construed as authorizing or granting an extension of time to SUBDIVIDER for completion of the Work.

4. Inspection Fees and Costs. The City Engineer shall inspect all of the Work improvements made in the Subdivision to see that they comply with CITY's subdivision regulations and specifications. SUBDIVIDER shall deposit the estimated inspection fee and reimburse CITY for the cost of such inspections in accordance with Roseville Municipal Code section 18.20.070.

5. Securities.

a. SUBDIVIDER shall file with this Agreement two (2) improvement securities as set forth in Roseville Municipal Code Sections 18.20.150 and 18.20.160. Each security shall be in the amount of one hundred percent (100%) of the total estimated cost of the Work as determined by the City Engineer which amount is the sum of $ 3,414,162. One improvement security shall secure faithful performance of this Agreement as required by Section 66499.3(a) of the Government Code of the State of California (the "faithful performance" security). The second improvement security shall, as required by Section 66499.3(b) of the Government Code of the State of California, secure the obligations set forth in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California for payment to the contractor, his subcontractors and to persons renting equipment or furnishing labor or materials to them for the Work (the "payment security"). The improvement securities required under this paragraph shall also secure placement of monumentation and guarantee payment therefor as provided by California Government Code section 66496.

b. SUBDIVIDER shall also file with this Agreement a "guarantee and warranty security" in the amount of ten percent (10%) of the City Engineer's estimated cost of the Work as set forth in Section 18.20.170 of the Roseville Municipal Code to guarantee and warrant the Work for a period of one year following its completion and acceptance against any defective work or labor done, or defective materials furnished, as required by Section 66499(a)(5) of the Government Code of the State of California. The guarantee and warranty security shall be released upon SUBDIVIDER's request following expiration of the warranty period and subject to the reasonable determination of the City Engineer that SUBDIVIDER's warranty obligations have been satisfied.

c. Any bonds submitted as security pursuant to this section shall be executed by a surety company authorized to transact a surety business in the State of California. All required securities shall be in a form approved by the City Attorney of CITY.

6. Successors and Assigns – Covenant Running with the Land. This Agreement shall inure to the benefit of, and be binding upon, the successors and assigns of the respective parties. It shall be recorded in the Office of the Recorder of Placer County concurrently with the final map of the Subdivision, and shall constitute a covenant running with the land and an equitable servitude upon the real property within the Subdivision.

7. Acceptance of Improvements Upon Completion. Upon satisfactory completion of the Work, in accordance with this Agreement, CITY agrees to accept the Work and its improvements and the offers of dedication described in paragraph 1, subject to the provisions of paragraphs 1 and 10 of this Agreement.

8. Notice Regarding Construction. SUBDIVIDER shall notify the City Engineer of CITY in writing three (3) days prior to the commencement of construction of the Work.

9. Subdivider's Obligation to Warn Public During Construction. Until final acceptance of the Work, SUBDIVIDER shall give good and adequate warning to the public of each and every dangerous condition which may exist in the Work, and will take all reasonable actions to protect the public from any such dangerous condition.

10. Warranty.

a. SUBDIVIDER guarantees and warrants the public improvements which constitute the Work required by this Agreement, and agrees to remedy any defects in the improvements or the Work arising from faulty or defective materials or construction of said improvements or the Work occurring within twelve (12) months after their acceptance by CITY.

SUBDIVIDER agrees to permit inspection of all improvements in the Subdivision by the City Engineer of CITY for such period, and to reimburse CITY for the cost of such inspections.

b. If, within the warranty period, the Work or improvement or any part of the Work done, furnished, installed, or constructed fails to fulfill any of the requirements of this Agreement or the improvement plans and specifications, SUBDIVIDER shall, without delay or cost to CITY, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Work. CITY may, at its sole option, perform such repair or replacement itself if SUBDIVIDER has failed to commence such repair within twenty (20) days after CITY has mailed written notice of default to SUBDIVIDER and to SUBDIVIDER'S Surety. In such event, SUBDIVIDER agrees to pay the cost of such repair and replacement by CITY and CITY may, at its option, recover such cost as a lien against the Subdivision should the cost exceed the inspection fee deposited pursuant to paragraph 4 of this Agreement.

Should CITY determine that the public safety requires repairs or replacements to be made before SUBDIVIDER can be notified, CITY may, in its sole discretion, make the necessary repairs or replacement or perform the necessary work. SUBDIVIDER shall pay to CITY the cost of such repairs and CITY may at its option recover such cost as a lien against the Subdivision.

11. Indemnification. To the fullest extent allowed by law, SUBDIVIDER shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of SUBDIVIDER 's willful misconduct or negligent act or omission while engaged in the performance of obligations or

exercise of rights created by this Agreement, except those matters arising from CITY's sole or active negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

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

12. Insurance. SUBDIVIDER agrees to continuously maintain, in full force and effect, at a minimum the following policies of insurance during the term of this Agreement.

COVERAGE	LIMITS OF LIABILITY
General Liability	$2,000,000 per occurrence $3,000,000 aggregate Personal Injury: $2,000,000 per occurrence $3,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Workers' Compensation	Statutory

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

b. Additional Insureds. SUBDIVIDER shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation, for ongoing and completed operations. Such insurance shall specifically cover the contractual

liability of SUBDIVIDER. The additional insured coverage under the SUBDIVIDER's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

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

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

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

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

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

13. Irrevocability of Security. The improvement securities furnished pursuant to paragraph 5 shall be irrevocable, shall not be limited as to time (except as to the one-year guarantee and warranty period specified in paragraph 10) and shall provide that they may be released, in whole or part, only upon the written approval of the City Engineer of CITY.

14. Attorney's Fees; Venue; Governing Law. Any action by any party to this Agreement, or any action concerning a security furnished pursuant to paragraph 5, shall be brought in the appropriate court of competent jurisdiction within the County of Placer, State of California, notwithstanding any other provision of law which may provide that such action may be brought in some other location. In the event it becomes necessary for either party to bring an action with respect to enforcement of the provisions of this Agreement, or the security therefor, the prevailing party in such action shall be awarded a reasonable attorney's fee, as may be

determined by the Court. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

15. Release of Faithful Performance Security. Release of faithful performance security shall be in compliance with and pursuant to the procedures set forth in Government Code Section 66499.7. Upon the completion of all secured Work by SUBDIVIDER and written acceptance of that completed Work by CITY, and the furnishing of the warranty security as required by paragraph 5(b), the City Engineer shall authorize the release of the remaining faithful performance security.

16. Release of Payment Security. Thirty-five (35) days after a notice of completion is recorded with respect to the Work, the City Engineer of CITY may authorize the release of the payment security, in the event that no claims have been filed against said security. In the event that claims or actions are filed against the security, the City Engineer may release so much of such security as is in excess of the total of the claims made against it, plus a reasonable amount of costs and attorney's fees.

17. Automatic Termination Upon Completion and Sale of Residential Unit. This Agreement and any lien pursuant hereto shall automatically be terminated, without any further action by either party or need to record any additional document, with respect to any single-family residential lot within a parcel designated by the Specific Plan for residential use, upon completion of construction and issuance by the City of a final inspection for a dwelling unit upon such residential lot and conveyance of such improved residential lot to a bona-fide good faith purchaser thereof. In connection with its issuance of a final inspection for such improved lot, City shall confirm that: (i) all improvements which are required to serve the lot, as determined by City, have been accepted by City; (ii) the lot is included within the Maintenance CFD required

by Section 3.20 or other financing mechanism acceptable to the City, to the extent required hereby; and (iii) if and to the extent applicable to such lot, an affordable purchase or rental housing agreement has been recorded on the lot. Termination of this Agreement for any such residential lot as provided for in this section shall not in any way be construed to terminate or modify any assessment district or Mello-Roos Community Facilities District lien affecting such lot at the time of termination.

18. Failure of Performance. In addition to any other remedies provided in this Agreement or by law, in the event SUBDIVIDER fails to perform one or more of the covenants or conditions of this Agreement, CITY shall have recourse to the security given to guarantee the performance of such acts. CITY may do, or cause to be done, those acts required of SUBDIVIDER, and shall have recourse against so much of the security as is necessary to discharge the responsibility of SUBDIVIDER. In the event CITY seeks recourse against a security, CITY shall also have recourse against SUBDIVIDER for any and all amounts necessary to complete the obligations of SUBDIVIDER in the event the security is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Section 66499.4 of the Government Code, incurred by CITY, in addition to the costs of the improvements, shall be a proper charge against the security and SUBDIVIDER.

19. Integration. This Agreement is an integrated agreement. It supersedes all prior negotiations, representations, or agreements, either written or oral.

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

21. Notices. Any notices sent to the parties relating to this Agreement shall be sent by first class mail, postage prepaid or delivered to the following addresses:

Marc Stout, City Engineer
City of Roseville
311 Vernon Street
Roseville, CA 95678

Martin Z. Ziegler
FD-24, LLC
1430 Blue Oaks Boulevard, Suite 190
Roseville, CA 95747

Either party may amend its address by giving written notice to the other.

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

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

CITY OF ROSEVILLE, a municipal corporation,

BY:_____
DOMINICK CASEY
City Manager

ATTEST:

BY:_____
CARMEN AVALOS
City Clerk

FD-24, LLC, a California limited liability company

BY:_____
Martin Z. Ziegler, Its Manager

(NOTARIZATION REQUIRED)

[L:\agreement\form agreements\subdivision agmt.docx; 2/14/2022]

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUFFICIENCY:

BY: _____
MARC STOUT
City Engineer

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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

State of California)
County of Placer)

On May 26, 2022 before me, Karen Headley, a notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Martin 2. Ziegler
Name(s) of Signer(s)

,

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

KAREN HEADLEY
Notary Public - California
Placer County
Commission # 2258771
My Comm. Expires Oct 16, 2022

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

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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BOOK _____ OF MAPS, PAGE _____

PLAT OF

SIERRA VISTA VILLAGE FD-24 - PHASE 1

SUBDIVISION NO.: PL17-0204

ALL OF LOTS 2 AND 3 AS SHOWN ON THAT LARGE LOT SUBDIVISION MAP ENTITLED "SIERRA VISTA VILLAGES FD-24 AND JM-20" RECORDED IN BOOK 'FF' OF MAPS, AT PAGE 19 AND LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JUNE 2022

BAKER WILLIAMS ENGINEERING GROUP

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTERESTS IN THE REAL PROPERTY INCLUDED WITHIN THIS PLAT OF "SIERRA VISTA VILLAGE FD-24 - PHASE 1" SHOWN UPON THIS MAP AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

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

(A) PUBLIC EASEMENTS FOR INSTALLATION AND MAINTENANCE OF BUT NOT LIMITED TO WATER, GAS AND SEWER PIPES, AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOT 'A', LOT 'B', LOT 'D' AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO THE ROADS AND STREETS SHOWN HEREON AS SPARKLING COVE STREET, HORSE TRAIL ROAD, MONARCH GROVE STREET, GREAT COPPER STREET AND CANDLEWICK ROAD AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(B) PUBLIC EASEMENTS FOR THE INGRESS AND EGRESS OF EMERGENCY VEHICLES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS LOT 'A' SHOWN HEREON AND DESIGNATED "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT).

FD-24, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
MARTIN Z. ZIEGLER
ITS MANAGER

NOTARY ACKNOWLEDGEMENT:

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

STATE OF CALIFORNIA

COUNTY OF PLACER

ON _____, 2022, BEFORE ME, _____ A NOTARY PUBLIC
(PRINT NAME AND TITLE OF OFFICER)

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.

MY COMMISSION NO. IS _____.
MY COMMISSION EXPIRES _____.
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

_____
NOTARY PUBLIC

_____
PRINT NAME

SURVEYOR'S STATEMENT:

THIS MAP OF "SIERRA VISTA VILLAGE FD-24 - PHASE 1" 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 JOHN MOURIER CONSTRUCTION, INC. IN FEBRUARY, 2020. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2023, THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE _____

_____
JOHN KARL JEFFRIES L.S. 7820
EXPIRES 12/31/2023

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF "SIERRA VISTA VILLAGE FD-24 - PHASE 1" 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 R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
EXPIRATION DATE 09/30/2022

I HEREBY STATE THAT I AM SATISFIED THAT THIS PLAT OF "SIERRA VISTA VILLAGE FD-24 - PHASE 1" IS TECHNICALLY CORRECT.

FOR MARC STOUT, CITY ENGINEER, CITY OF ROSEVILLE

DATED_____

_____
TIMOTHY G. BLAIR
P.L.S. 8278 EXPIRATION DATE 12/31/2023

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE HAS APPROVED THIS PLAT OF "SIERRA VISTA VILLAGE FD-24 - PHASE 1" AND HAS ACCEPTED ON BEHALF OF THE PUBLIC, THE PUBLIC EASEMENTS OFFERED HEREON FOR DEDICATION AND HAS APPROVED THE ABANDONMENT OF THE IRREVOCABLE OFFER OF DEDICATION LISTED WITHIN NOTE 10 ON SHEET 2.

DATED_____

_____
CITY CLERK, CITY OF ROSEVILLE

BY:_____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT:

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY, AT _____ MINUTES AFTER _____ O'CLOCK__M. ON THE ____ DAY OF _____, 2022 AND RECORDED IN BOOK ____ OF MAPS, AT PAGE ____.

DOCUMENT NO. _____

_____
RYAN RONCO
COUNTY RECORDER OF PLACER COUNTY

FEE _____

BY:_____
DEPUTY

JOB NO. 20-01-003

BOOK _____ OF MAPS, PAGE _____

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF MONARCH GROVE STREET, BEING N 00°26'07" W AND ESTABLISHED BY MONUMENTS FOUND AS SHOWN HEREON PER EE BM 43.

LEGEND:

P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL LINE
○	DIMENSION POINT, NOTHING FOUND OR SET
◎	SET BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED L.S. 7820
⌀	FND 3/4" IRON PIPE TAGGED "L.S. 7820" PER DD BM 26
●	FND 3/4" IRON PIPE TAGGED "L.S. 7820" PER EE BM 43
⊗	FND 3/4" IRON PIPE TAGGED "L.S. 7820" PER FF BM 19
◉	FND BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED "L.S. 7820" PER EE BM 43
☢	FND BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED "L.S. 7820" PER EE BM 98
(1)	RECORD PER DD BM 26
(2)	RECORD PER EE BM 6
(3)	RECORD PER EE BM 43
(4)	RECORD PER FF BM 19
(5)	RECORD PER EE BM 98

NOTES:

1 THIS SUBDIVISION CONTAINS 12.711 ACRES MORE OR LESS, AND CONSISTS OF 105 SINGLE FAMILY LOTS NUMBERED 1-105, 1 PRIVATE STREET LOT LETTERED LOT 'A', 2 LOTS LETTERED 'B' AND 'C FOR PRIVATE PEDESTRIAN ACCESS, PRIVATE DRAINAGE AND OVERLAND RELEASE AND 1 PRIVATE LANDSCAPE LOT LETTERED LOT 'D'.

2. ALL BEARINGS ALONG CURVED LINES ARE CHORD MEASUREMENTS.

3. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

4. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, PROJECT NO. E13171.013 DATED JANUARY 24, 2020. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF ROSEVILLE ENGINEERING DEPARTMENT (FILE NUMBER 308-927)

5. 5/8" REBAR CAPPED "LS 7820" WILL BE SET AT ALL REAR LOT CORNERS AND AT ALL ANGLE POINTS IN THE PROPERTY LINE. IN THE EVENT OF A CONFLICT WITH A RETAINING OR SOUNDWALL, A 3.00 FOOT WITNESS CORNER SHALL BE SET ON LINE.

6. ALL FRONT LOT CORNERS SHALL BE MARKED WITH A 1" BRASS DISC STAMPED "LS 7820" AT A 1.0 FOOT PROJECTION OF THE PROPERTY LINE INTO THE SIDEWALK OR A 0.5' FOOT PROJECTION INTO THE CURB WHEN NO SIDEWALK IS PRESENT.

7. LOTS 'A', 'B', 'C' AND 'D' SHALL BE GRANTED IN FEE TO THE HOMEOWNER'S ASSOCIATION.

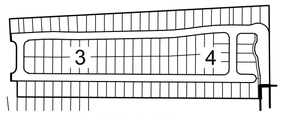
8. LOT 'A' IS A PRIVATE STREET FOR THE MUTUAL BENEFIT OF THOSE LOTS SHOWN HEREON AND NUMBERED 1 THROUGH 105 INCLUSIVE. STREET OWNERSHIP AND MAINTENANCE INCLUDING STREET LIGHTS, LOT DRAINAGE SYSTEMS AND SURFACE DRAINAGE SYSTEMS ARE PRIVATE AND THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

9. "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SIERRA VISTA VILLAGE FD-24" ARE BEING RECORDED CONCURRENTLY WITH THIS FINAL MAP AS INSTRUMENT NO. 2022-_____, OFFICIAL RECORDS OF PLACER COUNTY AND AFFECT THESE LOTS.

10. PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED:

ALL OF AREA E-20 SHOWN ON THAT RECORD OF SURVEY, 22 RS 135 AND DEDICATED BY THAT DOCUMENT RECORDED AS INSTRUMENT NO. 2015-0064332. SAID EASEMENT IS NOT SHOWN HEREON.

THE MAINTENANCE ACCESS EASEMENT (M.A.E.) SHOWN ON THAT LARGE LOT FINAL MAP ENTITLED "SIERRA VISTA VILLAGES FD-24 AND JM-20" FILED IN BOOK FF OF MAPS, AT PAGE 19. SAID EASEMENT IS NOT SHOWN HEREON.



SHEET INDEX

PLAT OF

SIERRA VISTA VILLAGE FD-24 - PHASE 1

SUBDIVISION NO.: PL17-0204

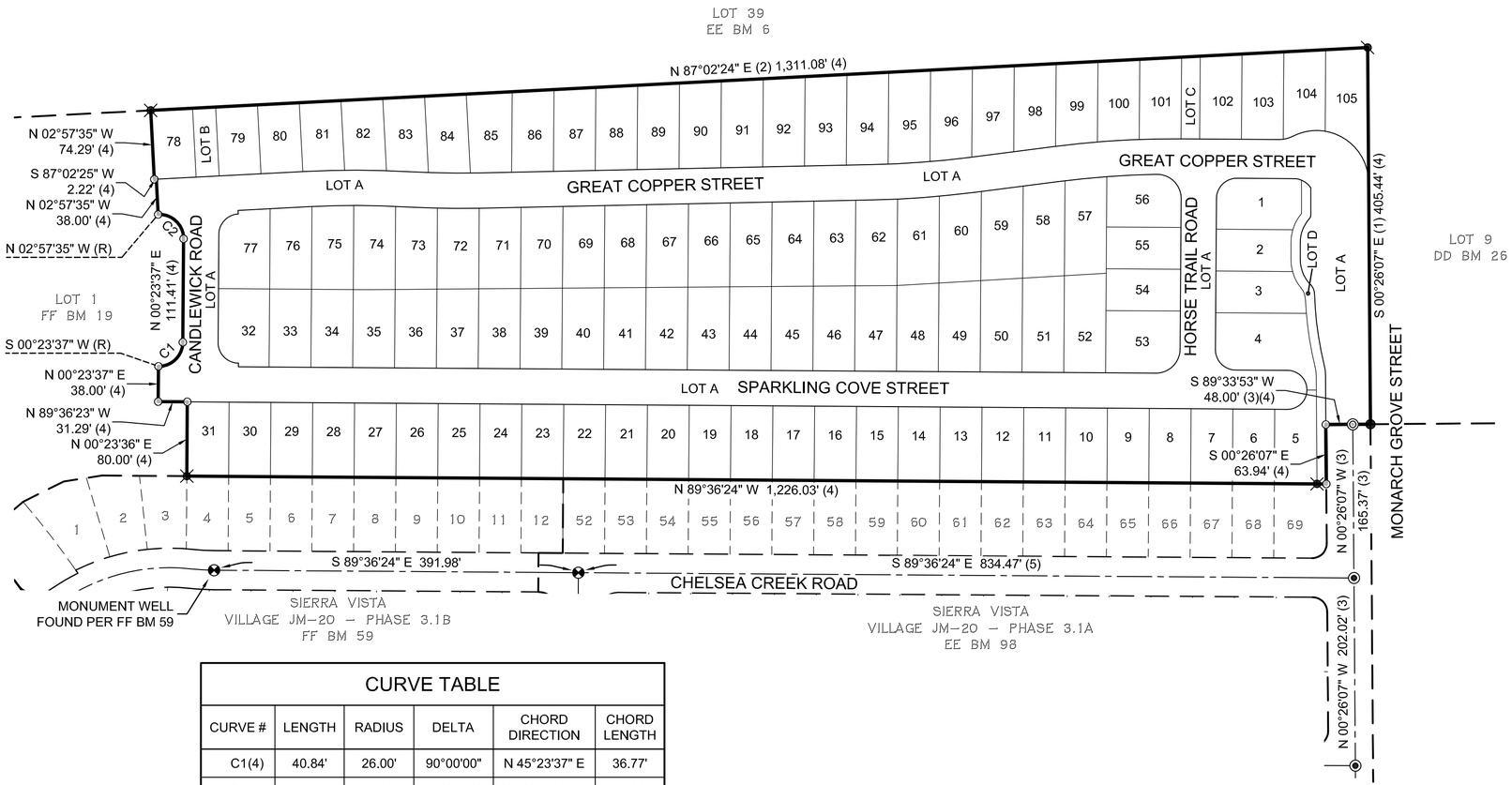
ALL OF LOTS 2 AND 3 AS SHOWN ON THAT LARGE LOT SUBDIVISION MAP ENTITLED "SIERRA VISTA VILLAGES FD-24 AND JM-20" RECORDED IN BOOK 'FF' OF MAPS, AT PAGE 19 AND LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

SCALE: 1" = 100' JUNE 2022

BAKER WILLIAMS ENGINEERING GROUP

SHEET 2 OF 4



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1(4)	40.84'	26.00'	90°00'00"	N 45°23'37" E	36.77'
C2(4)	42.36'	26.00'	93°21'12"	N 46°16'59" W	37.83'
C67	13.17'	22.00'	34°17'56"	N 50°27'59" W	12.97'
C68	8.44'	22.00'	21°59'26"	N 78°36'40" W	8.39'
C69	20.01'	49.00'	23°23'52"	S 28°07'45" W	19.87'
C70	14.09'	49.00'	16°28'25"	S 8°11'36" W	14.04'
C71	13.10'	49.00'	15°19'03"	S 7°42'07" E	13.06'
C72	20.31'	49.00'	23°44'36"	S 27°13'57" E	20.16'
C73	15.53'	384.00'	2°19'00"	S 3°49'26" E	15.53'
C74	57.86'	384.00'	8°38'01"	S 9°17'56" E	57.81'
C75	0.47'	1,017.00'	0°01'35"	N 88°48'25" E	0.47'

JOB NO. 20-01-003

BOOK ____ OF MAPS, PAGE ____

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	40.84'	26.00'	90°00'00"	N 45°23'37" E	36.77'
C2	42.36'	26.00'	93°21'12"	N 46°16'59" W	37.83'
C3	34.56'	22.00'	90°00'00"	S 44°36'23" E	31.11'
C4	33.27'	22.00'	86°38'48"	S 43°43'01" W	30.19'
C5	110.06'	1,021.00'	6°10'35"	N 89°52'18" W	110.01'
C6	105.96'	983.00'	6°10'35"	N 89°52'18" W	105.91'
C7	75.57'	979.00'	4°25'22"	S 88°59'42" E	75.55'
C8	78.50'	1,017.00'	4°25'22"	S 88°59'42" E	78.49'
C32	77.19'	1,000.00'	4°25'22"	S 88°59'42" E	77.17'
C37	3.93'	983.00'	0°13'45"	S 87°09'17" W	3.93'
C38	45.03'	983.00'	2°37'28"	S 88°34'53" W	45.02'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C39	45.01'	983.00'	2°37'24"	N 88°47'41" W	45.00'
C40	12.00'	983.00'	0°41'58"	N 87°08'00" W	12.00'
C41	33.03'	1,017.00'	1°51'39"	S 87°42'50" E	33.03'
C42	45.00'	1,017.00'	2°32'08"	S 89°54'44" E	45.00'
C43	40.98'	1,021.00'	2°17'59"	S 88°11'24" W	40.98'
C44	45.09'	1,021.00'	2°31'49"	N 89°23'42" W	45.09'
C45	23.99'	1,021.00'	1°20'47"	N 87°27'24" W	23.99'
C46	21.22'	979.00'	1°14'31"	S 87°24'16" E	21.22'
C47	45.09'	979.00'	2°38'21"	S 89°20'42" E	45.09'
C48	9.26'	979.00'	0°32'30"	N 89°03'52" E	9.26'
C75	0.47'	1,017.00'	0°01'35"	N 88°48'25" E	0.47'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	4.00'	N 02°57'35" W
L2	4.00'	S 00°23'37" W

PLAT OF

SIERRA VISTA VILLAGE FD-24 - PHASE 1

SUBDIVISION NO.: PL17-0204

ALL OF LOTS 2 AND 3 AS SHOWN ON THAT LARGE LOT SUBDIVISION MAP ENTITLED "SIERRA VISTA VILLAGES FD-24 AND JM-20" RECORDED IN BOOK 'FF' OF MAPS, AT PAGE 19 AND LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

SCALE: 1" = 40' JUNE 2022

BAKER WILLIAMS ENGINEERING GROUP

SHEET 3 OF 4

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

JOB NO. 20-01-003

BOOK _____ OF MAPS, PAGE _____

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CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

SCALE: 1" = 40' JUNE 2022

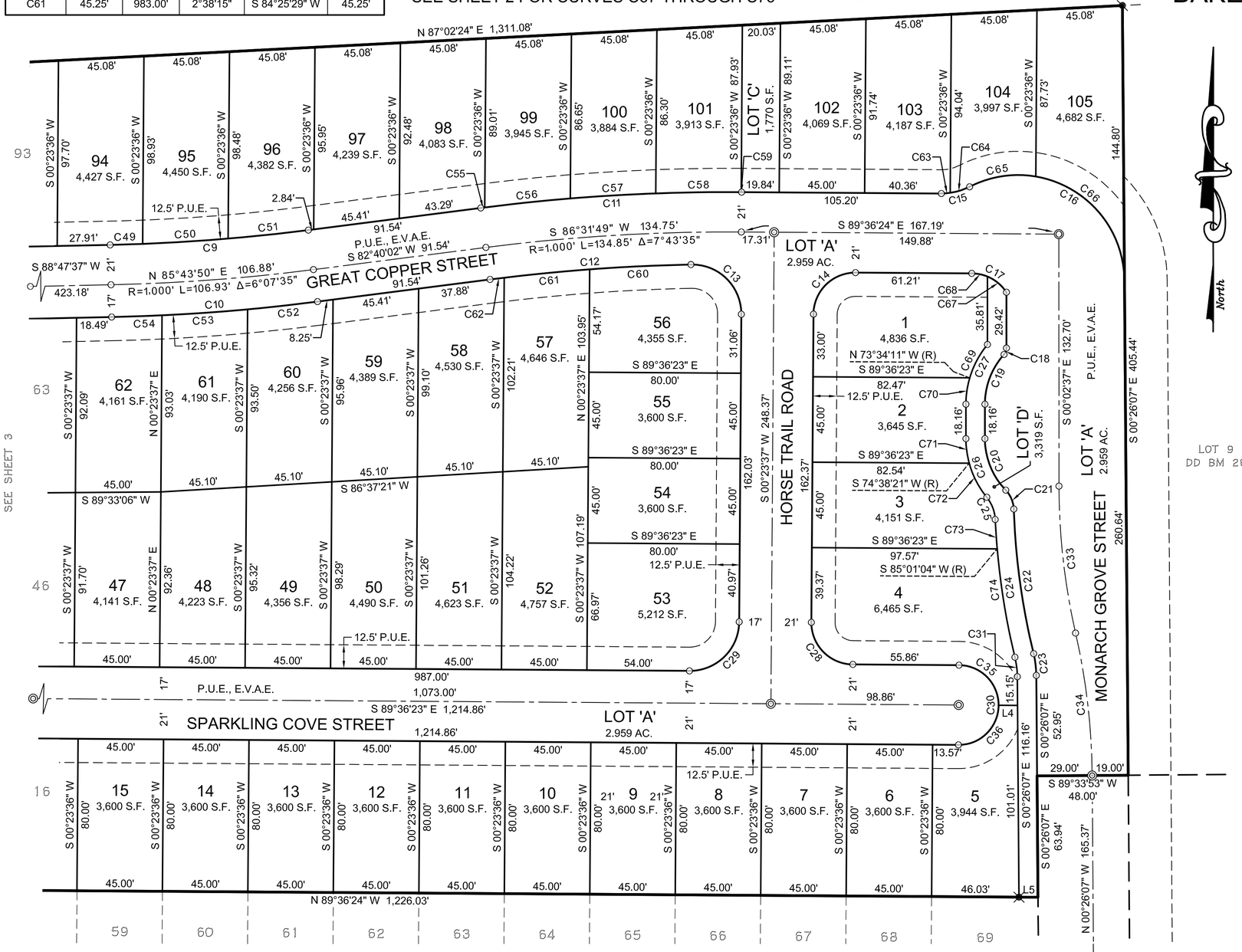
BAKER WILLIAMS ENGINEERING GROUP

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C56	45.28'	1,021.00'	2°32'28"	S 84°03'24" W	45.28'
C57	45.10'	1,021.00'	2°31'52"	S 86°35'34" W	45.10'
C58	45.01'	1,021.00'	2°31'34"	S 89°07'17" W	45.01'
C59	0.16'	1,021.00'	0°00'33"	N 89°36'40" W	0.16'
C60	53.39'	983.00'	3°06'42"	S 87°17'58" W	53.38'
C61	45.25'	983.00'	2°38'15"	S 84°25'29" W	45.25'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C62	7.53'	983.00'	0°26'20"	S 82°53'12" W	7.53'
C63	4.66'	32.00'	8°20'30"	N 86°13'21" E	4.65'
C64	10.75'	32.00'	19°14'20"	N 72°25'56" E	10.69'
C65	35.89'	56.00'	36°43'27"	S 81°10'30" W	35.28'
C66	78.16'	56.00'	79°58'22"	N 40°28'36" W	71.97'

SEE SHEET 2 FOR CURVES C67 THROUGH C76

LINE TABLE		
LINE #	LENGTH	DIRECTION
L4	10.00'	S 89°36'23" E
L5	10.00'	S 89°36'24" E



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C9	104.68'	979.00'	6°07'35"	N 85°43'50" E	104.63'
C10	108.75'	1,017.00'	6°07'35"	N 85°43'50" E	108.69'
C11	137.68'	1,021.00'	7°43'35"	S 86°31'49" W	137.58'
C12	106.17'	983.00'	6°11'17"	S 85°45'40" W	106.11'
C13	41.54'	26.00'	91°32'18"	N 45°22'32" W	37.26'
C14	34.56'	22.00'	90°00'00"	S 45°23'36" W	31.11'
C15	15.40'	32.00'	27°34'50"	N 76°36'11" E	15.26'
C16	114.06'	56.00'	116°41'49"	N 58°50'19" W	95.34'
C17	21.61'	22.00'	56°17'22"	N 61°27'42" W	20.75'
C18	3.68'	5.00'	42°10'42"	N 21°02'44" E	3.60'
C19	28.71'	39.00'	42°10'42"	S 21°02'44" W	28.07'
C20	30.00'	39.00'	44°04'20"	S 22°04'46" E	29.26'
C21	11.05'	15.00'	42°13'18"	N 23°00'17" W	10.81'
C22	77.02'	374.00'	11°47'59"	S 7°47'38" E	76.89'
C23	11.57'	50.00'	13°15'30"	N 7°03'52" W	11.54'
C24	73.39'	384.00'	10°57'02"	S 8°08'26" E	73.28'
C25	12.72'	20.00'	36°26'20"	N 20°53'05" W	12.51'
C26	33.41'	49.00'	39°03'39"	S 19°34'25" E	32.76'
C27	34.10'	49.00'	39°52'17"	S 19°53'32" W	33.42'
C28	34.56'	22.00'	90°00'00"	S 44°36'23" E	31.11'
C29	40.84'	26.00'	90°00'00"	N 45°23'37" E	36.77'
C30	65.97'	21.00'	180°00'00"	N 0°23'37" E	42.00'
C31	10.35'	45.00'	13°10'50"	N 7°01'32" W	10.33'
C32	77.19'	1,000.00'	4°25'22"	S 88°59'42" E	77.17'
C33	78.08'	350.00'	12°46'52"	S 6°26'03" E	77.91'
C34	75.68'	350.00'	12°23'22"	N 6°37'48" W	75.53'
C35	32.99'	21.00'	90°00'00"	N 44°36'23" W	29.70'
C36	32.99'	21.00'	90°00'00"	N 45°23'37" E	29.70'
C49	17.11'	979.00'	1°00'05"	N 88°17'35" E	17.11'
C50	45.11'	979.00'	2°38'24"	N 86°28'20" E	45.11'
C51	42.46'	979.00'	2°29'06"	N 83°54'35" E	42.46'
C52	37.08'	1,017.00'	2°05'20"	N 83°42'42" E	37.07'
C53	45.13'	1,017.00'	2°32'34"	N 86°01'38" E	45.13'
C54	26.54'	1,017.00'	1°29'42"	N 88°02'46" E	26.53'
C55	2.12'	1,021.00'	0°07'09"	S 82°43'36" W	2.12'

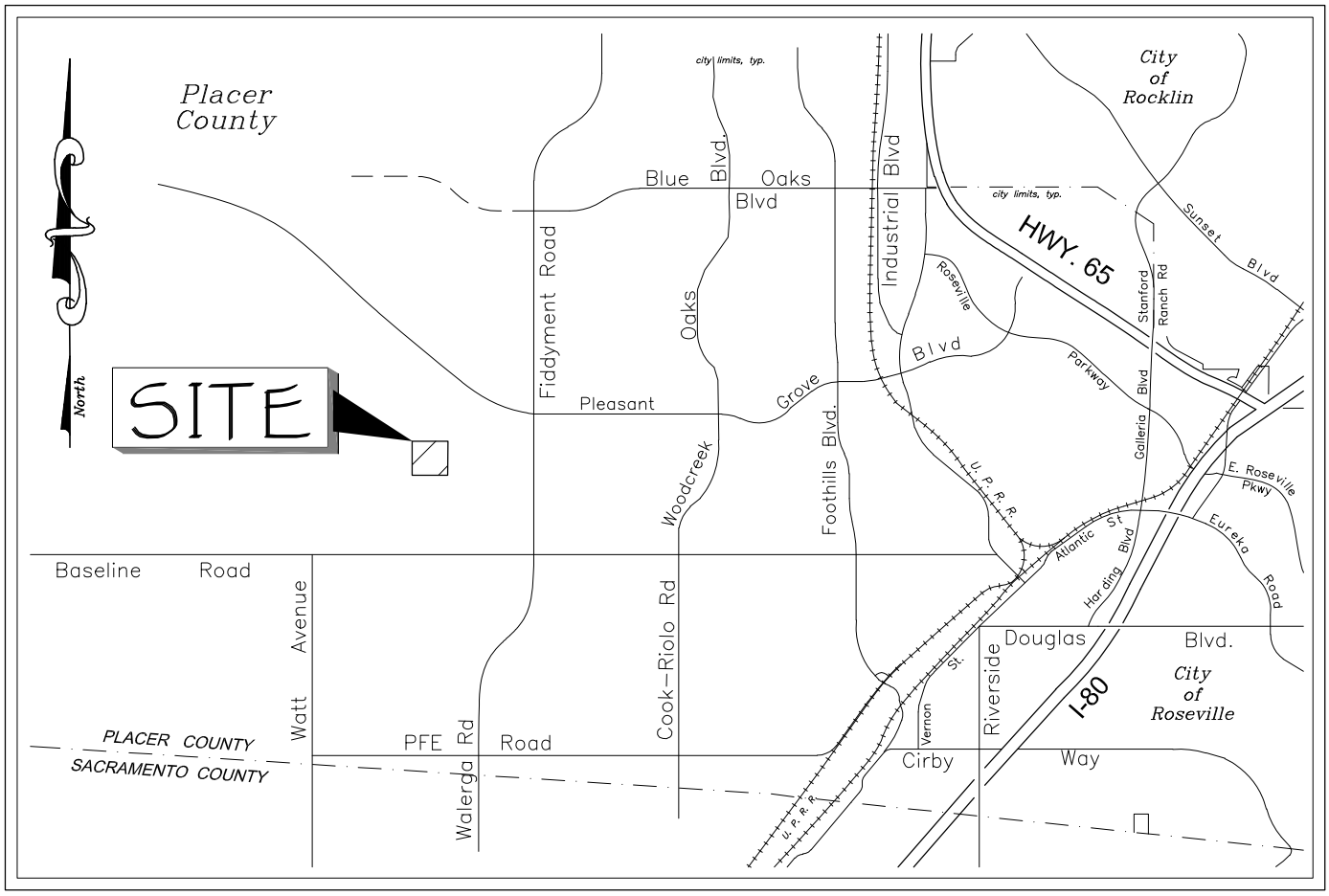
SEE SHEET 2 FOR NOTES, LEGEND AND BASIS-OF-BEARINGS.

JOB NO. 20-01-003

VICINITY MAP

SIERRA VISTA VILLAGE
FD-24, PHASE 1

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA
JUNE, 2022



VICINITY MAP

BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael, CA. 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

SCALE: N/A

JOB #: 20-01-003

DATE: JUNE, 2022

VICINITY MAP
SIERRA VISTA VILLAGE
FD-24, PHASE 1
CITY OF ROSEVILLE, CALIFORNIA

COUNCIL COMMUNICATION

CC #: 2138
File #: 0400-04-12-1 & 0400-07

Title:	Sierra Vista Village FD-24 - Phase 2 - Final Map and Subdivision Agreement
Contact:	Kerry Andrews 916-774-5346 kandrews@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.25.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council take the following actions:

1. Approve the final map on file with the City Clerk and accept on behalf of the public the public easements offered thereon, and accept subject to improvement, Lots C and D and the rights of way offered thereon.
2. Adopt the attached resolution approving the Subdivision Agreement and authorizing the City Manager to execute the agreement on behalf of the City.

BACKGROUND

The Development Services, Engineering section has reviewed the subject final map and found that it is in compliance with the Subdivision Map Act and the City's Subdivision Ordinance, and all conditions of the tentative map have been met. This map will create 30 residential lots, 2 private street lots (Lots A and B), and 2 public landscape lots.

FISCAL IMPACT

There is no fiscal impact to the City's General Fund associated with this approval.

ENVIRONMENTAL REVIEW

Approval of the Sierra Vista Village FD-24 Phase 2 final map is an action that is subject to California Environmental Quality Act (CEQA). Project level CEQA compliance for the Sierra Vista Village FD-24 Phase 2 final map was accomplished with preparation of the Sierra Vista Specific Plan EIR (Adopted: May 5, 2010) (SCH#2008032017) and the Mitigated Negative Declaration (MND) and associated Mitigation Monitoring Program approved by the City of Roseville on June 6, 2012. Because the Sierra Vista Village FD-24 Phase 2 final map is consistent with the project evaluated in the Sierra Vista Specific Plan Environmental Impact Report (EIR), no new effects would be expected to occur, and all applicable mitigation measures from the Sierra Vista Specific Plan EIR will be implemented. As such, no additional CEQA action is required at this time.

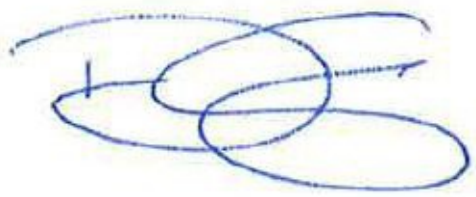
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Kerry Andrews, Assistant Engineer

Mike Isom, Development Services Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-216

Subdivision Agreement

Final Map

Vicinity Map

RESOLUTION NO. 22-216

APPROVING A SUBDIVISION AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND FD-24, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a subdivision agreement, by and between the City of Roseville and FD-24, LLC, for the Sierra Vista Village FD-24, Phase 2 subdivision, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said agreement is approved and 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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

RECORDING REQUESTED BY AND WHEN RECORDED, PLEASE RETURN TO:

City Clerk
CITY OF ROSEVILLE
311 Vernon Street
Roseville, CA 95678

Exempt from recording fees
Pursuant to Govt. Code §27383

SUBDIVISION AGREEMENT

Sierra Vista Village FD-24, Phase 2 SUBDIVISION

THIS AGREEMENT, made and entered into this ___ day of _____, 20__, by and between the CITY OF ROSEVILLE, a municipal corporation ("CITY"), and FD-24, LLC, a a California limited liability company, ("SUBDIVIDER"),

W I T N E S S E T H:

WHEREAS, SUBDIVIDER is possessed of a tract of land lying in the City of Roseville, County of Placer, known as "Sierra Vista Village FD-24, Phase 2 Subdivision" (Subdivision no. 2017 PL-0204; "the Subdivision"); and

WHEREAS, a tentative map of the Subdivision was approved by the City Planning Commission on the 9th day of January, 2020, and the final map of the Subdivision has been approved subject to the execution of this Agreement; and

WHEREAS, the final map has been filed on the ____ day of _____, 20__ in Book _____ of Parcel/Subdivision Maps at Page _____ in the Official Records, Placer County Recorder, file no. _____; and

WHEREAS, Section 18.20.110 of the Roseville Municipal Code, regulating the subdivision of land in the City, requires that SUBDIVIDER shall execute and file an agreement between itself and CITY relating to the improvements to be made in a subdivision, prior to the approval by the City Council of the final map.

NOW, THEREFORE, the parties agree as follows:

1. Rights-of-Way. Except as otherwise provided by this Agreement, CITY rejects all lands, right-of-ways, and easements offered for dedication on the final map of the Subdivision. All such offers shall, however, remain open, and shall constitute irrevocable offers of dedication in accordance with Government Code Section 66477.2. All such offers may be accepted by CITY in its sole discretion at any later date without further notice to SUBDIVIDER as provided by law.

By way of explanation only, it is the current intention of CITY to accept all or part of such irrevocable offers to dedicate upon acceptance of the improvements called for in this Agreement.

2. Improvements - Time Limit. SUBDIVIDER agrees to cause all improvements to be made and constructed in the Subdivision to fully comply with the requirements of the Roseville Municipal Code and the Subdivision Map Act of the State of California according to the improvement plans for the Subdivision prepared by Baker Williams Engineering Group, dated 7/29/2021 and approved by the City Engineer and including any changes or

alterations to such improvements required by the City Engineer, and to install, on or before December 31, 2023, such survey monuments as may be required by the City Engineer ("the Work"). SUBDIVIDER agrees to pay for any materials, provisions or other supplies used in, upon, for or about the performance of the Work, or for any work or labor of any kind done in connection with the Work, or for any amounts due under the Unemployment Insurance Act with respect to such work or labor.

SUBDIVIDER agrees to complete all of the Work on or before twenty-four (24) months from the date of this Agreement. If in the opinion of the City Engineer of CITY, an extension of this Agreement is not detrimental to the public welfare, he or she is, in his or her sole discretion, hereby authorized to extend the time within which the Work shall be completed for a period not to exceed twelve (12) months. Upon a written application made by SUBDIVIDER, further extensions, not to exceed an additional six (6) months, shall be reviewed and approved at the discretion of the City Engineer of CITY. Any such application extension request by SUBDIVIDER shall fully state the grounds and facts relied upon for the granting of additional extensions.

In the event that SUBDIVIDER shall fail to complete the Work within the time provided by this Agreement, CITY may, in its sole discretion and in addition to any other remedy provided in this Agreement or by law, enter upon the Subdivision and complete the Work and recover the full cost and expense of such construction from SUBDIVIDER, SUBDIVIDER's successors and assigns, or from the then owner of the Subdivision, and/or place a lien upon the Subdivision for such cost and expense.

If at anytime prior to the expiration of the time provided by this Agreement the City Engineer of CITY determines that a safety hazard exists within an existing public right-of-

way, the City Engineer shall give written notice to SUBDIVIDER to eliminate the safety hazard. If SUBDIVIDER fails to eliminate the safety hazard within five (5) calendar days of the written notice, CITY may, in its sole discretion and in addition to any other remedy provided in this Agreement or by law, eliminate the safety hazard and recover the full cost and expense of such work from SUBDIVIDER, SUBDIVIDER's successors and assigns, or from the then owner of the Subdivision, and/or place a lien upon the Subdivision for such cost and expense.

3. Acquisition and Dedication of Easements or Rights-of-Ways. If any of the Work is to be constructed or installed on land not within the Subdivision or already existing public right-of-way, no construction or installation shall be commenced before:

a. The irrevocable offer of dedication or conveyance to CITY of appropriate right-of-ways, easements or other interest in real property, and appropriate authorization from the property owner to allow construction or installation of the improvements or work; or

b. The issuance of an order of possession by a court of competent jurisdiction pursuant to the State Eminent Domain Law. SUBDIVIDER shall comply in all respects with any such order of possession.

Nothing in this Section 3 shall be construed as authorizing or granting an extension of time to SUBDIVIDER for completion of the Work.

4. Inspection Fees and Costs. The City Engineer shall inspect all of the Work improvements made in the Subdivision to see that they comply with CITY's subdivision regulations and specifications. SUBDIVIDER shall deposit the estimated inspection fee and reimburse CITY for the cost of such inspections in accordance with Roseville Municipal Code section 18.20.070.

5. Securities.

a. SUBDIVIDER shall file with this Agreement two (2) improvement securities as set forth in Roseville Municipal Code Sections 18.20.150 and 18.20.160. Each security shall be in the amount of one hundred percent (100%) of the total estimated cost of the Work as determined by the City Engineer which amount is the sum of $806,825. One improvement security shall secure faithful performance of this Agreement as required by Section 66499.3(a) of the Government Code of the State of California (the "faithful performance" security). The second improvement security shall, as required by Section 66499.3(b) of the Government Code of the State of California, secure the obligations set forth in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California for payment to the contractor, his subcontractors and to persons renting equipment or furnishing labor or materials to them for the Work (the "payment security"). The improvement securities required under this paragraph shall also secure placement of monumentation and guarantee payment therefor as provided by California Government Code section 66496.

b. SUBDIVIDER shall also file with this Agreement a "guarantee and warranty security" in the amount of ten percent (10%) of the City Engineer's estimated cost of the Work as set forth in Section 18.20.170 of the Roseville Municipal Code to guarantee and warrant the Work for a period of one year following its completion and acceptance against any defective work or labor done, or defective materials furnished, as required by Section 66499(a)(5) of the Government Code of the State of California. The guarantee and warranty security shall be released upon SUBDIVIDER's request following expiration of the warranty period and subject to the reasonable determination of the City Engineer that SUBDIVIDER's warranty obligations have been satisfied.

c. Any bonds submitted as security pursuant to this section shall be executed by a surety company authorized to transact a surety business in the State of California. All required securities shall be in a form approved by the City Attorney of CITY.

6. Successors and Assigns – Covenant Running with the Land. This Agreement shall inure to the benefit of, and be binding upon, the successors and assigns of the respective parties. It shall be recorded in the Office of the Recorder of Placer County concurrently with the final map of the Subdivision, and shall constitute a covenant running with the land and an equitable servitude upon the real property within the Subdivision.

7. Acceptance of Improvements Upon Completion. Upon satisfactory completion of the Work, in accordance with this Agreement, CITY agrees to accept the Work and its improvements and the offers of dedication described in paragraph 1, subject to the provisions of paragraphs 1 and 10 of this Agreement.

8. Notice Regarding Construction. SUBDIVIDER shall notify the City Engineer of CITY in writing three (3) days prior to the commencement of construction of the Work.

9. Subdivider's Obligation to Warn Public During Construction. Until final acceptance of the Work, SUBDIVIDER shall give good and adequate warning to the public of each and every dangerous condition which may exist in the Work, and will take all reasonable actions to protect the public from any such dangerous condition.

10. Warranty.

a. SUBDIVIDER guarantees and warrants the public improvements which constitute the Work required by this Agreement, and agrees to remedy any defects in the improvements or the Work arising from faulty or defective materials or construction of said improvements or the Work occurring within twelve (12) months after their acceptance by CITY.

SUBDIVIDER agrees to permit inspection of all improvements in the Subdivision by the City Engineer of CITY for such period, and to reimburse CITY for the cost of such inspections.

b. If, within the warranty period, the Work or improvement or any part of the Work done, furnished, installed, or constructed fails to fulfill any of the requirements of this Agreement or the improvement plans and specifications, SUBDIVIDER shall, without delay or cost to CITY, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Work. CITY may, at its sole option, perform such repair or replacement itself if SUBDIVIDER has failed to commence such repair within twenty (20) days after CITY has mailed written notice of default to SUBDIVIDER and to SUBDIVIDER'S Surety. In such event, SUBDIVIDER agrees to pay the cost of such repair and replacement by CITY and CITY may, at its option, recover such cost as a lien against the Subdivision should the cost exceed the inspection fee deposited pursuant to paragraph 4 of this Agreement.

Should CITY determine that the public safety requires repairs or replacements to be made before SUBDIVIDER can be notified, CITY may, in its sole discretion, make the necessary repairs or replacement or perform the necessary work. SUBDIVIDER shall pay to CITY the cost of such repairs and CITY may at its option recover such cost as a lien against the Subdivision.

11. Indemnification. To the fullest extent allowed by law, SUBDIVIDER shall defend, indemnify, and save and hold harmless CITY, its officers, agents, employees and volunteers from any claims, suits or actions of every name, kind and description brought forth, or on account of, injuries to or death of any person (including but not limited to workers and the public), or damage to property, resulting from or arising out of SUBDIVIDER 's willful misconduct or negligent act or omission while engaged in the performance of obligations or

exercise of rights created by this Agreement, except those matters arising from CITY's sole or active negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

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

12. Insurance. SUBDIVIDER agrees to continuously maintain, in full force and effect, at a minimum the following policies of insurance during the term of this Agreement.

COVERAGE	LIMITS OF LIABILITY
General Liability	$2,000,000 per occurrence $3,000,000 aggregate Personal Injury: $2,000,000 per occurrence $3,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Workers' Compensation	Statutory

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

b. Additional Insureds. SUBDIVIDER shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation, for ongoing and completed operations. Such insurance shall specifically cover the contractual

liability of SUBDIVIDER. The additional insured coverage under the SUBDIVIDER's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

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

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

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

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

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

13. Irrevocability of Security. The improvement securities furnished pursuant to paragraph 5 shall be irrevocable, shall not be limited as to time (except as to the one-year guarantee and warranty period specified in paragraph 10) and shall provide that they may be released, in whole or part, only upon the written approval of the City Engineer of CITY.

14. Attorney's Fees; Venue; Governing Law. Any action by any party to this Agreement, or any action concerning a security furnished pursuant to paragraph 5, shall be brought in the appropriate court of competent jurisdiction within the County of Placer, State of California, notwithstanding any other provision of law which may provide that such action may be brought in some other location. In the event it becomes necessary for either party to bring an action with respect to enforcement of the provisions of this Agreement, or the security therefor, the prevailing party in such action shall be awarded a reasonable attorney's fee, as may be

determined by the Court. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

15. Release of Faithful Performance Security. Release of faithful performance security shall be in compliance with and pursuant to the procedures set forth in Government Code Section 66499.7. Upon the completion of all secured Work by SUBDIVIDER and written acceptance of that completed Work by CITY, and the furnishing of the warranty security as required by paragraph 5(b), the City Engineer shall authorize the release of the remaining faithful performance security.

16. Release of Payment Security. Thirty-five (35) days after a notice of completion is recorded with respect to the Work, the City Engineer of CITY may authorize the release of the payment security, in the event that no claims have been filed against said security. In the event that claims or actions are filed against the security, the City Engineer may release so much of such security as is in excess of the total of the claims made against it, plus a reasonable amount of costs and attorney's fees.

17. Automatic Termination Upon Completion and Sale of Residential Unit. This Agreement and any lien pursuant hereto shall automatically be terminated, without any further action by either party or need to record any additional document, with respect to any single-family residential lot within a parcel designated by the Specific Plan for residential use, upon completion of construction and issuance by the City of a final inspection for a dwelling unit upon such residential lot and conveyance of such improved residential lot to a bona-fide good faith purchaser thereof. In connection with its issuance of a final inspection for such improved lot, City shall confirm that: (i) all improvements which are required to serve the lot, as determined by City, have been accepted by City; (ii) the lot is included within the Maintenance CFD required

by Section 3.20 or other financing mechanism acceptable to the City, to the extent required hereby; and (iii) if and to the extent applicable to such lot, an affordable purchase or rental housing agreement has been recorded on the lot. Termination of this Agreement for any such residential lot as provided for in this section shall not in any way be construed to terminate or modify any assessment district or Mello-Roos Community Facilities District lien affecting such lot at the time of termination.

18. Failure of Performance. In addition to any other remedies provided in this Agreement or by law, in the event SUBDIVIDER fails to perform one or more of the covenants or conditions of this Agreement, CITY shall have recourse to the security given to guarantee the performance of such acts. CITY may do, or cause to be done, those acts required of SUBDIVIDER, and shall have recourse against so much of the security as is necessary to discharge the responsibility of SUBDIVIDER. In the event CITY seeks recourse against a security, CITY shall also have recourse against SUBDIVIDER for any and all amounts necessary to complete the obligations of SUBDIVIDER in the event the security is insufficient to pay such amounts. All administrative costs, including reasonable attorney's fees pursuant to Section 66499.4 of the Government Code, incurred by CITY, in addition to the costs of the improvements, shall be a proper charge against the security and SUBDIVIDER.

19. Integration. This Agreement is an integrated agreement. It supersedes all prior negotiations, representations, or agreements, either written or oral.

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

21. Notices. Any notices sent to the parties relating to this Agreement shall be sent by first class mail, postage prepaid or delivered to the following addresses:

Marc Stout, City Engineer
City of Roseville
311 Vernon Street
Roseville, CA 95678

Martin Z. Ziegler
FD-24, LLC
1430 Blue Oaks Boulevard, Suite 190
Roseville, CA 95747

Either party may amend its address by giving written notice to the other.

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

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

CITY OF ROSEVILLE, a municipal corporation,

BY:_____
DOMINICK CASEY
City Manager

ATTEST:

BY:_____
CARMEN AVALOS
City Clerk

FD-24, LLC, a California limited liability company

BY:_____
Martin Z. Ziegler, Its Manager

(NOTARIZATION REQUIRED)

[L:\agreement\form agreements\subdivision agmt.docx; 2/14/2022]

APPROVED AS TO FORM:

BY:_____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUFFICIENCY:

BY: _____
MARC STOUT
City Engineer

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

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

State of California)
County of Placer)

On May 26, 2022 before me, Karen Headley, a notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Martin L. Ziegler
Name(s) of Signer(s)

,

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

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

KAREN HEADLEY
Notary Public - California
Placer County
Commission # 2258771
My Comm. Expires Oct 16, 2022

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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BOOK _____ OF MAPS, PAGE _____

PLAT OF

SIERRA VISTA VILLAGE FD-24 - PHASE 2

SUBDIVISION NO.: 2017PL-204

ALL OF LOT 1 AS SHOWN ON THAT LARGE LOT SUBDIVISION MAP ENTITLED "SIERRA VISTA VILLAGES FD-24 AND JM-20" RECORDED IN BOOK 'FF' OF MAPS, AT PAGE 19 AND LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

JUNE, 2022

BAKER WILLIAMS ENGINEERING GROUP

SHEET 1 OF 3

OWNER'S STATEMENT:

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE ONLY PERSONS HAVING ANY RECORD TITLE INTERESTS IN THE REAL PROPERTY INCLUDED WITHIN THIS PLAT OF "SIERRA VISTA VILLAGE FD-24 - PHASE 2" SHOWN UPON THIS MAP AND THEY HEREBY CONSENT TO THE PREPARATION AND RECORDING OF THIS MAP AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

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

(A) PUBLIC EASEMENTS FOR INSTALLATION AND MAINTENANCE OF BUT NOT LIMITED TO WATER, GAS AND SEWER PIPES, AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRIC, TELEVISION AND TELEPHONE SERVICES AND TRAFFIC CONTROL APPURTENANCES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS LOT 'A', LOT 'B', LOT 'C' AND LOT 'D' AND THOSE STRIPS OF LAND LYING CONTIGUOUS TO GREAT COPPER STREET AND SPARKLING COVE COURT SHOWN HEREON AND DESIGNATED "P.U.E." (PUBLIC UTILITY EASEMENT).

(B) PUBLIC EASEMENTS FOR THE INGRESS AND EGRESS OF EMERGENCY VEHICLES TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER AND ACROSS LOT 'A' AND LOT 'B' SHOWN HEREON AND DESIGNATED "E.V.A.E." (EMERGENCY VEHICLE ACCESS EASEMENT).

THE REAL PROPERTY DESCRIBED BELOW IS DEDICATED IN FEE FOR PUBLIC PURPOSES:

(A) LOTS 'C' AND 'D' SHOWN HEREON AS PUBLIC RIGHT-OF-WAY FOR LANDSCAPE PURPOSES.

FD-24, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

BY: _____
MARTIN Z. ZIEGLER, ITS MANAGER

NOTARY ACKNOWLEDGEMENT:

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

STATE OF CALIFORNIA

COUNTY OF PLACER

ON _____, 2022, BEFORE ME, _____ A NOTARY PUBLIC
(PRINT NAME AND TITLE OF OFFICER)

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.

MY COMMISSION NO. IS _____.
MY COMMISSION EXPIRES _____.
MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY.

_____
NOTARY PUBLIC

_____
PRINT NAME

SURVEYOR'S STATEMENT:

THIS MAP OF "SIERRA VISTA VILLAGE FD-24 - PHASE 2" WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF FD-24, LLC., IN DECEMBER, 2020. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS ON OR BEFORE DECEMBER 31, 2022, THAT THE MONUMENTS WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

DATE _____

_____
JOHN KARL JEFFRIES L.S. 7820
EXPIRES 12/31/2021

LICENSED LAND SURVEYOR
JOHN KARL JEFFRIES
No. 7820
EXPIRES 12/31/2023
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PLAT OF "SIERRA VISTA VILLAGE FD-24 - PHASE 2" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP ON FILE AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE CITY ORDINANCES HAVE BEEN COMPLIED WITH.

DATED_____

_____
MARC STOUT R.C.E. 69879
CITY ENGINEER, CITY OF ROSEVILLE
EXPIRATION DATE 09/30/2022

I HEREBY STATE THAT I AM SATISFIED THAT THIS PLAT OF "SIERRA VISTA VILLAGE FD-24 - PHASE 2" IS TECHNICALLY CORRECT.

For Marc Stout, City Engineer, City of Roseville

DATED_____

_____
TIMOTHY G. BLAIR
P.L.S. 8278 EXPIRATION DATE 12/31/2023

PROFESSIONAL LAND SURVEYOR
TIMOTHY G. BLAIR
No. 8278
EXP. 12/31/23
STATE OF CALIFORNIA

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF ROSEVILLE HAS APPROVED THIS PLAT OF "SIERRA VISTA VILLAGE FD-24 - PHASE 2" AND HAS ACCEPTED ON BEHALF OF THE PUBLIC THE EASEMENTS OFFERED HEREON FOR DEDICATION AND HAS ACCEPTED SUBJECT TO IMPROVEMENT, LOTS 'C' AND 'D' AND THE RIGHTS-OF-WAY HEREON OFFERED FOR DEDICATION AND HAS APPROVED THE ABANDONMENT OF THE EASEMENTS LISTED WITHIN NOTE 10 ON SHEET 2.

DATED_____

_____
CITY CLERK, CITY OF ROSEVILLE

BY:_____
ASSISTANT CITY CLERK

RECORDER'S STATEMENT:

ACCEPTED FOR RECORD AND FILED IN THE OFFICE OF THE RECORDER OF PLACER COUNTY, STATE OF CALIFORNIA, AT THE REQUEST OF OLD REPUBLIC TITLE COMPANY, AT _____ MINUTES AFTER _____ O'CLOCK__M. ON THE ____ DAY OF _____, 2022 AND RECORDED IN BOOK ____ OF MAPS, AT PAGE ____.

DOCUMENT NO. _____

_____
COUNTY RECORDER OF PLACER COUNTY

FEE _____

BY:_____
DEPUTY

JOB NO. 20-01-003

SHEET 1 OF 3

S:\BWEG Jobs\2020 Jobs\20-01-003 SV FD-24 Villages 3.2A & B\Final Map\20010003-FD-24-UN 2 - FM.dwg, Sheet 1, 4/26/2022 10:04:14 AM, David Cobbs

BOOK _____ OF MAPS, PAGE _____

PLAT OF

SIERRA VISTA VILLAGE FD-24 - PHASE 2

SUBDIVISION NO.: 2017PL-204

ALL OF LOT 1 AS SHOWN ON THAT LARGE LOT SUBDIVISION MAP ENTITLED "SIERRA VISTA VILLAGES FD-24 AND JM-20" RECORDED IN BOOK 'FF' OF MAPS, AT PAGE 19 AND LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

SCALE: 1" = 100' JUNE, 2022

BAKER WILLIAMS ENGINEERING GROUP

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE CENTERLINE OF CANDLEWICK ROAD, BEING N 00°23'37" E AND ESTABLISHED BY MONUMENTS FOUND AS SHOWN HEREON PER ___ BM ___.

LEGEND:

P.U.E.	PUBLIC UTILITY EASEMENT
(R)	RADIAL LINE
○	DIMENSION POINT, NOTHING FOUND OR SET
◎	SET BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED L.S. 7820
⊗	FND 3/4" IRON PIPE TAGGED "L.S. 7820" PER FF BM 19
◉	FND BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED "L.S. 7944" PER EE BM 6
◉	FND BRASS MONUMENT IN STANDARD CITY OF ROSEVILLE MONUMENT WELL STAMPED "L.S. 7820" PER (3)
(1)	RECORD PER EE BM 6
(2)	RECORD PER FF BM 19
(3)	RECORD PER ___ BM ___

NOTES:

1 THIS SUBDIVISION CONTAINS 4.628 ACRES MORE OR LESS, AND CONSISTS OF 30 SINGLE FAMILY LOTS NUMBERED 1-30, 2 PRIVATE STREET LOTS LETTERED LOT 'A' AND LOT 'B' AND 2 PUBLIC LANDSCAPE LOTS LETTERED LOT 'C' AND LOT 'D'.

2. ALL BEARINGS ALONG CURVED LINES ARE CHORD MEASUREMENTS.

3. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.

4. A PRELIMINARY SOILS REPORT WAS PREPARED BY YOUNGDAHL CONSULTING GROUP, PROJECT NO. E133171.000 DATED SEPTEMBER 10, 2013. A COPY OF THIS REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE CITY OF ROSEVILLE ENGINEERING DEPARTMENT (FILE NUMBER 308-927)

5. 5/8" REBAR CAPPED "LS 7820" WILL BE SET AT ALL REAR LOT CORNERS AND AT ALL ANGLE POINTS IN THE PROPERTY LINE. IN THE EVENT OF A CONFLICT WITH A RETAINING OR SOUNDWALL, A 3.00 FOOT WITNESS CORNER SHALL BE SET ON LINE.

6. ALL FRONT LOT CORNERS SHALL BE MARKED WITH A 1" BRASS DISC STAMPED "LS 7820" AT A 1.0 FOOT PROJECTION OF THE PROPERTY LINE INTO THE SIDEWALK OR A 0.5' FOOT PROJECTION INTO THE CURB WHEN NO SIDEWALK IS PRESENT.

7. LOTS 'A' AND 'B' SHALL BE GRANTED IN FEE TO THE HOMEOWNER'S ASSOCIATION.

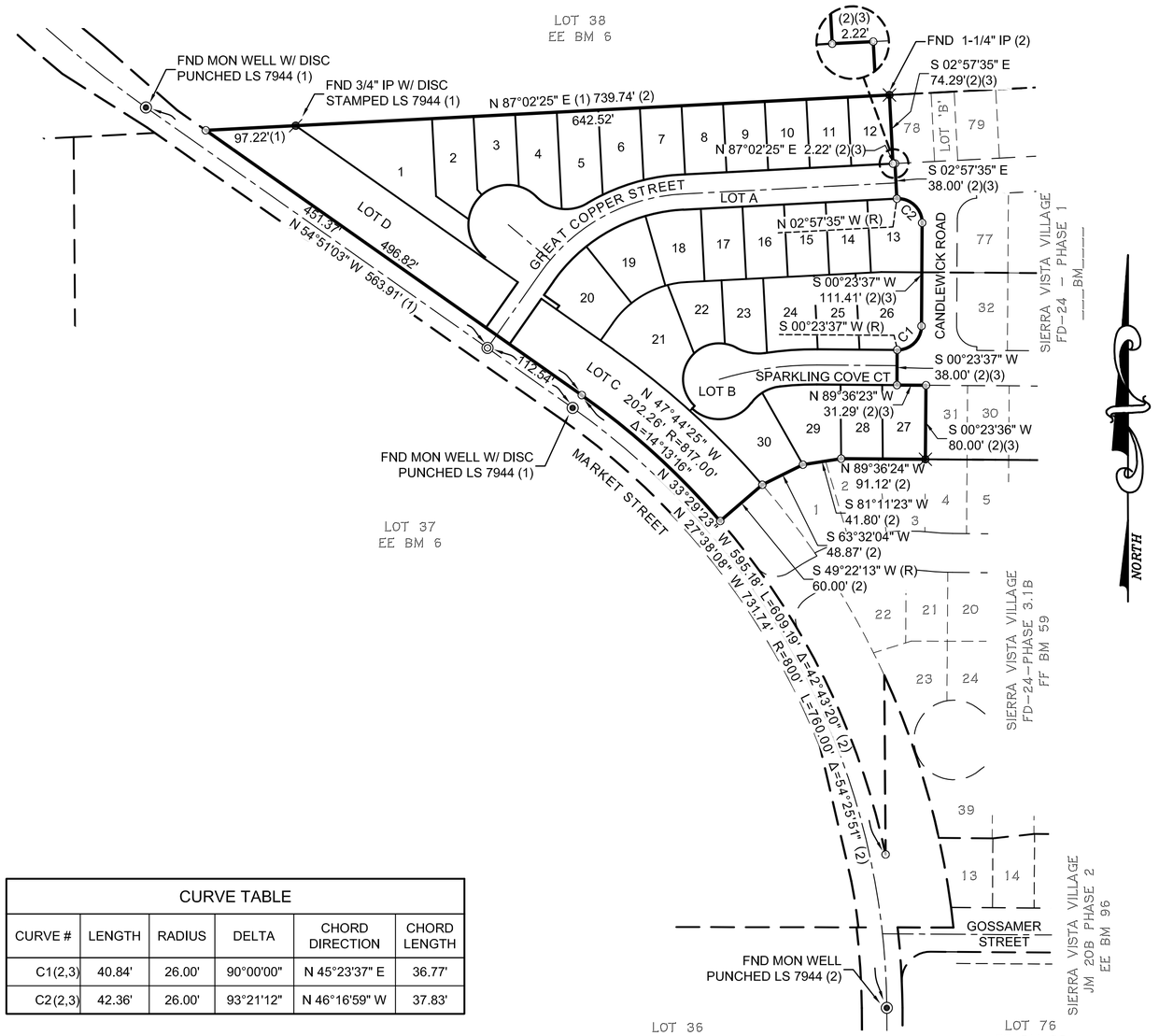
8. LOTS 'A' AND 'B' ARE PRIVATE STREETS FOR THE MUTUAL BENEFIT OF THOSE LOTS SHOWN HEREON AND NUMBERED 1 THROUGH 30 INCLUSIVE. STREET OWNERSHIP AND MAINTENANCE INCLUDING STREET LIGHTS, LOT DRAINAGE SYSTEMS AND SURFACE DRAINAGE SYSTEMS ARE PRIVATE AND THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

9. "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SIERRA VISTA VILLAGE FD-24" FILED AS INSTRUMENT NO. 2022-_____, OFFICIAL RECORDS OF PLACER COUNTY, AFFECT THESE LOTS.

10. PURSUANT TO SECTION 66434(g) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED:

A. ALL OF AREA E-20 SHOWN ON THAT RECORD OF SURVEY, 22 RS 135 AND DEDICATED BY THAT DOCUMENT RECORDED AS INSTRUMENT NO. 2015-0064332. SAID EASEMENT IS NOT SHOWN HEREON.

B. THE MAINTENANCE ACCESS EASEMENT (M.A.E.) SHOWN ON THAT LARGE LOT FINAL MAP ENTITLED "SIERRA VISTA VILLAGES FD-24 AND JM-20" FILED IN BOOK FF OF MAPS, AT PAGE 19. SAID EASEMENT IS NOT SHOWN HEREON.



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1(2,3)	40.84'	26.00'	90°00'00"	N 45°23'37" E	36.77'
C2(2,3)	42.36'	26.00'	93°21'12"	N 46°16'59" W	37.83'

JOB NO. 20-01-003

S:\BWEG Jobs\2020 Jobs\20-01-003 SV FD-24 Villages 3.2A & B\Final Map\20010003-FD-24-UN 2 - FM.dwg, Sheet 2, 4/26/2022 10:04:33 AM, David Cobbs

BOOK ____ OF MAPS, PAGE ____

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

PLAT OF

SIERRA VISTA VILLAGE FD-24 - PHASE 2

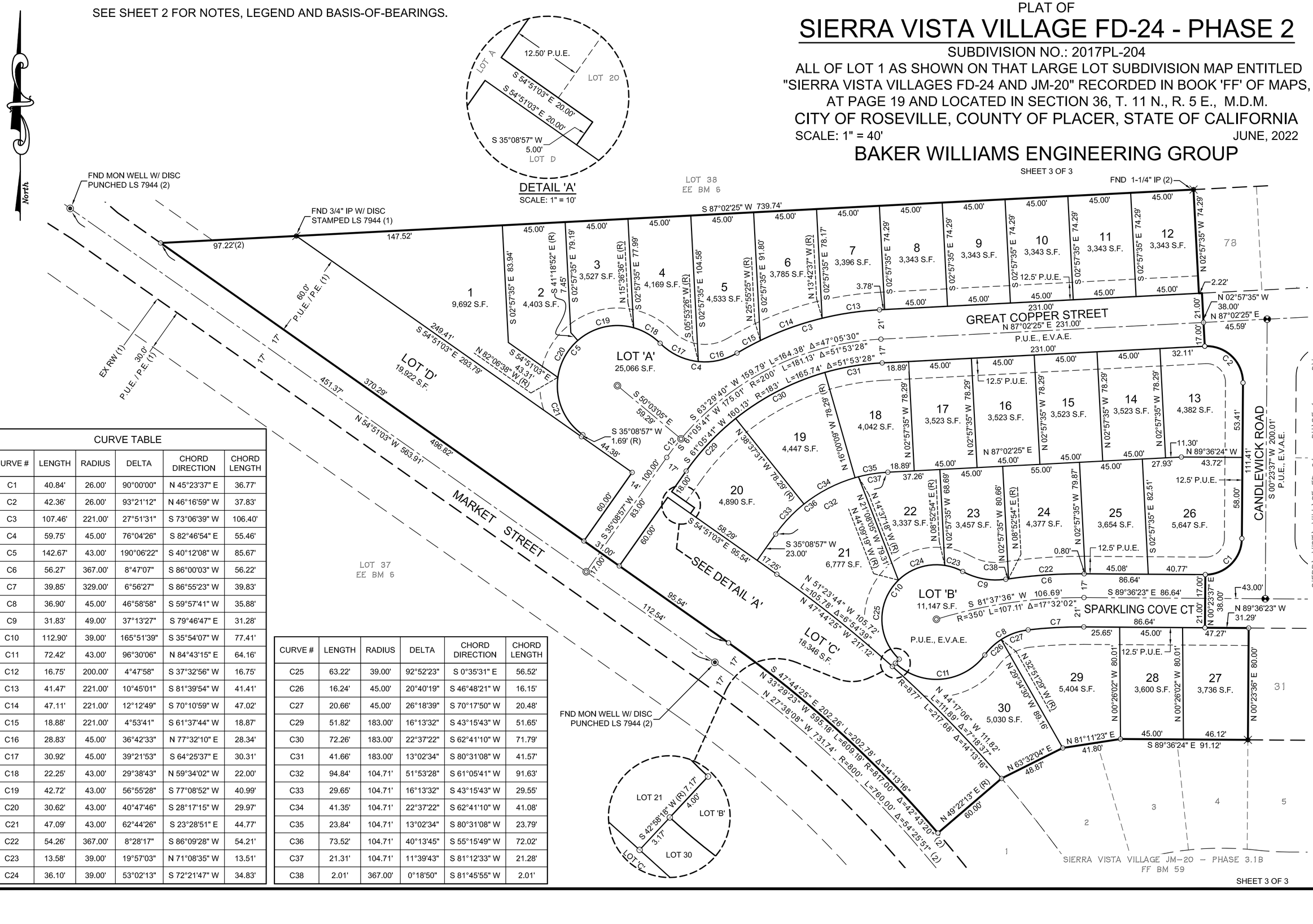
SUBDIVISION NO.: 2017PL-204

ALL OF LOT 1 AS SHOWN ON THAT LARGE LOT SUBDIVISION MAP ENTITLED "SIERRA VISTA VILLAGES FD-24 AND JM-20" RECORDED IN BOOK 'FF' OF MAPS, AT PAGE 19 AND LOCATED IN SECTION 36, T. 11 N., R. 5 E., M.D.M.

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA

SCALE: 1" = 40' JUNE, 2022

BAKER WILLIAMS ENGINEERING GROUP



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	40.84'	26.00'	90°00'00"	N 45°23'37" E	36.77'
C2	42.36'	26.00'	93°21'12"	N 46°16'59" W	37.83'
C3	107.46'	221.00'	27°51'31"	S 73°06'39" W	106.40'
C4	59.75'	45.00'	76°04'26"	S 82°46'54" E	55.46'
C5	142.67'	43.00'	190°06'22"	S 40°12'08" W	85.67'
C6	56.27'	367.00'	8°47'07"	S 86°00'03" W	56.22'
C7	39.85'	329.00'	6°56'27"	S 86°55'23" W	39.83'
C8	36.90'	45.00'	46°58'58"	S 59°57'41" W	35.88'
C9	31.83'	49.00'	37°13'27"	S 79°46'47" E	31.28'
C10	112.90'	39.00'	165°51'39"	S 35°54'07" W	77.41'
C11	72.42'	43.00'	96°30'06"	N 84°43'15" E	64.16'
C12	16.75'	200.00'	4°47'58"	S 37°32'56" W	16.75'
C13	41.47'	221.00'	10°45'01"	S 81°39'54" W	41.41'
C14	47.11'	221.00'	12°12'49"	S 70°10'59" W	47.02'
C15	18.88'	221.00'	4°53'41"	S 61°37'44" W	18.87'
C16	28.83'	45.00'	36°42'33"	N 77°32'10" E	28.34'
C17	30.92'	45.00'	39°21'53"	S 64°25'37" E	30.31'
C18	22.25'	43.00'	29°38'43"	N 59°34'02" W	22.00'
C19	42.72'	43.00'	56°55'28"	S 77°08'52" W	40.99'
C20	30.62'	43.00'	40°47'46"	S 28°17'15" W	29.97'
C21	47.09'	43.00'	62°44'26"	S 23°28'51" E	44.77'
C22	54.26'	367.00'	8°28'17"	S 86°09'28" W	54.21'
C23	13.58'	39.00'	19°57'03"	N 71°08'35" W	13.51'
C24	36.10'	39.00'	53°02'13"	S 72°21'47" W	34.83'

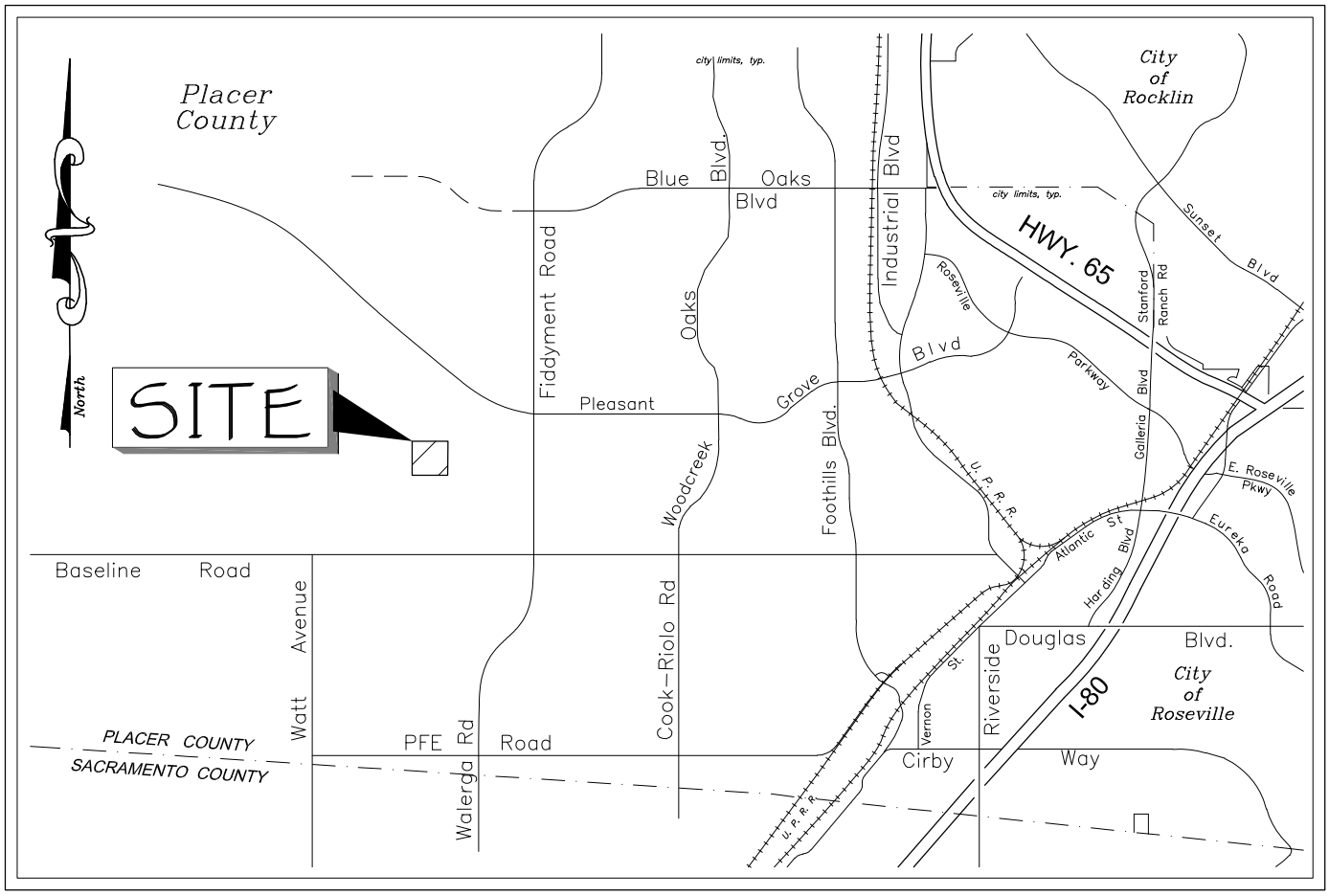
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C25	63.22'	39.00'	92°52'23"	S 0°35'31" E	56.52'
C26	16.24'	45.00'	20°40'19"	S 46°48'21" W	16.15'
C27	20.66'	45.00'	26°18'39"	S 70°17'50" W	20.48'
C29	51.82'	183.00'	16°13'32"	S 43°15'43" W	51.65'
C30	72.26'	183.00'	22°37'22"	S 62°41'10" W	71.79'
C31	41.66'	183.00'	13°02'34"	S 80°31'08" W	41.57'
C32	94.84'	104.71'	51°53'28"	S 61°05'41" W	91.63'
C33	29.65'	104.71'	16°13'32"	S 43°15'43" W	29.55'
C34	41.35'	104.71'	22°37'22"	S 62°41'10" W	41.08'
C35	23.84'	104.71'	13°02'34"	S 80°31'08" W	23.79'
C36	73.52'	104.71'	40°13'45"	S 55°15'49" W	72.02'
C37	21.31'	104.71'	11°39'43"	S 81°12'33" W	21.28'
C38	2.01'	367.00'	0°18'50"	S 81°45'55" W	2.01'

S:\BWEG Jobs\2020 Jobs\20-01-003 SV FD-24 Villages 3.2A & B\Final Map\20010003-FD-24-UN 2 - FM.dwg, Sheet 3, 4/26/2022 10:04:55 AM, David Cobbs

VICINITY MAP

SIERRA VISTA VILLAGE
FD-24, PHASE 2

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA
JUNE, 2022



VICINITY MAP

BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael, CA. 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

SCALE: N/A

JOB #: 20-01-003

DATE: JUNE, 2022

VICINITY MAP
SIERRA VISTA VILLAGE
FD-24, PHASE 2
CITY OF ROSEVILLE, CALIFORNIA

COUNCIL COMMUNICATION

CC #: 2117
File #: 0214 & 0716

Title:	California State Library Zip Books - Grant Award
Contact:	Jessica Huff 916-774-5905 jhuff@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.26.

RECOMMENDATION TO COUNCIL

Recommend City Council adopt a resolution to accept a $12,000 grant award from the California State Library to be used towards the continuation of the Zip Books program in all three (3) Roseville libraries.

BACKGROUND

The California State Library has awarded a $12,000 grant to the Parks, Recreation and Libraries (PRL) department to be used for the continuation of the Library's current Zip Books program. The program supplements the recurring requirement for materials for public use in all three (3) libraries and online. PRL was initially awarded a grant in FY 2019-20 to begin the Zip Books program. The Zip Books program provides library users with speedy access to books that are not available at the Roseville libraries. A patron simply requests the item from the library, the library purchases it from Amazon, and the book is shipped directly to the patron's home. When finished, the patron returns it to the library, and the library adds it to the collection. Because Zip Books is a user-driven program, the library collection becomes more closely matched to the needs of the local community. Zip Books began as a pilot project in 2011, funded by a Library Services and Technology Act (LSTA) grant from the California State Library. The program has proved to be extremely popular with libraries and library users throughout the state and has grown substantially over the past decade, with 89 California libraries currently participating.

FISCAL IMPACT

Funding for Zip Books is included in PRL's FY2021-22 budget in the General Fund. The not-to-exceed amount is $12,000 for FY2021-22. The library plans to apply for grants from the California State Library for continued funding of the program in future years.

ENVIRONMENTAL REVIEW

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

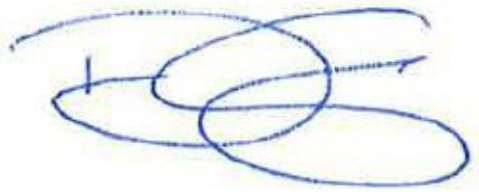
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world
Goal E - Deliver exceptional City services

Respectfully Submitted,

Jessica Huff, Recreation and Libraries Supervisor

Jill Geller, Parks, Recreation and Libraries Director



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-199

California State Library Zip Books Grant Award Letter

RESOLUTION NO. 22-199

ACCEPTING A GRANT AWARD FROM THE CALIFORNIA STATE LIBRARY ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, the City of Roseville's Parks, Recreation and Libraries Department was awarded a $12,000 grant by the California State Library to be used towards the continuation of the Zip Books program in all three (3) Roseville libraries;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Roseville that as the grant recipient, the City of Roseville agrees to comply with all conditions and requirements related to conduct for the award; and

BE IT FURTHER RESOLVED that the City of Roseville accepts the grant award from the California State Library.

PASSED AND ADOPTED by the Council of the City of Roseville this____day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

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California State Library
FOUNDED 1850
PRESERVING OUR HERITAGE, SHAPING OUR FUTURE

February 02, 2022

Natasha Martin, MLIS
City of Roseville
225 Taylor Street
Roseville, CA 95678

Dear Ms. Natasha Martin, MLIS:

We are pleased to approve the grant application for the Zip Books Grant project for a total of $12,000 in California Library Services Act funds.

Hard copies of this correspondence will not follow. Keep the entirety of the correspondence for your files and consider these award materials your original documents. For more information, please refer to the Zip Book Guidelines located on the State Library website.

In Process

Upon receipt of a completed claim form that is free of errors or inaccurate information, the State Library processes it for routing to the Office of the State Controller which ultimately issues the check. The total time for the claim form to be processed, routed, payment issued, and mailed can be up to eight weeks, but is often a shorter timeframe. If you still have not received payment after eight weeks, please contact your grant monitor.

The Grant Monitor assigned to your project is Monica Rivas. She is available to assist you throughout the year and she can be reached via email at monica.rivas@library.ca.gov.

Please stay in touch with your Grant Monitor throughout the award period. Read the enclosed award packet thoroughly and contact your Grant Monitor if you have any questions.

Best wishes for a successful project.

Respectfully yours,

DocuSigned by:
Greg Lucas
BDA50981C41C416...

Greg Lucas
California State Librarian

Cc: Monica Rivas, monica.rivas@library.ca.gov
Lena Pham, lena@library.ca.gov
Margaret Thordsen, MLIS, mlthordsen@roseville.ca.us

Library – Courts Building
P.O. Box 942837
Sacramento, CA 94237-0001

916-323-9759
csl-adm@library.ca.gov
www.library.ca.gov

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THE BASICS – YOUR GRANT AWARD

The following provides all the basic information about your grant and managing your grant.

Award #:	ZIP21-87
Library/Organization:	City of Roseville
Project Title:	Zip Books
Award Amount:	$12,000

Start Date:	July 1, 2021
End Date:	June 30, 2022
Please understand that it can take from six to eight weeks before grant funds are delivered. If you have not received your payment after eight weeks, please contact your grant monitor.	

In Process

REPORTING

Zip Books participants are required to provide mid-project financial and narrative reports as outlined in the grant terms and conditions (April 30, 2022); final financial and narrative reports by July 31, 2022; and updates upon request. Reports will be submitted to your grant monitor, Monica Rivas, by email at monica.rivas@library.ca.gov.

PAYMENTS

Please note this clarification regarding payments. Grant payments will be made based on the payment schedule laid out in the Grant Term and Award Documentation. Ten percent (10%) of the full grant award is withheld until the end of the project period. It is payable only if the grant recipient fulfills all project reporting requirements and expends all funds, or returns all unspent grant funds, by the time specified in the grant terms and conditions.

CONTACT

We want your project to be successful. Please work with the grant monitor and project consultant in implementing your project:

Grant Monitor:	Monica Rivas
Monitor Phone Number:	(916) 603-7159
Monitor Email Address:	Monica.rivas@library.ca.gov
Project Consultant	Lena Pham
Consultant Email Address	Lena.pham@library.ca.gov

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California
STATE LIBRARY
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STATE FUNDED GRANTS

AWARD AGREEMENT AND CERTIFICATE OF COMPLIANCE

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California STATE LIBRARY
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PROJECT SUMMARY

AWARD AGREEMENT BETWEEN THE STATE LIBRARY and City of Roseville for the Zip Books project.

AWARD AGREEMENT NUMBER

This Award Agreement ("Agreement") is entered into on July 1, 2021, by and between the California State Library ("State Library") and City of Roseville; Parks Recreation and Libraries, ("Grantee").

In Process

This Award Agreement pertains to Grantee's State-funded Zip Books project.

The Library Development Services Bureau ("LDS") of the State Library administers state and federal funds in the form of awards.

The Grantee was selected by the State Library to receive state grant funds in the amount of $12,000 through the process adopted by the State Library in administering such grants.

The State Library and the Grantee, for the consideration and under the conditions hereinafter set forth in the Grant Agreement, agree as follows:

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PROCEDURES and REQUIREMENTS

A. Term of the Agreement

The Grant term begins on the date of execution of the Agreement by both parties, until June 30, 2022. If completion of the project occurs prior to the end of the grant period, this will be the end date of the term of this agreement. Grant eligible program expenditures may begin no earlier than the start date. The project period ends on June 30, 2022, and all eligible program costs must be incurred by this date.

B. Scope of Work

In Process

1. Grantee agrees to perform all activities specifically identified in the Grantee's application and submitted to the State Library in response to the Zip Books Project.

2. The following activities and deliverables to be performed by the Grantee include, but are not limited to the following:

   - Maintain and keep records of expenditures related to the grant that are consistent with Generally Acceptable Accounting Practices (GAAP).
   - Make financial records available to the State Library upon request.
   - Work with the State Library staff to assure that funds are disbursed in compliance with the purpose of the grant.
   - Prepare and submit required narrative and financial reports.
   - Procure equipment, and other supplies as needed for the project.
   - Issue contracts for services, personnel, and consultants as needed for the project.
   - If applicable, make payments for services, including for hours worked and travel reimbursements, to consultants and contractors.
   - Oversee the implementation of project activities.

C. Budget Detail

The State Library shall provide the Grantee funding for the expenses incurred in performing the Scope of Work and activities specified in the Grantee's application. The Grantee shall request the distribution of grant funding consistent with its proposal and the budget worksheet that was included with the application. Under no circumstances shall payments exceed the total grant amount identified in this Agreement.

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D. Narrative and Financial Reports

1. The Grantee shall be responsible for submission of interim and final **narrative and financial** reports on the progress and activities of the project, to the California State Library, using the sample report documents provided by the California State Library.

2. All the reports must be current, include all required sections and documents, and must be approved by the Grant Monitor before any payment request can be processed. Failure to comply with the specified reporting requirements may be considered a breach of this Agreement and result in the termination of the Agreement or rejection of the payment request and/or forfeiture by the Grantee of claims for costs incurred that might otherwise have been eligible for grant funding. Any problems or delays must be reported immediately to the Grant Monitor. The financial reports shall reflect the expenditures made by the Grantee under the Agreement and may be incorporated into the same reporting structure as the narrative reports.

3. The reports shall be submitted by the following dates:

In Process

Reporting Period	Report	Due Date
Project start date – March 31, 2022	1st Financial and Mid Project Program Narrative Report Due	April 30, 2022
April 1, 2022- June 30, 2022	Final Financial Report, Expenditure Detail Report and Final Program Narrative Report Due	July 31, 2022

4. Failure to submit timely reports with the appropriate documentation by the due date may result in rejection of the payment request and/or forfeiture by the Grantee of claims for costs incurred that might otherwise have been eligible for grant funding.

5. The Grantee agrees to maintain records and supporting documentation pertaining to the performance of this grant, subject to possible audit for a minimum of five (5) years after final payment date or grant term end date, whichever is later. Please refer to Exhibit A, Terms and Conditions for more information.

E. Claim Form and Payment

1. The California State Library shall provide the Grantee payment as outlined in the payment schedule only if all requirements for claiming the funds as outline in this document have been met, and only for those activities and costs specified in the approved award application.

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2. The Grantee shall complete, sign, and submit Certification of Compliance form (Exhibit B) and the Financial Claim form (included in your award packet), to the California State Library within 14 days of receiving this award packet. These forms will be issued, signed, and submitted using the online signature and agreement platform, DocuSign, unless DocuSign is unallowable or inconsistent with practices and policies of the local jurisdiction. If the use of DocuSign is not acceptable to your organization, please contact your grant monitor regarding alternate options.

3. Any of the sums appearing under the categories in the approved budget may be adjusted with prior authorization from the California State Library Grant Monitor. This would be to increase the allotment with the understanding that there will be corresponding decreases in the other allotments so that the total amount paid by the California State Library to the Grantee under this Agreement shall not exceed the awarded amount, which shall be expended/encumbered during the grant period.

4. If the payment amount made by the California State Library exceeds the actual expenses incurred during the term of this Agreement, as reflected in the financial reports to be filed by the Grantee, the Grantee shall immediately refund the excess payment amount to the California State Library.

5. The Award payments will only be made to the Grantee. It is the Grantee's responsibility to pay all contractors and subcontractors for purchased goods and services.

6. The Final Payment of 10% will be withheld and retained by the California State Library until all conditions agreed upon in this Agreement, including submission and grant monitor approval of the interim and final narrative and financial reports, have been satisfied.

7. **Prompt Payment Clause**
   The California State Library will make payments to the Grantee in accordance with the Prompt Payment Clause under Government Code, section 927, *et. seq*. The Grantee may typically expect payment within 45 days from the date a grant payment request is properly submitted and approved by the Grant Monitor.

8. **Budget Contingency Clause**
   a. It is mutually agreed that if the Budget Act of the current fiscal year or any subsequent years covered under this Agreement does not appropriate sufficient funds for the program, this Agreement shall no longer be in full force and effect. In this event, the California State Library shall have no liability to pay any funds whatsoever to the Grantee or to furnish any other considerations under this Agreement and the Grantee shall not be obligated to perform any provisions of this Agreement.

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b. If funding for any fiscal year is reduced or deleted by the Budget Act for purposes of this Program, the California State Library shall have the option to either cancel this Agreement with no liability occurring to itself or offer an Agreement amendment to the Grantee to reflect the reduced amount.

In Process

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EXHIBIT A: TERMS and CONDITIONS

1. Accessibility: The State is responsible for ensuring that public websites are accessible to both the general public and state employees, including persons with disabilities. Grantee shall assist the State in meeting its responsibility. Therefore, all project materials generated by state funded programs must meet the **California Accessibility Standards.** Additionally, all project materials designed, developed, and maintained shall be in compliance with the California Government Code, sections 7405 and 11135, and the Web Content Accessibility Guidelines 2.0, or a subsequent version, as published by the Web Accessibility Initiative of the World Wide Web Consortium at a minimum Level AA success criteria.

   However, if for some reason project material is not generated to be in compliance to meet these standards, please still submit it to the State Library. When submitting the material make sure to note that the material is not accessible by including "NOT ACCESSIBLE" in the file name.

   The California State Library reserves the right to post project materials to its website that are in compliance with these standards.

2. Acknowledgment: The State of California and the California State Library shall be acknowledged in all promotional materials and publications related to the Statewide Broadband Services Program.

   a. Grant award recipients must ensure that the State of California receives full credit as the source of funds and that the California State Library, likewise, is acknowledged as the administrator.
   b. Publications and information releases about the project must credit the State of California. An appropriate statement for a publication or project press release is:

      "This [publication/project] was supported in whole or in part by funding provided by the State of California, administered by the California State Library."

      Grantees must include the above statement in any publications, vehicle wraps, and promotional materials, including websites. If space is limited the State Library logo and the following shortened acknowledgement statement is acceptable:

      "Funding provided by the State of California."

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c. This credit line on products of a project, such as materials, is important to foster support from the public, and state funding sources.
d. California State Library Logo: Use of the California State Library logo, which can be downloaded on the California State Library website, is required on any publication, vehicle wrap, or promotional material along with the above statement(s).
e. Photo Documentation: Digital photos are a great way to document the happenings of your project. It is recommended that you use a photo release form when taking photos of the public. You may use your library's photo release form or contact your grant monitor for the State Library's form.

3. Agency: In the performance of this Agreement the Grantee and its agents and employees shall act in an independent capacity and not as officers, employees, or agents of the California State Library. The Grantee is solely responsible for all activities supported by the grant. Nothing in this Agreement creates a partnership, agency, joint venture, employment, or any other type of relationship between the parties. The Grantee shall not represent itself as an agent of the California State Library for any purpose and has no authority to bind the State Library in any manner whatsoever.

4. Amendment: No amendment or variation of the terms of this Agreement shall be valid unless made in writing, signed by the parties, and approved as required. No oral understanding or agreement not incorporated into this Agreement is binding on any of the parties. This Agreement may be amended, modified, or augmented by mutual consent of the parties, subject to the requirements and restrictions of this paragraph.

5. Applicable law: The laws of the State of California shall govern all proceedings concerning the validity and operation of this Agreement and the performance of the obligations imposed upon the parties hereunder. The parties hereby waive any right to any other venue. The place where the Agreement is entered into and place where the obligation is incurred is Sacramento County, California.

6. Assignment, Successors, and Assigns: The Grantee may not assign this Agreement or delegate its performance to any third-party person or entity, either in whole or in part, without the California State Library's prior written consent. The provisions of this Agreement shall be binding upon and inure to the benefit of the California State Library, the Grantee, and their respective successors and assigns.

7. Audit and Records Access: The Grantee agrees that the California State Library, the Department of General Services, the State Auditor, or their designated representatives shall have the right to review, audit, inspect and copy any records and supporting documentation pertaining to the performance of this Agreement. The Grantee agrees to maintain such records for possible audit for a minimum of five (5) years after the final payment, or grant term end date, whichever is later, unless a longer period of records retention is stipulated, or until

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completion of any action and resolution of all issues which may arise as a result of any litigation, dispute, or audit, whichever is later. The Grantee agrees to allow the auditor(s) access to such records during normal business hours and to allow interviews of any employees who might reasonably have information related to such records. Further, the Grantee agrees to include a similar right of the State to audit records and interview staff in any subcontract related to performance of this Agreement.

Examples of audit documentation may include, but not limited to, competitive bids, grant amendments, if any, relating to the budget or work plan, copies of any agreements with contractors or subcontractors if utilized, expenditure ledger, payroll register entries, time sheets, personnel expenditure summary form, travel expense log, paid warrants, contracts and change orders, samples of items and materials developed with grant funds, invoices and/or cancelled checks.

8. Authorized Representative: Grantee and the California State Library mutually represent that their authorized representatives have the requisite legal authority to sign on their organization's behalf.

9. Communication: All communications from either party, including an interim check-in at any time during the grant term, shall be directed to the respective grant manager or representative of the California State Library or Grantee. For this purpose, the following contact information is provided below:

City of Roseville; Parks Recreation and Libraries
Margaret Thordsen, MLIS
225 Taylor Street
Roseville, CA 95678
916-476-1206
mlthordsen@roseville.ca.us

California State Library
Monica Rivas
900 N Street
Sacramento, CA 95814
(916) 603-7159
monica.rivas@library.ca.gov

1. Confidentiality: Grantee will maintain as confidential any material it receives or produces that is marked **Confidential** or is inherently confidential or is protected by privilege. Grantee agrees to alert the State Library to this status in advance, and State Library agrees to maintain this status in conformity with the Public Records Act.

2. Contractor and Subcontractors: Nothing contained in this Grant Agreement or otherwise shall create any contractual relation between the State and any contractor or subcontractors, and no contract or subcontract shall relieve the Grantee of his or her responsibilities and obligations hereunder. The Grantee agrees to be as fully responsible to the State for the acts and omissions of its contractors, subcontractors, volunteers, student interns and of persons either

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directly or indirectly employed by any of them as it is for the acts and omissions of persons directly employed by the Grantee. The Grantee's obligation to pay its contractors and subcontractors is an independent obligation from the State's obligation to make payments to the Grantee. As a result, the State shall have no obligation to pay or to enforce the payment of any monies to any contractor or subcontractor.

3. Copyright: Grantee owns and retains titles to any copyrights or copyrightable material from any original works that it creates within the scope of this Agreement in accordance with the federal Copyright Act. (17 U.S.C. 101, *et seq.*) Grantee is responsible for obtaining any necessary licenses, permissions, releases, or authorizations to use text, images, or other materials owned, copyrighted, or trademarked by third parties and for extending such licenses, permissions, releases, or authorizations to the California State Library pursuant to this section. Also, the California State Library may upload, post, or transmit copyrighted material produced or purchased with grant funds on a California State Library website for public access and viewing.

In Process

4. Discharge of Grant Obligations: The Grantee's obligations under this Agreement shall be deemed discharged only upon acceptance of the final report by California State Library. If the Grantee is a non-profit entity, the Grantee's Board of Directors shall accept and certify as accurate the final report prior to its submission to California State Library.

5. Dispute Resolution: In the event of a dispute, Grantee will discuss the problem informally with the Grant Monitor. If unresolved, the Grantee shall file a written "Notice of Dispute" with the State Library Grant Monitor within ten (10) days of discovery of the problem. Within ten (10) days of receipt, the Grant Monitor shall meet with the Grantee for purposes of resolving the dispute. Any dispute arising under the terms of this Agreement which is not disposed of within a reasonable period of time, the Grantee may bring it to the attention of the State Librarian or the designated representative. The decision of the State Librarian or designated representative shall be final. Unless otherwise instructed by the Grant Monitor, the Grantee shall continue with its responsibilities under this Agreement during any dispute.

6. Drug-free Workplace: The Grantee certifies under penalty of perjury under the laws of California, that the Grantee will comply with the requirements of the Drug-Free Workplace Act of 1990 (Gov. Code, § 8350 *et. seq.*) and will provide a drug-free workplace by taking the following actions:

   a. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations.
   b. Establish a Drug-Free Awareness Program to inform employees about all of the following:

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1) The dangers of drug abuse in the workplace.
2) The Grantee's policy of maintaining a drug-free workplace;
3) Any available counseling, rehabilitation, and employee assistance programs.
4) Penalties that may be imposed upon employees for drug abuse violations.

c. Require that every employee who works on the Agreement will:

1) Receive a copy of the Grantee's drug-free workplace policy statement.
2) Agrees to abide by the terms of the Grantee's statement as a condition of employment on the Agreement.

Failure to comply with these requirements may result in suspension of payments under the Agreement or termination of the Agreement or both and grantee may be ineligible for award of any future state agreements if the California State Library determines that the grantee has made a false certification or violated the certification by failing to carry out the requirements as noted above.

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7. Effectiveness of Agreement: This Agreement is of no force or effect until signed by both parties.

8. Entire Agreement: This Agreement supersedes all prior agreements, oral or written, made with respect to the subject hereof and, together with all attachments hereto, contains the entire agreement of the parties.

9. Exclusive Agreement: This is the entire Agreement between the California State Library and Grantee.

10. Extension: The State Librarian or designee may extend the final deadline for good cause. The Grantee's request for an extension of the grant period must be made in writing and received by the California State Library at least 30 days prior to the final deadline.

11. Failure to Perform: The grant being utilized by the Grantee is to benefit the [insert phrase]. If the Grant Monitor determines the Grantee has not complied with this Agreement, the Grantee may forfeit the right to reimbursement of any grant funds not already paid by the California State Library, including, but not limited to, the ten percent (10%) withhold.

12. Federal and State Taxes: The State Library shall not:

a. Withhold Federal Insurance Contributions Act (FICA) payments from Grantee's payments or make FICA payments on the Grantee's behalf; or
b. Make Federal or State unemployment insurance contributions on Grantee's behalf; or
c. Withhold Federal or State income taxes from Grantee's payments

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Grantee shall pay all taxes required on payments made under this Agreement including applicable income taxes and FICA.

13. Force Majeure: Neither the California State Library nor the Grantee, its contractors, vendors, or subcontractors, if any, shall be responsible hereunder for any delay, default, or nonperformance of this Agreement, to the extent that such delay, default, or nonperformance is caused by an act of God, weather, accident, labor strike, fire, explosion, riot, war, rebellion, sabotage, flood, or other contingencies unforeseen by the California State Library or the Grantee, its contractors, vendors, or subcontractors, and beyond the reasonable control of such party.

14. Forfeit of Grant Funds and Repayment of Funds Improperly Expended: If grant funds are not expended, or have not been expended, in accordance with this Agreement, the State Librarian or designee, at his or her sole discretion, may take appropriate action under this Agreement, at law or in equity, including requiring the Grantee to forfeit the unexpended portion of the grant funds, including, but not limited to, the ten percent (10%) withhold, and/or to repay to the California State Library any funds improperly expended.

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15. Fringe Benefit Ineligibility: Grantee agrees that neither the Grantee nor its employees and contract personnel are eligible to participate in any employee pension, health benefit, vacation pay, sick pay or other fringe benefit plan of the State of California or the State Library.

16. Generally Accepted Accounting Principles: The Grantee is required to use Generally Accepted Accounting Principles in documenting all grant expenditures.

17. Grant Monitor: The Grant Monitor's responsibilities include monitoring grant progress and reviewing and approving Grant Payment Requests and other documents delivered to the California State Library pursuant to this Agreement. The Grant Monitor may monitor Grantee performance to ensure Grantee expends grant funds appropriately and, in a manner, consistent with the terms and conditions contained herein. The Grant Monitor does not have the authority to approve any deviation from or revision to the Terms and Conditions (Exhibit A) or the Procedures and Requirements unless such authority is expressly stated in the Procedures and Requirements.

18. Grantee: the government or legal entity to which a grant is awarded, and which is accountable to the California State Library for the use of the funds provided.

    a. The grantee will make reports to the State Librarian in such form and containing such information as may be required to ensure the proper used of funds consistent with the grantee's application and award agreement. The grantee will keep such records and afford such access as

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the California State Library may find necessary to assure the correctness and verification of such reports.

19. Grantee Accountability: The Grantee is ultimately responsible and accountable for the manner in which the grant funds are utilized and accounted for and the way the grant is administered, even if the Grantee has contracted with another organization, public or private, to administer or operate its grant program. In the event an audit should determine that grant funds are owed to the California State Library, the Grantee is responsible for repayment of the funds to the California State Library.

20. Grantee Funds: It is mutually agreed that the Grantee is responsible for furnishing funds beyond the grant award that may be necessary to complete the project.

21. Independent Action: Grantee reserves the right to fulfill its obligations under this Agreement in an independent manner, at any location and at any time within the agreed-upon timeline. Grantee's employees or contract personnel shall perform all services required by this Agreement, but their time need not be devoted solely to fulfilling obligations under this Agreement. Grantee shall furnish all equipment and materials used to meet its obligations and complete the Project. The State Library shall not provide any personnel or other resources beyond the grant award and is not required to provide training in connection with this Agreement.

22. Indemnification: Grantee agrees to indemnify, defend and save harmless the State of California, the California State Library and its officers, employees, and agents, from any and all claims, losses, and liabilities accruing or resulting to any and all contractors, subcontractors, suppliers, laborers and any other person, firm or corporation furnishing or supplying work services, materials, or supplies in connection with the performance of this Agreement, and from any and all claims and losses accruing or resulting to any person, firm or corporation who may be injured or damaged by Grantee in the performance of this Agreement.

23. License to Use: The California State Library reserves a fully paid-up, royalty-free, nonexclusive, sub-licensable and irrevocable license to reproduce, publish, prepare derivative works, distribute, or otherwise use, and to authorize third parties to use, any material received or maintained by Grantee in connection with this Agreement. This includes intellectual property, with or without third-party rights. All such usages will be for public library and State governmental purposes:

    a. The copyright in any work developed under this grant, sub-grant, or contract under this grant or sub-grant; and

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b. Any rights of copyright to which a Grantee, sub-grantee, or a contractor purchases ownership with grant support.

24. Limitation of Expenditure: Expenditure for all projects must conform to the grantee's approved budget and with applicable State laws and regulations. The total amount paid by the California State Library to the Grantee under this agreement shall not exceed $12,000 and shall be expended/encumbered in the designated award period.

    During the award period, the grantee may find that the awarded budget may need to be modified. Budget changes, requests for additional funds, or requests for reductions in award funding must be discussed with the assigned State Library Grant Monitor and a Grant Award Modification may be required to be submitted according to the instructions. Approval is by the State Librarian or their designee. Adjustments should be reported on the next financial report. Any adjustments in approved budgets must be documented and documentation retained in project accounts.

25. Lobbying: Grantee confirms that the grant funds will not be used for the purposes of lobbying or otherwise attempting to influence legislation, as those purposes are defined by the U.S. Internal Revenue Code of 1986.

26. Non-Discrimination Clause: During this grant period, the Grantee and the Grantee's contractors, and subcontractors shall not unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of race, religious creed, color, national origin, ancestry, physical disability, mental disability, medical condition, genetic information, marital status, sex, age, sexual orientation, or military and veteran status. Grantee shall insure that the evaluation and treatment of contractors, employees and applicants for employment are free from such discrimination and harassment.

    Additionally, Grantee, contractors, and subcontractors, if applicable, shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code §12900 *et seq*.), the regulations promulgated thereunder (Cal. Code Regs., tit. 2, §11000 *et seq*.), the provisions of Article 9.5, Chapter 1, Part 1, Division 3, Title 2 of the Government Code (Gov. Code §§ 11135-11139.5), and the regulations or standards adopted by the California State Library to implement such article.

    Grantee shall permit access by representatives of the Department of Fair Employment and Housing and the California State Library upon reasonable notice at any time during the normal business hours, but in no case less than 24 hours' notice, to such of its books, records, accounts, and all other sources of information and its facilities as said Department or the California State Library shall require ascertaining compliance with this clause. Grantee, and its contractors, and subcontractors shall give written notice of their obligations

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under this clause to labor organizations with which they have a collective bargaining or other agreement. (See Cal. Code Regs., tit. 2, §11105.) Grantee shall include the non-discrimination and compliance provisions of this clause in all contracts and subcontracts to perform work under the Agreement.

27. Notices: All notices and other communications in connection with this Agreement shall be in writing, and shall be considered delivered as follows:

    a. **Electronic Mail (E-mail):** When sent by e-mail to the last e-mail address of the recipient known to the party giving notice. Notice is effective upon transmission.
    b. **DocuSign (e-signature platform)**: When sent via DocuSign a notification will be sent to the last e-mail address of the recipient known to the party giving notice. Notice is effective upon transmission.
    c. **Grants Management System**: When sent via / uploaded to the California State Library's Grants Management System a notification will be sent to the last e-mail address of the recipient known to the party giving notice. Notice is effective upon transmission.
    d. **Personally:** When delivered personally to the recipient's physical address as stated in this Agreement.
    e. **U.S. Mail:** Five days after being deposited in the U.S. Mail, postage prepaid, and addressed to recipient's address as stated in this Agreement.

28. Order of Precedence: The performance of this Agreement shall be conducted in accordance with the Terms and Conditions, Procedures and Requirements, Certificate of Compliance, Project Summary, Activities Timeline, and Budget, of this Agreement, or other combination of exhibits specified on the Grant Agreement Coversheet attached hereto (collectively referred to as "Terms"). Grantee's California State Library-approved Application (Grantee's Application) is hereby incorporated herein by this reference. In the event of conflict or inconsistency between the articles, exhibits, attachments, specifications, or provisions that constitute this Agreement, the following order of precedence shall apply:

    a. Grant Agreement Coversheet and any Amendments thereto
    b. Terms and Conditions
    c. Procedures and Requirements
    d. Certificate of Compliance
    e. Project Summary
    f. Grantee's Application (including Budget and Activities Timeline)
    g. All other attachments hereto, including any that are incorporated by reference.

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29. Payment:

    a. The approved Budget, if applicable, is attached hereto and incorporated herein by this reference and states the maximum amount of allowable costs for each of the tasks identified in the Project Summary and Activity Timeline included in the project application. California State Library shall provide funding to the Grantee for only the work and tasks specified in the Grantee's Application at only those costs specified in the Budget and incurred in the term of the Agreement.
    b. The Grantee shall carry out the work described in the Work Plan or in the Grantee's Application in accordance with the approved Budget and shall obtain the Grant Monitor's written approval of any changes or modifications to the Work Plan, approved project as described in the Grantee's Application, or the approved Budget prior to performing the changed work or incurring the changed cost. If the Grantee fails to obtain such prior written approval, the State Librarian or designee, at his or her sole discretion, may refuse to provide funds to pay for such work or costs.
    c. The Grantee shall request funds in accordance with the funding schedule included in this agreement.
    d. Ten percent (10%) will be withheld from the Payment Request (if applicable) and paid at the end of the grant term, when all reports and conditions stipulated in this Agreement have been satisfactorily completed. Failure by the grantee to satisfactorily complete all reports and conditions stipulated in this Agreement may result in forfeiture of any such funds withheld.
    e. Lodgings, Meals and Incidentals: Grantee's eligible costs are limited to the amounts authorized in the California State Administrative Manual (see Exhibit C or contact the Grant Monitor for more information).
    f. Payment will be made only to the Grantee.
    g. Reimbursable expenses shall not be incurred unless and until the grantee receives a Notice to Proceed as described in the Procedures and Requirements.

30. Personal Jurisdiction: The Grantee consents to personal jurisdiction in the State of California for all proceedings concerning the validity and operation of this Agreement and the performance of the obligations imposed upon the parties. Native American Tribal grantees expressly waive tribal sovereign immunity as a defense to any and all proceedings concerning the validity and operation of this Agreement and the performance of the obligations imposed upon the parties.

31. Personnel Costs: Any personnel expenditures to be paid for with grant funds must be computed based on actual time spent on grant-related activities and on the actual salary or equivalent hourly wage the employee is paid for their

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regular job duties, including a proportionate share of any benefits to which the employee is entitled.

32. Pledge: This Agreement shall not be interpreted to create any pledge or any commitment by the State Library to make any other or further grants or contributions to Grantee, or any other person or entity in connection with the Project. It is mutually agreed that Grantee is responsible for furnishing funds beyond the grant award that may be necessary to complete outcomes or deliverables.

33. Privacy Protection: Both parties agree to protect the confidentiality of any non-public, personal information that may be contained in materials received or produced in connection with this Agreement, as required by Civil Code, section 1798, *et. seq*.

34. Prohibited Use: The expenditure under this program shall not be used to supplant Grantee efforts in other grant programs provided by the California State Library.

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35. Public Records Act: Material maintained or used by the California State Library is considered "public record" under the Public Records Act (PRA) at Government Code, sections 6250, *et. seq*. This includes the Interim and Final reports, and any other written communications between the parties. Grantee agrees to ensure that all content contained in its written reports are appropriate for publication. Said material, along with all other reports, documentation and data collected during the term of the Agreement, will be subject to disclosure unless it qualifies for exemption under the PRA in whole or in part. Grantee agrees to alert the State Library as to a basis for exemption if any exists.

36. Publicity Obligations: Grantee will notify the State Library of any promotional materials or publications resulting from the grant no later than five (5) days in advance of distribution, whether they are print, film, electronic, or in any other format or medium. Copies of all promotional materials will be provided to the State Library. Grantee will acknowledge the State Library's support as noted above. Grantee agrees that the State Library may include information about this grant and its outcomes in its own annual reports, with specific reference to Grantee, and may distribute such information to third parties.

37. Records: Communications, grant related documents, data, original receipts, and invoices must be maintained by Grantee and shall be made available to the State Library upon request. Grantee agrees to maintain adequate grant program records and adequate financial records consistent with generally accepted accounting practices, and to retain all records for at least five (5) years after the end-of-term. The State Library may monitor or conduct an onsite

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evaluation of Grantee's operation to ensure compliance with this Agreement, with reasonable advance notice.

38. Reduction of Waste: In the performance of this Agreement, Grantee shall take all reasonable steps to ensure that materials purchased or utilized in the course of the project are not wasted. Steps should include, but not be limited to: the use of used, reusable, or recyclable products; discretion in the amount of materials used; alternatives to disposal of materials consumed; and the practice of other waste reduction measures where feasible and appropriate.

39. Reimbursement Limitations: Under no circumstances shall the Grantee seek reimbursement pursuant to this Agreement for a cost or activity that has been or will be paid for through another funding source. The Grantee shall not seek reimbursement for any costs used to meet cost sharing or matching requirements of any other California State Library funded program.

40. Reports and Claims: It is the responsibility of the grantee make the required reports and claims to the California State Library.

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    a. The grantee shall be responsible for submitting to the State Library Narrative Reports detailing progress and activities. The reports are due on the dates specified in the reporting schedule detailed in the Procedures and Requirements section.
    b. The grantee shall be responsible for submitting to the State Library Financial Reports reflecting grantee expenditure activity. The reports are due on the dates specified in the reporting schedule detailed in the Procedures and Requirements section.
    c. To obtain payment hereunder the grantee shall submit authorized claims provided by the State Library for that purpose, on each of the following mentioned dates for payment, and the California State Library agrees to reimburse the Library as soon thereafter as State fiscal procedures will permit.
    d. The final 10% of the grant award (if applicable) is payable only upon approval of all final reports and receipt of claim form. Failure to provide timely reports is a serious breach of an award recipient's administrative duty under the award.
    e. Payment will be provided to cover the expenditures incurred by the grantee for the project in the following manner:

        - $10,800 upon execution of the agreement and submission of claim by the grantee organization.
        - The final ten percent (10%) payment will be made upon approval of all final reports and receipt of claim form in the amount of $1200.

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41. Self-Dealing and Arm's Length Transactions: All expenditures for which reimbursement pursuant to this Agreement is sought shall be the result of arm's-length transactions and not the result of, or motivated by, self-dealing on the part of the Grantee or any employee or agent of the Grantee. For purposes of this provision, "arm's-length transactions" are those in which both parties are on equal footing and fair market forces are at play, such as when multiple vendors are invited to compete for an entity's business and the entity chooses the lowest of the resulting bids. "Self-dealing" is involved where an individual or entity is obligated to act as a trustee or fiduciary, as when handling public funds, and chooses to act in a manner that will benefit the individual or entity, directly or indirectly, to the detriment of, and in conflict with, the public purpose for which all grant monies are to be expended.

42. Severability: If any part of this Agreement is found to be unlawful or unenforceable, such provisions will be voided and severed from this Agreement, but the remainder of the provisions in the Agreement will remain in full force and effect.

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43. Site Visits: The Grantee shall allow the California State Library to access and conduct site visits, with reasonable notice, at which grant funds are expended and related work being performed at any time during the performance of the work and for up to ninety (90) days after completion of the work, or until all issues related to the grant project have been resolved. A site visit may include, but not be limited to, monitoring the use of grant funds, provide technical assistance when needed, and to visit the State funded project.

44. Termination: The Agreement shall be subject to termination by the State Librarian or designee upon notice to the Grantee at least thirty (30) days prior to the effective date of termination. In the event this agreement is terminated, the Grantee shall deliver to the State Librarian copies of all reports, accounting, data, and materials prepared up to the date of termination. The State Librarian shall determine and pay the Grantee for necessary and appropriate expenditures and obligations up to the date of termination which have not been covered by prior installments previously paid to the Grantee. Upon such termination, the unused portion of the grant award must be returned to the California State Library within 45 days. If funding has been advanced to the Grantee, any unobligated balances, as determined by the State Librarian, shall be returned to the State Library within 45 days of the notice of termination.

45. Timeline: Time is of the essence to this Agreement. It is mutually agreed between the parties that the grant application and the timeline included therein are part of the Agreement.

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46. Unused Funds: At the end-of-term Grantee agrees to return any unexpended or unaccounted for funds to the State Library, or to submit a written request for an extension of the grant period. Funds will be considered unexpended or unaccounted if they were: (1) not used for their intended purpose, or (2) used inconsistent with the terms of this Agreement.

    Funds will also be considered unaccounted for, and must be returned, if the proposal outcomes or deliverables are materially incomplete by the end-of-term or earlier termination, as determined by the State Library in its sole discretion.

47. Waiver of Rights: California State Library shall not be deemed to have waived any rights under this Agreement unless such waiver is given in writing and signed by California State Library. No delay or omission on the part of California State Library in exercising any rights shall operate as a waiver of such right or any other right. A waiver by California State Library of a provision of this Agreement shall not prejudice or constitute a waiver of California State Library's right otherwise to demand strict compliance with that provision or any other provision of this Agreement. No prior waiver by California State Library, nor any course of dealing between California State Library and Grantee, shall constitute a waiver of any of California State Library's rights or of any of grantee's obligations as to any future transactions. Whenever the consent of California State Library is required under this Agreement, the granting of such consent by California State Library in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of California State Library.

48. Work Products: Grantee shall provide California State Library with copies of all final products identified in the Work Plan and Application. Grantee shall also provide the State Library with copies of all public education and advertising material produced pursuant to this Agreement.

49. Worker's Compensation: The State of California will not provide Workers' Compensation insurance for Grantee or Grantee's employees or contract personnel. If Grantee hires employees to perform services required by this Agreement, Grantee shall provide Workers' Compensation insurance for them. The Grantee is aware of Labor Code Section 3700, which requires every employer to be insured against liability for Workers' Compensation or to undertake self-insurance in accordance with the Labor Code, and the Grantee agrees to comply with such provisions before commencing the performance of the work of this Agreement.

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EXHIBIT B: CERTIFICATION of COMPLIANCE FORM

1. **AUTHORIZED REPRESENTATIVE:** I certify that the authorized representative named below is the legally designated representative of the Grantee for this Grant Agreement and project and is authorized to receive and expend funds in order to administer this grant program.
2. I certify that all information provided to the California State Library for review in association with this award is correct and complete to the best of my knowledge, and as the authorized representative of the Grantee, I commit to the conditions of this award, and I have the legal authority to do so.
3. I certify that any or all other participants or contractors in the grant program have agreed to the terms of the application/grant award and have entered into an agreement(s) concerning the final disposition of equipment, facilities, and materials purchased for this program from the funds awarded for the activities and services described in the attached, as approved and/or as amended in the application by the California State Librarian.
4. The authorized representative, on behalf of the Grantee, certifies that the Grantee will comply with all applicable requirements of State and Federal laws, regulations, and policies governing this program, to include the requirements listed below in this Certification of Compliance Form.
5. The authorized representative, on behalf of the Grantee, hereby certifies to the California State Library, for an award of funds in the amount $12,000. This award will provide library services as set forth in the Project Application as approved and/or as amended by the California State Librarian.
6. **STATEMENT OF COMPLIANCE:** Grantee has, unless exempted, complied with the non-discrimination program requirements. (Gov. Code §12990 (a-f) and CCR, Title 2, Section 11102).
7. **DRUG-FREE WORKPLACE REQUIREMENTS:** Grantee will comply with the requirements of the Drug-Free Workplace Act of 1990 and will provide a drug-free workplace by taking the following actions:
   a. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations.
   b. Establish a Drug-Free Awareness Program to inform employees about:
      1) the dangers of drug abuse in the workplace;

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2) the person's or organization's policy of maintaining a drug-free workplace;
3) any available counseling, rehabilitation, and employee assistance programs; and,
4) penalties that may be imposed upon employees for drug abuse violations.

c. Every employee who works on the proposed Agreement will:

1) receive a copy of the company's drug-free workplace policy statement; and,
2) agree to abide by the terms of the company's statement as a condition of employment on the Agreement.

Failure to comply with these requirements may result in suspension of payments under the Agreement or termination of the Agreement or both and Grantee may be ineligible for award of any future State agreements if the department determines that any of the following has occurred: the Grantee has made false certification or violated the certification by failing to carry out the requirements as noted above. (Gov. Code § 8350 *et. seq*.)

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8. **CONFLICT OF INTEREST:** Grantee needs to be aware of the following provisions regarding current or former state employees. If Grantee has any questions on the status of any person rendering services or involved with the Agreement, the California State Library must be contacted immediately for clarification.

Current State Employees (Pub. Contract Code § 10410):

a. No officer or employee shall engage in any employment, activity, or enterprise from which the officer or employee receives compensation or has a financial interest, and which is sponsored or funded by any state agency, unless the employment, activity or enterprise is required as a condition of regular state employment.
b. No officer or employee shall contract on his or her own behalf as an independent contractor with any state agency to provide goods or services.

Former State Employees (Pub. Contract Code § 10411):

a. For the two-year period from the date, he or she left state employment, no former state officer or employee may enter into a contract in which he or she engaged in any of the negotiations, transactions, planning, arrangements or any part of the decision-making process relevant to the contract while employed in any capacity by any state agency.
b. For the twelve-month period from the date, he or she left state employment, no former state officer or employee may enter into a contract with any state agency if he or she was employed by that state agency in a policy-making position in the same general subject area as the proposed contract within the 12-month period prior to his or her leaving state service.

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If Grantee violates any provisions of above paragraphs, such action by Grantee shall render this Agreement void. (Pub. Contract Code § 10420).

Members of boards and commissions are exempt from this section if they do not receive payment other than payment of each meeting of the board or commission, payment for preparatory time and payment for per diem. (Pub. Contract Code § 10430 (e)).

9. **LABOR CODE/WORKERS' COMPENSATION:** Grantee needs to be aware of the provisions which require every employer to be insured against liability for Worker's Compensation or to undertake self-insurance in accordance with the provisions, and Grantee affirms to comply with such provisions before commencing the performance of the work of this Agreement. (Labor Code § 3700).

10. **AMERICANS WITH DISABILITIES ACT:** Grantee assures the State that it complies with the Americans with Disabilities Act (ADA) of 1990, which prohibits discrimination on the basis of disability, as well as all applicable regulations and guidelines issued pursuant to the ADA. (42 U.S.C. 12101 *et. seq*.)

11. **RESOLUTION:** A county, city, district, or other local public body must provide the State with a copy of a resolution, order, motion, or ordinance of the local governing body which by law has authority to enter into an agreement, authorizing execution of the agreement.

12. **PAYEE DATA RECORD FORM STD. 204:** This form must be completed by all Grantees that are not another state agency or other governmental entity.

13. **DRUG FREE WORKPLACE:**
    a. Continue to provide a drug-free workplace by complying with the requirements in 2 C.F.R. part 3186 (Requirements for Drug-Free Workplace (Financial Assistance)). In particular, the recipient must comply with drug-free workplace requirements in subpart B of 2 C.F.R. part 3186, which adopts the Government-wide implementation (2 C.F.R. part 182) of sections 5152-5158 of the Drug-Free Workplace Act of 1988 (P. L. 100-690, Title V, Subtitle D; 41 U.S.C. §§ 701-707).
    b. This includes but is not limited to: making a good faith effort, on a continuing basis, to maintain a drug-free workplace; publishing a drug-free workplace statement; establishing a drug-free awareness program for the employees; taking actions concerning employees who are convicted of violating drug statutes in the workplace.

14. **ACCESSIBILITY:** The organization receiving this award, as listed in the certification section below, and all program staff, will ensure all project materials will meet California accessibility standards.

15. **NON-DISCRIMINATION:** The organization receiving this award, as listed in the certification section below, and all program staff, agree to comply with all California non-discrimination laws.

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16. **ACKNOWLEDGEMENT:** The organization receiving this award, as listed in the certification section below, and all program staff, agree to comply with California State Library acknowledgement requirements.

CERTIFICATION

ORGANIZATION	
Name:	**Address** *(official and complete)*:
PROJECT COORDINATOR	
Name:	
Email:	**Phone**:
GRANTTEE AUTHORIZED REPRESENTATIVE	
Name:	**Title**:
Email:	**Phone**:
Signature:	**Date**:

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Authorized Representative Signature

ORGANIZATION	
Name:	**Address** *(official and complete)*:
AUTHROIZED REPRESENTATIVE	
Signature:	**Date**:
Printed Name of Person Signing:	**Title**:
STATE OF CALIFORNIA	
Agency Name: California State Library	**Address**: 900 N Street, Sacramento, CA 95814
Signature: DocuSigned by: Greg Lucas BDA50981C41C416...	**Date**: 2/9/2022
Printed Name of Person Signing: Greg Lucas	**Title**: California State Librarian

In Process

DocuSign Envelope ID: E5C33B9E-F462-450F-8506-E66CCA3E5254

California State Library
FOUNDED 1850
PRESERVING OUR HERITAGE, SHAPING OUR FUTURE

EXHIBIT B: STATE REIMBURSABLE TRAVEL EXPENSES

Rates are subject to change per State of California, Department of Human Resources Please Check State of California, Department of Human Resources Website for updated expenses:
http://www.calhr.ca.gov/employees/pages/travel-reimbursements.aspx

Mileage: Rate subject to change	$0.56 per mile – approved business/travel expense
Meals: Receipts are required	$7.00 – Breakfast $11.00 – Lunch $23.00 – Dinner $5.00 - Incidentals

In Process

Meals Note: Lunch can only be claimed if travel is more than 24 hours. Incidental charge may be claimed once for every 24-hour period and should cover incidental expenses, such as but not limited to, tip, baggage handling, etc.

Hotel: Receipts are required and MUST have a zero balance.	$ 90.00 plus tax for all counties/cities not listed below $ 95.00 plus tax for Napa, Riverside, and Sacramento Counties $ 110.00 plus tax for Marin County $ 120.00 plus tax for Los Angeles, Orange, and Ventura Counties, and Edwards AFB. Excluding the city of Santa Monica $ 125.00 plus tax for Monterey and San Diego Counties $ 140.00 plus tax for Alameda, San Mateo, and Santa Clara Counties $ 150.00 plus tax for the City of Santa Monica $ 250.00 plus tax for San Francisco County **Out of State:** Prior authorization must be obtained, as well as three print-out hotel quotes. Actual receipt must be included with authorization and additional quotes.

Hotel Note: If the above approved reimbursable hotel rates cannot be secured, please contact your grant monitor to obtain an excess lodging form. This form must be approved prior to actual travel.

AIRLINE TICKETS: Itinerary and receipts are required	Actual reasonable fees pertaining to airline travel will be reimbursed. Business, First Class, or Early Bird Check-in fee is not an approved reimbursable expense.

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CALIFORNIA STATE LIBRARY
California Library Services Act
FINANCIAL CLAIM
FIRST PAYMENT

Invoice#: ZIP21-87-01
PO#

ENY: 2021
ITEM NO: 6120-211-0001, Chapter 21, Statutes of 2021
PURCHASING AUTHORITY NUMBER: CSL-6120
REPORTING STRUCTURE: 61202000
COA: 5432000
PROGRAM #: 5312

Date: _____

Claim of: City of Roseville

Complete Address: _____
Street Address, City, State, Zip Code

For: City of Roseville

Project Title: Zip Books Grant Project

Amount Claimed: $10,800 Grant Award Number: ZIP21-87

For Period From: upon execution to end of grant period

Type of Payment **PROGRESS** FINAL IN FULL

Payable Upon Execution of Agreement

In Process

CERTIFICATION

I hereby certify under penalty of perjury: that I am the duly authorized representative of the claimant herein; that this claim is in all respects true, correct and in accordance with law and the terms of the agreement; and that payment has not previously been received for the amount claimed herein.

By _____
(Signature of the authorized representative)

_____
(Print Name)

_____
Title

State of California, State Library Fiscal Office

By _____ Date _____
(State Library representative)

If you are not using DocuSign electronic signature to submit your claim, please complete the following:

EMAIL A SCANNED COPY:	**MAIL ONE ORIGINAL SIGNATURE TO:**
Fiscal Services stategrants.fiscal@library.ca.gov	California State Library Fiscal Office – CLSA Zip Books PO Box 942837 Sacramento, CA 94237-0001

Print Form Reset Form

DocuSign Envelope ID: E5C33B9E-F462-450F-8506-E66CCA3E5254

PAYEE DATA RECORD

(Required when receiving payment from the State of California in lieu of IRS W-9 or W-7)
STD 204 (Rev. 03/2021)

Section 1 – Payee Information

NAME (This is required. Do not leave this line blank. Must match the payee's federal tax return)

BUSINESS NAME, DBA NAME or DISREGARDED SINGLE MEMBER LLC NAME (If different from above)

MAILING ADDRESS (number, street, apt. or suite no.) (See instructions on Page 2)

CITY, STATE, ZIP CODE	E-MAIL ADDRESS

Section 2 – Entity Type

Check one (1) box only that matches the entity type of the Payee listed in Section 1 above. (See instructions on page 2)

- ☐ **SOLE PROPRIETOR / INDIVIDUAL**
- ☐ **SINGLE MEMBER LLC** *Disregarded Entity owned by an individual*
- ☐ **PARTNERSHIP**
- ☐ **ESTATE OR TRUST**

CORPORATION (see instructions on page 2)

- ☐ **MEDICAL** *(e.g., dentistry, chiropractic, etc.)*
- ☐ **LEGAL** *(e.g., attorney services)*
- ☐ **EXEMPT** *(e.g., nonprofit)*
- ☐ **ALL OTHERS**

Section 3 – Tax Identification Number

Enter your Tax Identification Number (TIN) in the appropriate box. The TIN must **match** the name given in Section 1 of this form. Do not provide more than one (1) TIN. The TIN is a 9-digit number. **Note:** Payment will not be processed without a TIN.

- For **Individuals**, enter SSN.
- If you are a **Resident Alien**, and you do not have and are not eligible to get an SSN, enter your ITIN.
- Grantor Trusts (such as a Revocable Living Trust while the grantors are alive) may not have a separate FEIN. Those trusts must enter the individual grantor's SSN.
- For **Sole Proprietor or Single Member LLC (disregarded entity), in which the sole member is an individual**, enter SSN (ITIN if applicable) or FEIN (FTB prefers SSN).
- For **Single Member LLC (disregarded entity), in which the sole member is a business entity**, enter the owner entity's FEIN. Do not use the disregarded entity's FEIN.
- For all other entities including LLC that is taxed as a corporation or partnership, estates/trusts (with FEINs), enter the entity's FEIN.

Social Security Number (SSN) or Individual Tax Identification Number (ITIN)

___ ___ ___ -___ ___ - ___ ___ ___ ___

OR

Federal Employer Identification Number (FEIN)

___ ___ - ___ ___ ___ ___ ___ ___ ___

In Process

Section 4 – Payee Residency Status (See instructions)

☐ **CALIFORNIA RESIDENT** – Qualified to do business in California or maintains a permanent place of business in California.

☐ **CALIFORNIA NONRESIDENT** – Payments to nonresidents for services may be subject to state income tax withholding.

☐ No services performed in California

☐ Copy of Franchise Tax Board waiver of state withholding is attached.

Section 5 – Certification

I hereby certify under penalty of perjury that the information provided on this document is true and correct. Should my residency status change, I will promptly notify the state agency below.

NAME OF AUTHORIZED PAYEE REPRESENTATIVE	TITLE	E-MAIL ADDRESS

SIGNATURE	DATE	TELEPHONE *(include area code)*

Section 6 – Paying State Agency

Please return completed form to:

STATE AGENCY/DEPARTMENT OFFICE	UNIT/SECTION

MAILING ADDRESS	FAX	TELEPHONE *(include area code)*

CITY	STATE	ZIP CODE	E-MAIL ADDRESS

DocuSign Envelope ID: E5C33B9E-F462-450F-8506-E66CCA3E5254

PAYEE DATA RECORD

(Required when receiving payment from the State of California in lieu of IRS W-9 or W-7)
STD 204 (Rev. 03/2021)

GENERAL INSTRUCTIONS

Type or print the information on the Payee Data Record, STD 204 form. Sign, date, and return to the state agency/department office address shown in Section 6. Prompt return of this fully completed form will prevent delays when processing payments.

Information provided in this form will be used by California state agencies/departments to prepare Information Returns (Form1099).
NOTE: Completion of this form is optional for Government entities, i.e. federal, state, local, and special districts.

A completed Payee Data Record, STD 204 form, is required for all payees (non-governmental entities or individuals) entering into a transaction that may lead to a payment from the state. Each state agency requires a completed, signed, and dated STD 204 on file; therefore, it is possible for you to receive this form from multiple state agencies with which you do business.

Payees who do not wish to complete the STD 204 may elect not to do business with the state. If the payee does not complete the STD 204 and the required payee data is not otherwise provided, payment may be reduced for federal and state backup withholding. Amounts reported on Information Returns (Form 1099) are in accordance with the Internal Revenue Code (IRC) and the California Revenue and Taxation Code (R&TC).

Section 1 – Payee Information

Name – Enter the name that appears on the payee's federal tax return. The name provided shall be the tax liable party and is subject to IRS TIN matching (when applicable).

- Sole Proprietor/Individual/Revocable Trusts – enter the name shown on your federal tax return.
- Single Member Limited Liability Companies (LLCs) that is disregarded as an entity separate from its owner for federal tax purposes - enter the name of the individual or business entity that is tax liable for the business in section 1. Enter the DBA, LLC name, trade, or fictitious name under Business Name.
- Note: for the State of California tax purposes, a Single Member LLC is not disregarded from its owner, even if they may be disregarded at the Federal level.
- Partnerships, Estates/Trusts, or Corporations – enter the entity name as shown on the entity's federal tax return. The name provided in Section 1 must match to the TIN provided in section 3. Enter any DBA, trade, or fictitious business names under Business Name.

Business Name – Enter the business name, DBA name, trade or fictitious name, or disregarded LLC name.
Mailing Address – The mailing address is the address where the payee will receive information returns. Use form STD 205, Payee Data Record Supplement to provide a remittance address if different from the mailing address for information returns, or make subsequent changes to the remittance address.

Section 2 – Entity Type

If the Payee in Section 1 is a(n)…	THEN Select the Box for…
Individual ● Sole Proprietorship ● Grantor (Revocable Living) Trust disregarded for federal tax purposes	Sole Proprietor/Individual
Limited Liability Company (LLC) owned by an individual and is disregarded for federal tax purposes	Single Member LLC-owned by an individual
Partnerships ● Limited Liability Partnerships (LLP) ● and, LLC treated as a Partnership	Partnerships
Estate ● Trust (other than disregarded Grantor Trust)	Estate or Trust
Corporation that is medical in nature (e.g., medical and healthcare services, physician care, nursery care, dentistry, etc. ● LLC that is to be taxed like a Corporation and is medical in nature	Corporation-Medical
Corporation that is legal in nature (e.g., services of attorneys, arbitrators, notary publics involving legal or law related matters, etc.) ● LLC that is to be taxed like a Corporation and is legal in nature	Corporation-Legal
Corporation that qualifies for an Exempt status, including 501(c) 3 and domestic non-profit corporations.	Corporation-Exempt
Corporation that does not meet the qualifications of any of the other corporation types listed above ● LLC that is to be taxed as a Corporation and does not meet any of the other corporation types listed above	Corporation-All Other

Section 3 – Tax Identification Number

The State of California requires that all parties entering into business transactions that may lead to payment(s) from the state provide their Taxpayer Identification Number (TIN). The TIN is required by R&TC sections 18646 and 18661 to facilitate tax compliance enforcement activities and preparation of Form 1099 and other information returns as required by the IRC section 6109(a) and R&TC section 18662 and its regulations.

Section 4 – Payee Residency Status

Are you a California resident or nonresident?

- A corporation will be defined as a "resident" if it has a permanent place of business in California or is qualified through the Secretary of State to do business in California.
- A partnership is considered a resident partnership if it has a permanent place of business in California.
- An estate is a resident if the decedent was a California resident at time of death.
- A trust is a resident if at least one trustee is a California resident.
  - For individuals and sole proprietors, the term "resident" includes every individual who is in California for other than a temporary or transitory purpose and any individual domiciled in California who is absent for a temporary or transitory purpose. Generally, an individual who comes to California for a purpose that will extend over a long or indefinite period will be considered a resident. However, an individual who comes to perform a particular contract of short duration will be considered a nonresident.

For information on Nonresident Withholding, contact the Franchise Tax Board at the numbers listed below:

Withholding Services and Compliance Section: 1-888-792-4900 E-mail address: wscs.gen@ftb.ca.gov
For hearing impaired with TDD, call: 1-800-822-6268 Website: www.ftb.ca.gov

Section 5 – Certification

Provide the name, title, email address, signature, and telephone number of individual completing this form and date completed. In the event that a SSN or ITIN is provided, the individual identified as the tax liable party must certify the form. Note: the signee may differ from the tax liable party in this situation if the signee can provide a power of attorney documented for the individual.

Section 6 – Paying State Agency

This section must be completed by the state agency/department requesting the STD 204.

Privacy Statement

Section 7(b) of the Privacy Act of 1974 (Public Law 93-579) requires that any federal, state, or local governmental agency, which requests an individual to disclose their social security account number, shall inform that individual whether that disclosure is mandatory or voluntary, by which statutory or other authority such number is solicited, and what uses will be made of it. It is mandatory to furnish the information requested. Federal law requires that payment for which the requested information is not provided is subject to federal backup withholding and state law imposes noncompliance penalties of up to $20,000. You have the right to access records containing your personal information, such as your SSN. To exercise that right, please contact the business services unit or the accounts payable unit of the state agency(ies) with which you transact that business.

All questions should be referred to the requesting state agency listed on the bottom front of this form.

COUNCIL COMMUNICATION

CC #: 2129
File #: 0704 & 0705

Title:	Expanded Learning Opportunities Program - Memorandum of Understanding
Contact:	Jeff Nereson 916-774-5974 jnereson@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.27.

RECOMMENDATION TO COUNCIL

Recommends City Council adopt a resolution approving the Memorandum of Understanding with the Dry Creek Elementary School District ("District") for the Expanded Learning Opportunities Program ("ELOP"), and authorizing the City Manager to execute it.

BACKGROUND

ELOP is provided by schools and community based organizations to create enriching experiences for youth after school during the school year, and in the summer, through activities that complement and support classroom-based instruction for children enrolled in kindergarten (including transitional kindergarten) through sixth grade.

The ELOP program is offered to students who meet the qualifications of being low income (measured by Free/Reduced Lunch eligibility), English learner, or a foster youth.

The Dry Creek Elementary School District desires to offer the opportunity for ELOP eligible students to participate in the Adventure Camp program during the summer and Adventure Club program after school during all academic school days at Coyote Ridge Elementary School. The Adventure Camp and Adventure Club program will accept up to 140 ELOP eligible students per session, if capacity allows, with no impact to returning paid families.

FISCAL IMPACT

There will be no negative fiscal impact to the Youth Development Fund for this program. The District will compensate the City for each ELOP eligible student registration, as well as the costs for program supplies, snacks, and enrichment components.

ENVIRONMENTAL REVIEW

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

The approval of a Memorandum of Understanding meets the above criteria and is not subject to CEQA. No additional environmental review is required.

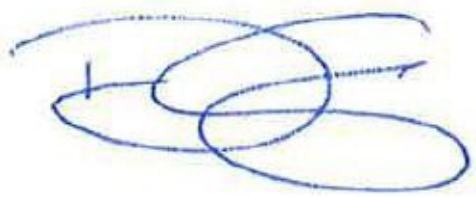
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world
Goal C - Maintain a safe and healthy community
Goal E - Deliver exceptional city services

Respectfully Submitted,

Jeff Nereson, Parks, Recreation & Libraries Manager

Jill Geller, Parks, Recreation & Libraries Director



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-210

ELOP Agreement

RESOLUTION NO. 22-210

APPROVING A MEMORANDUM OF UNDERSTANDING, BY AND BETWEEN THE DRY CREEK JOINT ELEMENTARY SCHOOL DISTRICT AND THE CITY OF ROSEVILLE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a Memorandum of Understanding regarding the Expanded Learning Opportunities Program, by and between the Dry Creek Joint Elementary School District and the City Of Roseville, has been reviewed by the City Council;

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

PASSED AND ADOPTED by the City Council of the City of Roseville this_____day of_____, 2022, by the following vote on roll call:

AYES COUNCIL MEMBER:

NOES COUNCIL MEMBER:

ABSENT COUNCIL MEMBER:

_____
Mayor

ATTEST:

_____
City Clerk

MEMORANDUM OF UNDERSTANDING

BETWEEN THE CITY OF ROSEVILLE AND

THE DRY CREEK JOINT ELEMENTARY SCHOOL DISTRICT REGARDING

THE EXPANDED LEARNING OPPORTUNITIES PROGRAM

THIS AGREEMENT is made and entered into this day of 22, by and between the City of Roseville, a municipal corporation ("CITY"), and the Dry Creek Joint Elementary School District, an elementary school district ("DISTRICT").

W I T N E S S E T H:

WHEREAS, DISTRICT obtained funding from the California Department of Education for unduplicated students to participate in the Expanded Learning Opportunities Program ("ELOP"); and

WHEREAS, DISTRICT desires to offer opportunity for ELOP eligible students to participate in the Adventure Camp program during the summer and Adventure Club program after school during all academic school days at Coyote Ridge Elementary School; and

WHEREAS, CITY currently operates a summer and after school program at this school site; and

WHEREAS, the parties desire to jointly administer the ELOP Program at Coyote Ridge Elementary.

NOW, THEREFORE, the parties agree as follows:

1. CITY Responsibilities. CITY shall:

a. Provide opportunity for up to 100 ELOP eligible students, per summer session, to participate in the Adventure Camp program at Coyote Ridge Elementary. Session #1 runs June 6 - June 24. Session #2 runs July 11 - July 29, 2022. The Adventure Camp program begins at the end of the summer school day and runs until 5:30 pm.

b. Provide opportunity for up to 100 ELOP eligible students to participate in the Adventure Club program for each academic school day at Coyote Ridge Elementary. CITY may, with approval by the DISTRICT, expand the opportunity for up to 140 eligible students if capacity allows. The Adventure Club after school program begins at the end of school day and runs until 6:00 p.m.

c. Provide the daily snack for the students in the Adventure Camp and Adventure Club program that meets healthy snack standards as required.

d. Develop marketing materials that will be distributed to the DISTRICT.

e. Be responsible for the registration process for ELOP eligible students for both Adventure Camp and Adventure Club programs.

f. Provide training for staff members as appropriate.

g. Conduct background checks, fingerprinting and medical screenings of all staff as required by the California Education Code.

h. Adhere to the following ELOP ratios; TK-K 10:1; 1st- 5th grade 20:1.

i. Provide supplies for use in the Adventure Camp and Adventure Club programs. The costs of these supplies will be included in the invoices from the CITY.

2. DISTRICT Responsibilities. DISTRICT shall:

a. Provide facilities at the school site, such as classrooms, multi purpose room,

playgrounds and restrooms for Adventure Camp and Adventure Club for the purpose of the ELOP Program.

b. Assist in distributing marketing materials to eligible participants for Adventure Club and Adventure Camp by way of, but not limited to, electronic distribution and hard copy fliers to be available in the front offices at Coyote Ridge, Heritage Oaks and Quail Glen Elementary Schools.

c. Be responsible for custodial services, restroom supplies and utilities for any DISTRICT facilities used for the Adventure Club and Adventure Camp programs.

d. Be responsible for ELOP funding administration, including all reporting and evaluations.

e. Assist with the recruitment of ELOP eligible students into the Adventure Camp and Adventure Club programs.

f. Act as the fiscal agent for the state monies, and pay outstanding invoices for the ELOP Program to CITY within thirty (30) days after receipt.

3. Term. The term of this Agreement shall begin on June 1, 2022 and terminate on June 7, 2023. The parties understand that this Agreement shall be contingent upon continued funding by the DISTRICT for the ELOP Program and that failure by the DISTRICT to obtain such funding will result in this Agreement being terminated.

4. Compensation. DISTRICT shall compensate CITY in accordance with the fees outlined in Exhibit "A," attached hereto and incorporated by this reference. CITY shall submit invoices to DISTRICT for CITY incurred ELOP program costs, such as resources and supplies for the summer Adventure Camp, for session #1 by June 30, 2022 and for session #2 by August 1, 2022. For Adventure Club, invoices shall be submitted four times a year, no later than October 30,

December 31, 2022 and March 31 and June 30, 2023. In no event shall compensation to CITY by DISTRICT exceed eight hundred thirteen thousand, two hundred dollars ($813,200) for services provided by CITY pursuant to this Agreement.

5. Bi-Annual Review. In December of 2022 and April of 2023, the parties will meet to evaluate the terms of this Agreement and to discuss potential revisions.

6. Indemnification. Each party shall defend, indemnify, and hold the other party (and its respective officers, agents and employees, while acting as such) harmless from liability the other party, its officers, agents, and employees of from all claims, damages, costs, liabilities, or expenses which any of them shall become obligated to pay by reason of liability imposed by law because of injury to or death of persons or damage to property caused or resulting from or arising out of the party's willful misconduct or negligent act or omission while engaged in the performance of obligations or exercise of rights created by this Agreement, except those matters arising from the other party's sole or active negligence. The parties intend that this provision shall be broadly construed.

7. Insurance. Both parties agree to maintain in full force and effect, at a minimum, the following policies of insurance during the term of this Agreement.

COVERAGE	LIMITS OF LIABILITY
Workers Compensation	Statutory
Commercial General Liability	Bodily Injury: $1,000,000 each occurrence $2,000,000 aggregate Property Damage: $1,000,000 each occurrence Personal Injury: $1,000,000 each occurrence $2,000,000 aggregate

Both parties shall name the other party as an additional named insured on such insurance policy. Both parties shall provide the other party with proof of insurance coverage, or evidence of self-insurance, prior to commencement of any services under this Agreement.

8. Compliance with Laws. The parties shall comply with all federal, state and local laws and ordinances as may be applicable to the performance of services under this Agreement.

9. Assignment. Neither party shall assign or transfer any interest in this Agreement nor the performance of obligations hereunder without the prior written consent of the other and any attempt to so assign this Agreement or any rights, duties, or obligations arising hereunder shall, at the option of the non-assigning party, be void and of no effect.

10. Independent Contractor. CITY and DISTRICT shall, in the performance of their respective obligations under this Agreement, act as independent contractors and shall not be officers, agents, or employees of the other.

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 at any time upon giving ninety (90) days advance written notice to the other party.

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 thereof, the prevailing party in such action shall be entitled to recover its reasonable litigation expenses, including but not limited to, court costs, expert witness fees, discovery expenses, and attorneys' fees. Any action arising out of this Agreement shall be brought in Placer County, California, regardless of where else venue may lie. This Agreement shall be governed by and construed in accordance with the laws of the State of California.

14. 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
Kate Rebello
PRL Superintendent
316 Vernon Street, #400
Roseville, CA 95678

DISTRICT
Jim Ferguson
Assistant Superintendent of Administrative Services
8849 Cook Riolo Rd
Roseville, CA 95747

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

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

16. 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 _____, 2022, and DISTRICT has caused this Agreement to be executed.

CITY OF ROSEVILLE, a municipal corporation

BY: _____
DOMINICK CASEY
City Manager

DRY CREEK JOINT ELEMENTARY SCHOOL DISTRICT, an elementary school district

BY: _____
BRAD TOOKER
Dry Creek Joint Elementary Superintendent

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

ATTEST:

BY: _____
CARMEN AVALOS
City Clerk

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: Jill Geller
JILL GELLER
Parks, Recreation and Libraries Director

EXHIBIT A

EXHIBIT A

Expanded Learning Opportunities Program Childcare Proposal

City of Roseville, Adventure Club

Summer 2022

Program Information

Program: Adventure Camp
Location: Coyote Ridge Adventure Club, 1751 Morningstar Drive
Dates: Session #1: June 6-June 24; Session #2: July 11-July 29
Hours: 12:30-5:30 pm
Fees: $37 per day
Program capacity: 100 per session
Additional facility needs: Access to additional space. MPR or 2 classrooms.

Program description: Adventure Camp features a variety of program options including hands-on activities, art, STEM, water play, field trips, guest speakers, theme days, active games and outdoor exploration.

Financial Information

Session 1: 100 participants, 15 days of operation, $37 daily rate: $55,500
Session 2: 100 participants, 15 days of operation, $37 daily rate: $55,500
Registration fee per student: $100, 100 students: $10,000
Start-up cost, general supplies: $5,000
Snack (food/beverage): $3,000
Assemblies/enrichment component: $3,000
Total for Summer 2022: $129,000

Marketing Plan

- City of Roseville to create flyer with registration process, dates and registration deadline included.
    - Distribution of electronic flyers/newsletters completed by DCJESD
    - Paper copies provided to Coyote Ridge, Heritage Oak, Quail Glen schools, to be available in front offices.
- City of Roseville to attend Coyote Ridge Open House on March 23 to market summer and school year program.

Registration

Program available for Kindergarten-5th grade students.
March 22-April 22- Registration for ELOP Adventure Camp Program.
Process:

- Registration opens online on March 22: www.roseville.ca.us/adventureclub
- Registration deadline: April 22, 2022

- DCJESD to provide list of unduplicated participants eligible to enroll in program

Billing
City of Roseville will submit an invoice to DCJESD for summer programming on the following schedule:
Session 1: June 6-June 24 – Invoice to be sent June 30
Session 2: July 11-July 29 – Invoice to be sent August 1

DCJESD to request what type of back-up required to pay invoice.

School Year 2022/2023

Program Information
Program: Adventure Club
Locations:
Coyote Ridge Adventure Club, 1751 Morningstar Drive
Dates: Calendar, includes all academic school days
Hours: School bell (school out of session) -6:00 pm
Fees: $26 per day
Program capacity: 100 spots
Additional facility needs: Access to additional space. MPR desired.

Program description: Adventure Club features a variety of program options including hands-on activities, art, STEM, guest speakers, theme days, active games and outdoor exploration.

Financial Information
180 school days, 100 students, $26 daily rate: $468,000
Registration fee per student: $100, 100 students: $10,000
General supplies (100 students): $10,000
Snack (food/beverage): $10,000
Assemblies/enrichment component: $5,000 ($500/month)

Escalator based on attendance:
180 school days, 120 students, $26 daily rate: $561,600
Registration fee per student: $120, 120 students: $12,000

180 school days, 140 students, $26 daily rate: $655,200
Registration fee per student: $100, 140 students: $14,000

Marketing Plan
- City of Roseville to create flyer with registration process, dates and registration deadline included.
    - Distribution of electronic flyers/newsletters completed by DCJESD

    - Paper copies provided to Coyote Ridge, to be available in front office.
- City of Roseville to attend Coyote Ridge Open House on March 23 to market summer and school year program.

Registration

Program available for Transitional Kindergarten-5th grade students.

Process:

- Registration opens online on April 25: www.roseville.ca.us/adventureclub
- Registration deadline: May 20, 2022
- Work with Coyote Ridge to have an onsite option for enrollment. TBD, depending on school's interest in having this option.

Billing

City of Roseville will submit an invoice to DCJESD for school year programming on the following schedule:

- No later than October 30, 2022
- No later than December 31, 2022
- No later than March 31, 2023
- Not later than June 30, 2023

Total financial impact for both summer and school year: $635,000 -$813,200*

**Total amount based on 100 summer participants and 100 school year participants. The range shows the highest enrollment with 100 for summer and 140 for school year. This would be pending staffing resources.*

COUNCIL COMMUNICATION

CC #: 2146
File #: 0103-17 & 0201

Title:	Roseville Natural Gas Financing Authority - Fiscal Year 2022-23 Budget
Contact:	Nick Rosas 916-774-5314 nrosas@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.28.

RECOMMENDATION TO COUNCIL

Staff is recommending the City Council, acting as the Roseville Natural Gas Financing Authority (RNGFA), adopt the attached resolution approving the RNGFA FY2022-23 budget.

BACKGROUND

Attached is the Roseville Natural Gas Financing Authority (RNGFA) budget for FY2022-23. The debt service expense budget of $16,753,500 represents principal and interest payments on the 2007 Gas Revenue Bonds, which financed the prepayment of natural gas used for power generation at the Roseville Energy Park.

FISCAL IMPACT

The budget document provides a financial summary of the revenues and expenses of the RNGFA. Approval of the annual budget has no new fiscal impact.

ENVIRONMENTAL REVIEW

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

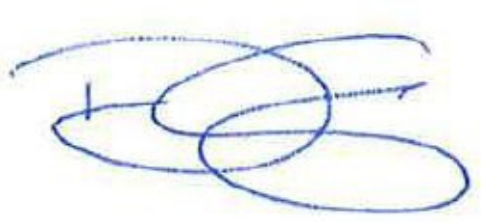
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world

Respectfully Submitted,

Nick Rosas, Accounting Manager

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 1-22

FY2022-23 Budget

ROSEVILLE NATURAL GAS FINANCING AUTHORITY
RESOLUTION NO. 1-22

ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2022-23

WHEREAS, the Roseville Natural Gas Financing Authority has reviewed the proposed Roseville Natural Gas Financing Authority Budget FY2022-23;

NOW, THEREFORE, the Roseville Natural Gas Financing Authority does hereby resolve that the attached Roseville Natural Gas Financing Authority Budget FY2022-23 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 FY2021	Estimate FY2022	Budget FY2023
OPERATING REVENUES			
Current Services - Sale of Natural Gas to Roseville Electric	$ 16,563,066	$ 16,803,750	$ 16,753,500
Administrative Fees	50,046	55,000	55,000
Total Revenues	**16,613,112**	**16,858,750**	**16,808,500**
LESS OPERATING EXPENSES			
Administrative Expenses (Audit, Fiscal Agent & Rating Agency)	23,040	20,000	20,000
Interest Expense	-	-	-
Total Operating Expenses	**23,040**	**20,000**	**20,000**
LESS CAPITAL AND DEBT EXPENSES			
Debt Service - Series 2007 Gas Revenue Bonds	16,614,602	16,784,500	16,788,500
Total Capital and Debt Expenses	**16,614,602**	**16,784,500**	**16,788,500**
INCREASE (DECREASE) FROM OPERATIONS	**(24,530)**	**54,250**	**-**
FUND BALANCE, BEGINNING OF YEAR	**(19,908)**	**(44,438)**	**9,812**
INCREASE (DECREASE) FROM OPERATIONS	**(24,530)**	**54,250**	**-**
FUND BALANCE, END OF YEAR	**$ (44,438)**	**$ 9,812**	**$ 9,812**

COUNCIL COMMUNICATION

CC #: 2149
File #: 0200

Title:	Tax Revenue Consulting Services - Professional Services Agreement Amendment
Contact:	Scott Pettingell 916-774-1306 spettingell@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.29.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution authorizing the City Manager to execute a first amendment to professional services agreement with MuniServices, LLC for tax revenue consulting services.

BACKGROUND

On April 7, 2021, the City Council authorized the City Manager to enter into a professional services agreement with MuniServices, LLC to provide sales tax and transactions and use tax auditing, projection, recovery, and consultant services. The agreement terms included an initial two-year term and an annual not-to-exceed amount of $150,000 per year, or $300,000 over the total agreement term. MuniServices, LLC's compensation is based on a portion of quarterly revenues received by the City due to their audit and recovery services.

The misallocated sales tax and transaction and use tax identified by MuniServices, LLC's audit and recovery services were significantly higher than initially projected. The additional sales and use tax revenues that the City receives from these services more than offsets the cost. It is challenging to forecast the misallocated sales tax identified in a given year.

Staff recommends that the City Council approve increasing the annual not-to-exceed amount under this agreement to $250,000 per year, or $500,000 over the initial two-year term.

FISCAL IMPACT

The additional cost of this recommended agreement amendment for sales tax audit and recovery services will be more than offset by additional General Fund sales tax revenues.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is

no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061(b)(3)).

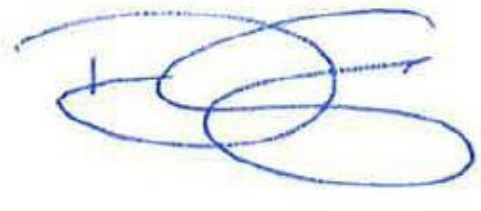
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world

Respectfully Submitted,

Scott Pettingell, Budget Manager

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-230

Sales Tax Revenue Consulting Services

RESOLUTION NO. 22-230

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

WHEREAS, a first amendment to professional services agreement for tax revenue consulting services, by and between the City of Roseville and MuniServices, LLC, 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

Tax Revenue Consulting Services

THIS FIRST AMENDMENT TO AGREEMENT is made and entered into this ___ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and MuniServices, LLC, a Delaware 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 April 7, 2021 ("Agreement") regarding tax revenue consulting services ("Project"); and

WHEREAS, CITY desires to amend the Agreement to increase the annual not to exceed amount; and

NOW, THEREFORE, the parties agree as follows:

1. Section 3 of the Agreement is amended by adding an additional paragraph to read as follows:

"Total annual compensation shall not exceed two hundred fifty thousand dollars ($250,000), in consideration of the First Amendment to Agreement. This brings the total not to exceed contract amount for the initial two (2) year term to five hundred thousand dollars ($500,000)."

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

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

CITY OF ROSEVILLE, a
municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
CARMEN AVALOS
City Clerk

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

MUNISERVICES, LLC, a
Delaware limited liability company

BY: _____
its: CFO

and

BY: _____
its: CEO

[SIGNATURES CONTINUED ON NEXT PAGE]

APPROVED AS TO SUBSTANCE:

BY: Dennis Kauffman Digitally signed by Dennis Kauffman Date: 2022.06.03 11:14:44 -07'00'

DENNIS KAUFFMAN
Chief Financial Officer/
Assistant City Manager

COUNCIL COMMUNICATION

CC #: 2124
File #: 0800-02 & 0214

Title:	Barton Road Water Treatment Plant Solar Energy and Storage System Project - Grant Application
Contact:	Sean Bigley 916-774-5513 sbigley@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.30.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council (1) adopt a resolution authorizing the City Manager to sign all grant application documents for the Barton Road Water Treatment Plant (WTP) Solar Energy and Storage System Project (Project) under the Department of Commerce, Economic Development Administration's (EDA) Economic Adjustment Assistance (EAA) Grant and (2) acknowledge via City Council Resolution the availability of sufficient resources in the Water Rehabilitation Fund for the required local grant match.

BACKGROUND

In 2018, Congress passed the American Water Resiliency Act (AWIA) which required water systems serving more than 3,300 people to develop or update risk assessments and emergency response plans (ERPs) and provide a certification of completion to the U.S. Environmental Protection Agency (USEPA). The City of Roseville (City) completed this mandated assessment working with Jacobs Consulting (Jacobs) via a professional service agreement.

An additional optional task under this professional services agreement was to examine the City's risk relative to future energy security - specifically energy impacts due to wildfire events and projected energy impacts/disruptions as a result of the State of California's current energy policies (i.e., heavy development of wind and solar energy assets while divesting in more traditional energy assets). In addition to this assessment of risk to the City, Jacobs was tasked with developing recommended resiliency investments to reduce future energy disruption risk to the City's water infrastructure.

Not surprisingly, due to the fact that most of the City's water infrastructure receives energy service from Roseville Electric Utility, recommendations from Jacobs focused mostly on one key vulnerability within City's water system – the Barton Road Water Treatment Plant (WTP) which is located in Granite Bay and is powered by energy from Pacific Gas and Electric (PG&E).

After evaluating the recommendations from Jacobs, one project rose as a feasible energy resiliency investment – installation of 998-kilowatts of direct current (kWdc) solar photovoltaic (PV)

panels, and a 500-kilowatt alternating current (kWac) battery energy storage system (BESS) at the Barton Road WTP. Once constructed, the Barton Road WTP Solar Array and Battery Back-Up Resiliency Project (Project) will provide a backup energy supply of a minimum of 96 hours (four days) to the Barton Road WTP in the event of a power outage, allowing for continued treatment and delivery of high-quality water to the City's customers.

The system will also provide near "net zero" energy performance for the Barton Road WTP on an annual basis and will minimize carbon emissions associated with operations. Power produced by the solar array will be approximately 1,500,000-kilowatt-hours (kWh) per year, about equal to the annual energy consumption of the Barton Road WTP. This will significantly reduce the cost of energy for the City and will contribute to California's renewable portfolio standards as well as potential federal or state mandates around renewable energy. The electricity delivered by PG&E has a Greenhouse Gas (GHG) Emission rate of 0.542 pounds of carbon dioxide per kWh. The reduction of GHG emissions is more than 780,000 pounds by replacing the PG&E power with the Project.

The Department of Commerce's Economic Development Administration (EDA) regularly provides federal funding for projects under its Public Works and Economic Adjustment Assistance Program to develop economic resiliency for communities that may face disasters that cause economic harm. Given the purpose of this resiliency project and the City's economic strength and role in the broader regional economy, staff felt that the Public Works and Economic Adjustment Assistance Program is a good match for this proposed project.

Successful applicants must gain support from project beneficiaries for the proposed project. In preparing the grant application, City staff were able to obtain the following private-sector support for the Project:

- Penumbra, Inc.
- Kaiser Permanente
- Sutter Roseville Medical Group
- Adventist Health
- Sun City Roseville
- TSI Semiconductors

In addition to seeking support from private sector beneficiaries, City staff obtained letters of support from the following elected representatives and regional partners for the Project:

- Senator Alex Padilla
- Senator Dianne Feinstein
- Congressmember Tom McClintock
- Sacramento Area Council of Governments
- Greater Sacramento Economic Council
- Valley Vision

Therefore, staff requests that City Council (1) authorize the City Manager to sign all grant application documents for the EDA's Public Works and Economic Adjustment Assistance Grant; and, (2) the City Council acknowledge via City Council Resolution the availability of Water Rehabilitation funds for the required local grant match.

If the City's EDA Public Works and Economic Adjustment Assistance Grant application is approved, total project costs are $6,592,877 with $4,925,776 in federal grant funds, $1,231,444 in

local matching funds and $435,657 in non-reimbursable administrative costs from the Water Rehabilitation Fund, which is funded by water utility sales. Upon award of the Public Works and Economic Adjustment Assistance Grant by the EDA to the City, a budget adjustment will be placed on a future City Council agenda for City Council consideration.

An approved budget adjustment would commit local matching funds for the Project for the duration of the Project performance period. The performance period for the project will span from November 2022 through December 2024; or 26 months from the execution of the EDA grant award documents by the City of Roseville's City Manager, following approval by the Roseville City Council.

If the Public Works and Economic Adjustment Assistance Grant application is approved for award by EDA in the latter half of 2022, the Barton Road Water Treatment Plant (WTP) Solar Energy and Storage System Project would likely be constructed and operational by the first half of 2025.

FISCAL IMPACT

If the City's EDA grant application is approved, the total project cost is $6,592,877 with $4,925,776 in federal grant funds, $1,231,444 in local matching funds and $435,657 in non-reimbursable administrative costs from the Water Rehabilitation Fund which is funded by water utility sales. Upon award of the Public Works and Economic Adjustment Assistance Grant by the EDA to the City, a budget adjustment will be placed on a future City Council agenda for City Council consideration.

ENVIRONMENTAL REVIEW

The proposed project involves minor alterations of an existing facility. This activity is categorically exempt from California Environmental Quality Act (CEQA) as a Class 1 Exemption (State CEQA Guidelines §15301). The proposed project also involves minor alteration in the condition of the land, and which will not remove healthy, mature scenic trees. This activity is categorically exempt from CEQA as a Class 4 Exemption (State CEQA Guidelines §15304). The Exemption has been prepared and no further CEQA action is required.

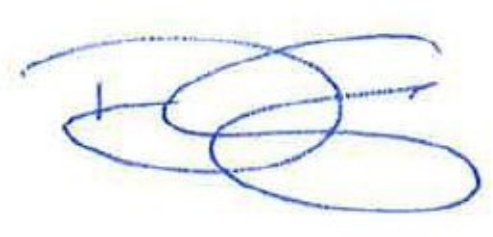
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal D - Enhance economic vitality
Goal E - Deliver exceptional city services
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Sean Bigley, Assistant Environmental Utilities Director

Richard Plecker, Environmental Utilities Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-206

Exhibit A - Project Features

Exhibit B - Project Location

FORM CD-511 - CERTIFICATION REGARDING LOBBYING

ED-900 – General Application for EDA Programs

Attachment for Question G.3 of Form ED-900GA

ED-900A - Additional EDA Assurances for Construction Or Non-Construction Investments

ED-900C – EDA Application Supplement for Construction Programs

ED-900E – Calculation of Estimated Relocation and Land Acquisition Expenses

Application for Federal Assistance SF-424

BUDGET INFORMATION - Construction Programs - SF-424C

ASSURANCES - CONSTRUCTION PROGRAMS - SF 424D

900B - Penumbra

900B - Sun City Roseville

900B - Sutter Health

900B - TSI Semiconductors

Support Letter - Adventist Health

Support Letter - GSEC

Support Letter - Kaiser

Support Letter - Penumbra

Support Letter - SACOG

Support Letter - Sun City Roseville

Support Letter - Sutter Health

Support Letter - TSI Semicunductors

Support Letter - Valley Vision

PER - Appendix A - PG&E Carbon Footprint Calculator Assumptions

Basis of Design Report (BODR)

Preliminary Design Report (PDR)

Preliminary Engineering Report (PER)

Draft Supplement EIR - Barton WTP

Draft EIR - 60 inch WTP Pipeline

NEPA Draft EDA Environmental Narrative

RESOLUTION NO. 22-206

APPROVING A GRANT APPLICATION TO THE UNITED STATES DEPARTMENT OF COMMERCE, ECONOMIC DEVELOPMENT ADMINSTRATION, AND AUTHORIZING THE CITY MANAGER OR HIS DESIGNEE TO EXECUTE ALL RELATED FORMS AND AGREEMENTS ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, the United States Department of Commerce, Economic Development Administration (EDA) regularly provides federal funding for projects under its Economic Adjustment Assistance (EAA) Program to develop economic resiliency for communities that may face disasters that cause economic harm; and

WHEREAS, as a result of the American Water Resiliency Act passed in 2018, the City worked with a consultant in order to be in compliance with the mandated assessment; and

WHEREAS, an additional task also completed by the consultant was to examine the City's risk relative to future energy security, specifically energy impacts due to wildfire events and projected energy impacts/disruptions as a result of the State of California's current energy policies; and

WHEREAS, one project recommended from the consultant was a feasible energy resiliency investment: the installation of 998-kilowatts of direct current (kWdc) solar photovoltaic (PV) panels, and a 500-kilowatt alternating current (kWac) battery energy storage system (BESS) at the Barton Road Water Treatment Plant (WTP); and

WHEREAS, staff recommends City Council approval of the submittal of an EAA grant application for the proposed project and acknowledge via City Council Resolution the unencumbered availability of sufficient resources in the Water Rehabilitation Fund for the entirety of the proposed project's period of performance as required for the local grant match.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Roseville hereby approves filing of the EAA grant application to the United States Department of Commerce, Economic Development Administration.

BE IT FURTHER RESOLVED that City will have sufficient resources in the Water Rehabilitation Fund for the required local grant match.

BE IT FURTHER RESOLVED that the City Manager or his designee is authorized to execute all related forms and agreements 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

Exhibit A
Project location and imagery of project concept

Figure 2. Proposed Project Components

Exhibit A
Project location and imagery of project concept

Figure 4. Solar Array Coverage

To see the full Helioscope solar analysis report, see Appendix B.

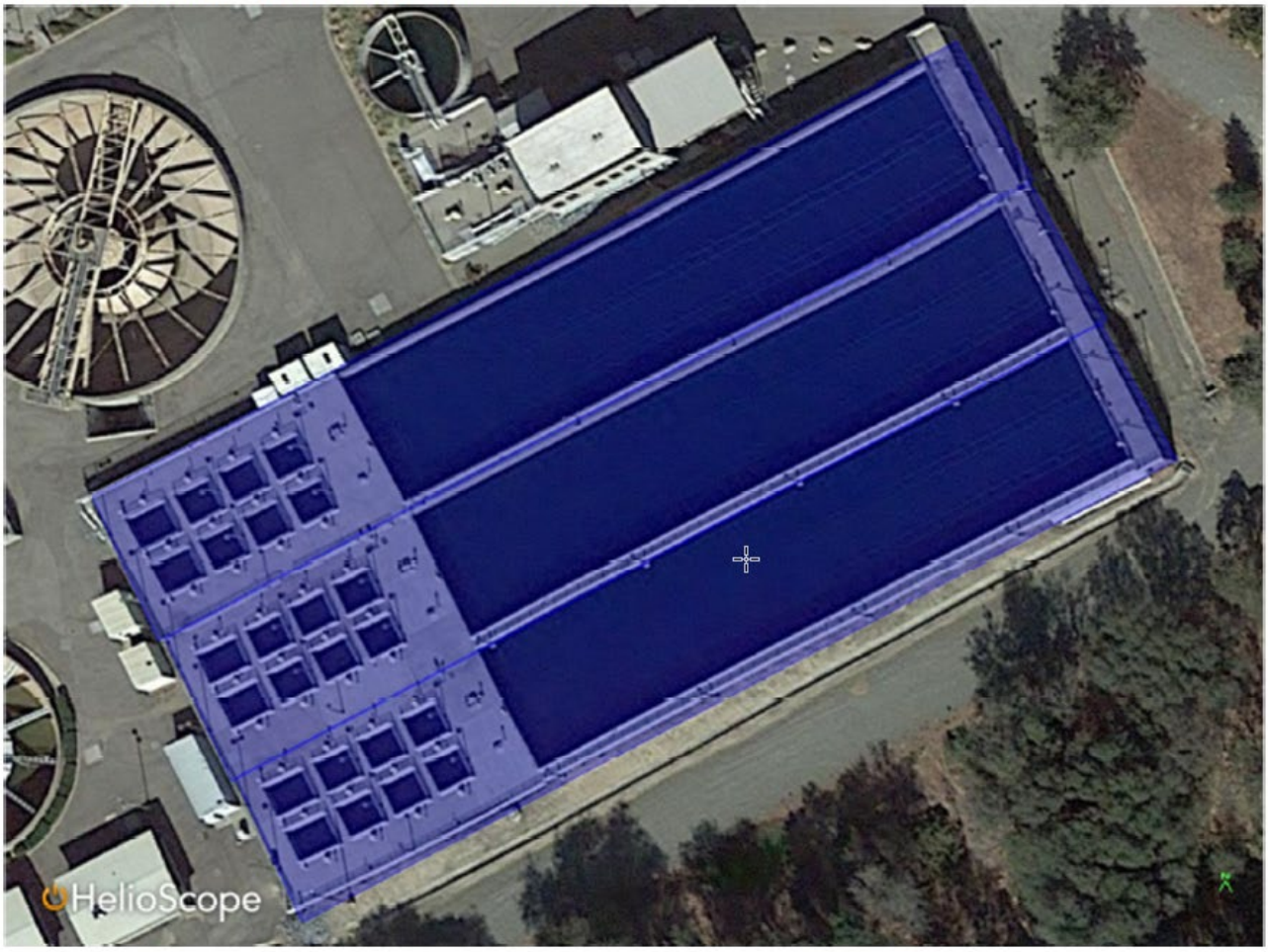
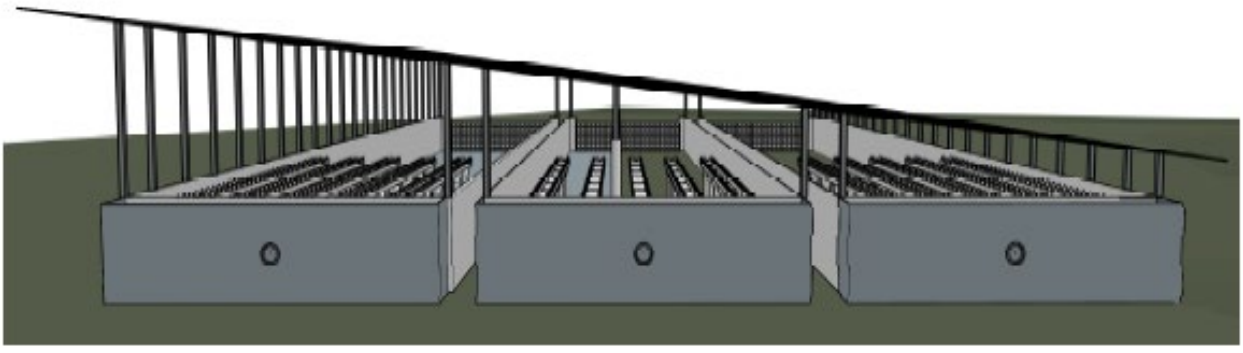


Exhibit A
Project location and imagery of project concept

Figure 7a. Solar Canopy Racking Example

Figure 7b. Solar Canopy Racking Example

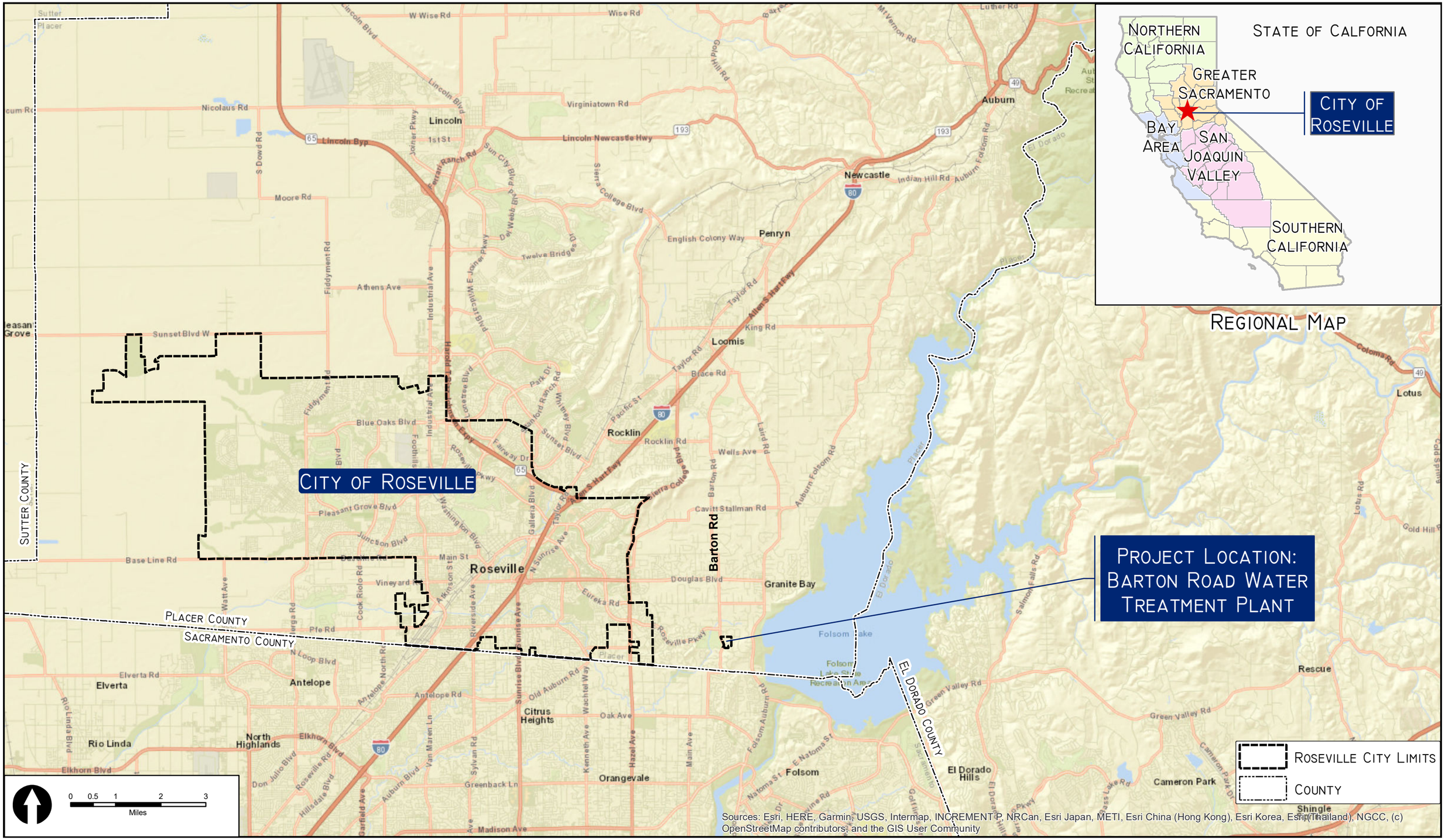
Figure 7c. Proposed Solar PV Array Rendering



Barton Road Water Treatment Plant Solar Energy and Storage System Project

CITY OF ROSEVILLE CALIFORNIA

Environmental Utilities – Technical Services



Regional Map

B:\EU\MAPSHARE\ARC STUFF\Water\JaneHiggins\Barton Water Treament Plant Solar Prj - Grant Application\GIS\MXDs\BRWTP_SolarPrj_Map2.mxd

FORM **CD-511**
(REV 1-05)

U.S. DEPARTMENT OF COMMERCE

CERTIFICATION REGARDING LOBBYING

Applicants should also review the instructions for certification included in the regulations before completing this form. Signature on this form provides for compliance with certification requirements under 15 CFR Part 28, 'New Restrictions on Lobbying.' The certifications shall be treated as a material representation of fact upon which reliance will be placed when the Department of Commerce determines to award the covered transaction, grant, or cooperative agreement.

LOBBYING

As required by Section 1352, Title 31 of the U.S. Code, and implemented at 15 CFR Part 28, for persons entering into a grant, cooperative agreement or contract over $100,000 or a loan or loan guarantee over $150,000 as defined at 15 CFR Part 28, Sections 28.105 and 28.110, the applicant certifies that to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting 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 this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, 'Disclosure Form to Report Lobbying.' in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure occurring on or before October 23, 1996, and of not less than $11,000 and not more than $110,000 for each such failure occurring after October 23, 1996.

Statement for Loan Guarantees and Loan Insurance

The undersigned states, to the best of his or her knowledge and belief, that:

In any funds have been paid or will be paid to any person for influencing or attempting 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 this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, 'Disclosure Form to Report Lobbying,' in accordance with its instructions.

Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure occurring on or before October 23, 1996, and of not less than $11,000 and not more than $110,000 for each such failure occurring after October 23, 1996.

As the duly authorized representative of the applicant, I hereby certify that the applicant will comply with the above applicable certification.

* NAME OF APPLICANT
City of Roseville

* AWARD NUMBER

* PROJECT NAME
Barton Road Water Treatment Plant Solar Energy and Storage System Project

Prefix: | * First Name: | Middle Name:

* Last Name: | Suffix:

* Title:

* SIGNATURE:
Completed by Grants.gov upon submission.

* DATE:
Completed by Grants.gov upon submission.

OMB Number: 0610-0094
Expiration Date: 10/31/2024

ED-900 – General Application for EDA Programs

This form is required for application to EDA grant programs, consistent with the requirements outlined in each program Notice of Funding Opportunity (NOFO). **Applicants are strongly encouraged to clearly and concisely respond to each answer in the space provided. Applicants should not provide additional documents or narratives without prior written approval from EDA.**

A. Applicant Information

A.1. Please identify all applicants for this project.

The Lead Applicant is the party who is responsible for handling disbursements of funds and reporting to EDA.

Please note: Active registration with the System for Award Management (SAM) is required of all EDA applicants and awardees at www.SAM.gov. Please list the relevant Commercial and Government Entity CAGE Code and SAM expiration data for all applicants and co-applicants (if any) in the table below.

	Name	SAM.gov CAGE Code	SAM.gov Registration Expiration Date	Fiscal Year End Date (mm/dd)
Lead Applicant	City of Roseville, California			
Co-Applicant 1				

Agency Disclosure Notice: *This information collection is authorized by OMB control #0610-0094. Public reporting burden for this collection of information is estimated to average 17.1 hours per response for non-construction projects and 43 hours per response for construction projects, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to U.S. Department of Commerce, Economic Development Administration at **jknott@eda.gov**. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.*

B. Scope of Work

B.1. Describe the scope of work for the proposed EDA investment, including a list of project tasks to be undertaken.

List the specific tasks/activities that will be undertaken as a result of this investment.

Applicants for construction assistance should also include a statement of project components, including whether the proposed project involves the construction of a new facility (or facilities) or the expansion, renovation, or replacement of an existing facility or facilities. Applicants should also describe the proposed project components in terms of dimensions, capacities, quantities, square footage, etc. and should verify the description aligns with the engineering description provided in the preliminary engineering report, the environmental narrative, and other application materials.

Applicants for Partnership Planning Assistance should provide a narrative on the economic development activities that will be undertaken, which must include managing and maintaining the Comprehensive Economic Development Strategy (CEDS) process.

Applicants for Short Term Planning Assistance or Local Technical Assistance should provide a narrative explaining how the proposed scope of work will enhance economic development planning capacity of the identified region. Applicants should include information regarding any relationship or collaboration with other public and private entities, and should explain how the strategy will expand the capacity of public officials and economic development organizations to work effectively with employers and enable the region to plan and coordinate the use of available resources to support economic recovery and the development of a regional economy and/or develop innovative approaches to economic revitalization in the region.

Applicants for State Planning Assistance should provide a narrative outlining the proposed scope of work for the project, including the relationship to any existing CEDS or similar planning processes, and the goals and objectives of the proposed project.

Applicants for a Revolving Loan Fund (RLF) should clearly define the service area of the proposed Revolving Loan Fund, the types and size of loans anticipated to be made under the RLF and the focus area of the RLF (if any). Applicants should describe how the RLF will be designed to make loans to businesses that cannot otherwise obtain traditional bank financing. Applicants should describe what (if any) technical assistance will be provided for loan applicants/borrowers and explain how quickly grant funds are expected to be deployed (i.e. lent) to potential borrowers.

Energy infrastructure, a resource of critical importance to Roseville's economic health, businesses, and residents, has become increasingly unreliable throughout the greater Sacramento-Placer region and statewide. At present, power to the Barton Road Water Treatment Plant (WTP) is supplied by Pacific Gas and Electric (PG&E). PG&E's grid reliability has declined markedly in recent years and has become more vulnerable to extreme weather, wildfire, cyber-attack, earthquake, vandalism, grid failure, climate disruption, Public Safety Power Shutoffs, and Senate Bill 100. The purpose of the Proposed Project is to provide a backup "net zero" energy supply of a minimum of 96 hours to the Barton Road WTP in the event of a power outage; provide better adaptability for Roseville's healthcare facilities amongst shifting needs resulting from the novel Coronavirus (Covid-19) Pandemic; support the ability of healthcare facilities in Roseville to serve traditionally underserved populations and communities; and allow for continued treatment and delivery of over 100 million gallons per day of high-quality, potable water to Roseville's customers. This is imperative given the health and safety, environmental, and economic impacts that inaccessible or non-potable water could have on the community; it has become more important than ever in light of both short-term (e.g., pandemic and public health emergency preparedness) and long-term needs (e.g., drought resiliency and wildfire protection).

The newly constructed facilities of the Proposed Project will consist of two key pieces of integrated infrastructure as follows:

- (1) A solar array, approximately 1 Megawatt (MW) in capacity, will provide near net zero energy performance at the Barton Road WTP. Solar arrays will be built as spans across the Barton Road WTP Flocculation/Sedimentation Basins.
- (2) A 4-Megawatt hour (MWH) Battery Energy Storage System (BESS) will be the key to energy resilience,

and it will only require approximately 1/8 acre of space. This can be accommodated to the west and north of the Barton Road WTP Substation.

To complete the Proposed Project elements, the following tasks will need to be undertaken.

- New equipment will need to be installed, including:
  - solar PV modules mounted on a racking canopy structure,
  - a BESS,
  - microgrid controls,
  - a diesel generator,
  - and electrical wiring.
- The entire solar PV, BESS, and microgrid controls system will be installed behind the meter which is interconnected with the PG&E distribution system that is currently serving the power load at the Barton Road WTP.
- The existing 500-kilowatt (kW) diesel generator that provides standby power will be included in the new microgrid. The generator will augment the solar power and BESS when there is a sustained grid power outage.

B.2. Describe the specific deliverables/outcomes that the project will produce and the primary beneficiaries or audience of those deliverables. Please note that deliverables are defined as the specific outcomes that will come from the project and differ from information on project tasks/activities requested in B.1. Project tasks/activities requested in B.1 should be reported as process steps that will be achieved to reach the final project while deliverables/outcomes detailed in B.2 are the final product produced.

The solar array is sized to provide energy resilience during long duration power outages. The system will also provide near “net zero” energy performance for the Barton Road WTP on an annual basis and will minimize carbon emissions associated with operations. Power produced by the solar array will be approximately 1,500,000-kilowatt-hours (kWh) per year, about equal to the annual energy consumption of the Barton Road WTP. This will significantly reduce the cost of energy for Roseville and will contribute to California’s renewable portfolio standards as well as potential federal or state mandates around renewable energy. The electricity delivered by PG&E has a Greenhouse Gas (GHG) Emission rate of 0.542 pounds of carbon dioxide per kWh. By replacing the PG&E power with the Proposed Project, the reduction of GHG emissions is more than 780,000 pounds (see Appendix A to the Preliminary Engineering Report for more details).

Energy produced by the solar array or the diesel generator (which is expected to be minimal) will be stored by the BESS. The BESS can also store power supplied by the electrical grid. When a power outage occurs, the BESS will immediately pick up the load of the Barton Road WTP. In addition, the BESS can be used daily to shave the peak energy demand. Solar PV without energy storage is not an effective way to peak shave because power production is reduced on cloudy days. Shaving the peak demand of the Barton Road WTP with energy storage not only reduces demand charges and further reduces the utility costs but also supports grid stability by reducing the load on the regional power grid when the grid is most stressed. The State of California and the California Independent System Operator are both highly in favor of projects of this type because they generate renewable energy while also supporting grid stability through peak energy demand reductions.

The Proposed Project will ensure that the Barton Road WTP can serve the City of Roseville’s residents, businesses, visitor’s and the greater community with clean, reliable water under any grid condition, as well as reduce the Barton Road WTP’s GHG emissions and contribute to the stability of the regional electrical grid. This Preliminary Engineering Report describes the Proposed Project’s components, construction methods, permitting requirements, schedule, and budget in more detail.

B.3. Identify the proposed time schedule for the project, including specific project milestones.

This schedule is also available within Section C.10 of the Preliminary Engineering Report.

- RFP Released by the City
  - Duration (months): Not Applicable
  - Approximate Completion Date: November 25, 2022
- Pre-Proposal Conference
  - Duration (months): 0.5
  - Approximate Completion Date: December 2, 2022
- Deadline for Final Questions
  - Duration (months): 0.25
  - Approximate Completion Date: December 7, 2022
- City Responses to Written Questions
  - Duration (months): 0.25
  - Approximate Completion Date: December 9, 2022
- Proposal Submission Deadline
  - Duration (months): 0.5
  - Approximate Completion Date: December 21, 2022
- Interviews as needed
  - Duration (months): 1
  - Approximate Completion Date: January 18, 2023
- Contract Negotiations
  - Duration (months): 1
  - Approximate Completion Date: February 17, 2023
- Contract Approval by City Council
  - Duration (months): 2
  - Approximate Completion Date: April 14, 2023
- Commencement of Services
  - Duration (months): 0.25
  - Approximate Completion Date: April 21, 2023
- Design
  - Duration (months): 6 to 8
  - Approximate Completion Date: December 2023
- Permit Acquisition 3-6 Concurrent with
  - Duration (months): 3 to 6
  - Approximate Completion Date: Concurrent with Design
- Interconnection Agreement with PG&E
  - Duration (months): 12
  - Approximate Completion Date: Concurrent with Design and Construction
- Construction and Equipment Procurement
  - Duration (months): 9 to 12
  - Approximate Completion Date: December 2024

B.4. Describe how the proposed project aligns with one or more of EDA's investment priorities. Current EDA investment priorities are available at **https://www.eda.gov/about/investment-priorities/**. Applicants must identify all relevant investment priorities with which the project aligns with and describe how the project advances each relevant priority (ies).

The Proposed Project falls within all of EDA's funding priorities but are most aligned in the following manners:

- The Proposed Project will provide resilient and sustainable power to Roseville's primary water treatment facility, ensuring a reliable water supply for residents, businesses, and critical healthcare facilities.
    - Recovery and Resilience
- The Proposed Project will allow Roseville's healthcare facilities to better adapt to changing needs related to the ongoing Covid-19 Pandemic and future crises by providing continual access to safe, clean water. Roseville's healthcare facilities continue to meet the additional demands placed on the greater Sacramento-Placer region's healthcare industry due to reduced capacity or lack of access to permanent or traveling staff resources in other hospitals as a result of constraints presented by the current pandemic.
    - Equity
    - Recovery and Resilience
- Roseville primarily serves surface water, and the Barton Road WTP is its only surface water treatment plant. The Proposed Project will make the Barton Road WTP more resilient to increasing threats to the region's power supply by installing 1,000 kW solar photovoltaic panels and a 500 kW BESS.
    - Recovery and Resilience
    - Environmentally Sustainable Development
- The Proposed Project will help Roseville mitigate for and adapt to climate change by reducing greenhouse emissions generated by energy consumption and providing a redundant power supply in the event of an interruption in power supply (e.g., natural disaster, system failure).
    - Recovery and Resilience
    - Environmentally Sustainable Development
- The Proposed Project will support job retention and growth in the greater Sacramento-Placer region by ensuring the Barton Road WTP's ability to provide a high-quality water supply to residents, businesses, manufacturers, and healthcare facilities during power outages, natural disasters, and other emergency events.
    - Workforce Development
    - Manufacturing
    - Technology-Based Economic Development
    - Exports and Foreign Direct Investments
- By providing a reliable water supply, the Proposed Project will support the ability of healthcare facilities in Roseville to serve traditionally underserved populations and communities. Roseville encompasses two regional hospital facilities at the Kaiser Permanente and Sutter Health campuses that—even during the Covid-19 pandemic—have the resources needed to provide high-quality and wide-ranging healthcare services to community members of all backgrounds and socioeconomic levels, beyond Roseville's jurisdictional borders.
    - Equity

C. Project Region

C.1. Project Location

Project location is the physical location where the project work occurs. Project location information helps EDA conduct application reviews and map projects. Providing complete and accurate information is important to the application review process. For revolving loan funds (RLF), the project location is the RLF lending area.

C.1.a. For construction projects, identify the physical location of construction. Include as much geographical information as possible including street address (or close approximation), census tract(s), county(ies), and state(s). If more than one census tract applies, please identify all census tracts where the project will be located**.**

Address: 9595 Barton Rd, Granite Bay, CA 95746 -- Census Tract: 6061020605

The City of Roseville (Roseville) is located in Placer County, California, 405 miles north of Los Angeles, 102 miles northeast of San Francisco, and 16 miles north of Sacramento, the state capital. Roseville encompasses 43.05 square miles, with a population of more than 147,000 residents. The Proposed Project will be located at Roseville' existing Barton Road Water Treatment Plant (Barton Road WTP).

The Barton Road WTP is located at Latitude: 38.72401 and Longitude: -121.186607, which is approximately two miles east from Roseville's boundaries and less than a mile west of Folsom Lake, which is owned and operated by the U.S. Department of the Interior, Bureau of Reclamation.

C.1.b. For planning, technical assistance, revolving loan funds or other non-construction projects, identify the primary location(s) where the work will be conducted. Include as much geographical information as possible including census tract(s), county(ies), and state(s). If more than one census tract applies, please identify all census tracts where the project will be located. If all census tracts in a county apply, include "All Census Tracts" after the county name. For Revolving Loan Fund applications, please describe the proposed geographic lending area.

9595 Barton Rd, Granite Bay, CA 95746

Census Tract: 6061020605

City: Roseville

County: Placer County

State: California

C.2. Estimated Area of Impact

The estimated area of impact for your project is the area expected to benefit directly from the proposed EDA project. For construction projects, area of impact could include the commuting shed where potential employees may reside. For non-construction projects the area of impact could include the geographic scope where the work will occur and where the output of the work will be utilized. Defining the area of impact helps EDA to assess the economic benefits of projects and the merits of applications. Providing complete and accurate information is critical to the application review process.

List all census tracts, counties, and state where the project benefit will occur. If all census tracts in a county apply, include "All Census Tracts" after the county name.

9595 Barton Rd, Granite Bay, CA 95746

Census Tract: 6061020605

City: Roseville and Sacramento

County: Placer County

State: California

C.2.a. Underserved Populations/Geographies

Does the majority of proposed project's planned area of impact (as defined above) serve an underserved population or represent an underserved geography? For definitions of these terms in relation to the planned area of impact, please visit **https://eda.gov/about/investment-priorities/**. Please identify the specific populations/geographies below following the guidance provided at the website referenced above and describe how the project will intentionally attempt to improve the economic conditions of the underserved population or geography within the project's planned area of impact.

- [x] No
- [ ] Yes

If yes, enter an explanation in the field below:

D. Economic Development Needs

To be completed by applicants for non-construction assistance only

D.1. Current Economic Conditions - Area of Impact. Briefly describe the economic conditions of the estimated area of impact with a focus on available data describing the level of distress, if applicable. This should also include a concise overview of the economic development needs, area's workforce, industry clusters, main economic drivers, challenges, and assets. Describe the economic adjustment problems or economic dislocations the area is experiencing (or is likely to experience in the next 24 months). Relevant data may be drawn from the regional CEDS, **https://eda.gov/resources/tools/**, as well as other sources. You'll be asked to provide more details about this in Section H. For revolving loan fund applications, please include information on borrowers and industry sectors that the loan fund is anticipated to target.

The Sacramento region is a dynamic place in which to work, live, and play. Historically, the region has enjoyed a high degree of prosperity relative to other mid-sized metropolitan areas. Yet the Covid-19 Pandemic, infrastructure deficiencies, and fires have exposed structural vulnerabilities in the regional economy that hindered full recovery from those events. Located in Placer County, along the eastern edge of the Sacramento Valley, and at the base of the Sierra Nevada foothills, Roseville is just 16 miles from Sacramento, the state capital of California. Roseville is part of the greater Sacramento—Roseville—Arden-Arcade, California Metro Area that approximately 2.3 million people call home. What started as a town developed by miners from the famed Gold Rush has blossomed into a thoughtfully developed, independent city that makes up the mix of urban and suburban areas around the Metro Area center of Sacramento. Roseville incorporated on April 10, 1909, and is a charter city operating under a City Manager-Council form of government. Roseville is the largest city in Placer County and is characterized by a mix of older and newer development. Its center is typified by the downtown and small lot and single-family residences, while newer commercial and office development and larger suburban-type residences characterize the edges of town. There are approximately 55,074 housing units in Roseville, and it has experienced steady growth in population as planned developments come to fruition. Roseville has an estimated population of over 147,000 residents, and the median age of Roseville residents is 37.6 years.

As of March 2020, 66,300 people worked in Roseville. The most common employment sectors for those who live in Roseville are health care and social assistance; retail trade; and professional, scientific, and technical services. Roseville's health care industry has a major role in supporting the population within the City and greater Sacramento region. Several large health care companies have a presence in Roseville including, McKesson, Penumbra Inc., Adventist Health, UC Davis Medical, Kaiser Permanente, and Sutter Health. Roseville's two major hospitals, Kaiser Permanente and Sutter Health, provide acute, trauma, and specialty care for residents throughout the region.

D.2. Explain how the proposed EDA investment addresses the economic development needs identified in D.1. For revolving loan fund projects, please explain the need for capital in the area.

Safe, clean water is a necessity to adequately providing medical treatment in a hospital setting. Ensuring Roseville's healthcare facilities have consistent access to that water allow those facilities to have greater flexibility and capacity to respond to ongoing and future crises (e.g., public health emergencies and pandemics, natural disasters, grid failure).

Roseville is a full-service city that operates its own Electric and Environmental Utilities (water, wastewater, waste services and recycled water). These departments play a significant role in supporting the region and health care industry. Resilient water infrastructure is critical to maintaining and growing Roseville and the region's economy by ensuring a solid foundation for success always knowing that there will be access to clean and safe drinking water.

Recently, the State of California, specifically those served in PG&E service territory have experienced energy rolling blackouts due to extreme hot temperatures and wildfire danger. While almost all Roseville's water infrastructure is served by the very reliable Roseville Electric Utility, the Barton Road WTP, which is vital to Roseville's 147,000 plus residents and 6,200 plus businesses, millions of visitors each year, and healthcare facilities throughout the greater Sacramento-Placer region, providing over 50 million gallons per day (MGD) of treated surface water supply (100 MGD at community build-out), is served by Pacific Gas and Electric.

Out of concern for these emerging energy reliability issues, Roseville hired a professional consultant to examine these energy reliability threats and offer potential energy reliability solutions. One of the alternatives the Roseville would like to pursue is the permitting, design, and construction of a 1,000 kW Solar Energy Array and 500 kw BESS at the Barton Road WTP which will allow it to operate independently of the grid for up to four days. The Proposed Project will develop and maintain reliable, sustainable power for the Barton Road WTP. This will directly benefit not only Roseville's two regional hospitals, but hospitals in nearby, underrepresented, or rural communities. If those other hospitals become overloaded or evacuated/damaged, patients may be rerouted to Roseville's regional hospitals that can more easily accommodate the patients. The Proposed Project will also contribute to California's renewable portfolio standards as well as federal mandates around renewable energy. Through more consistent use of the new solar array with a BESS, Barton Road WTP has the potential to be "net zero," powered by clean energy as a direct result of the Proposed Project. The proposed EDA investment will assist in bringing this critical project to fruition, protect the WTP from unforeseen power disturbances and allow the City of Roseville to continue servicing important regional assets during times of crisis or natural disasters.

D.3. Does the project align with the regional Comprehensive Economic Development Strategy (CEDS)? Except for grants to fund developing, updating or refining a CEDS as described in 13 C.F.R. § 303.7, the project must be consistent with the CEDS for the area in which the project will be located, unless EDA approves an alternative strategy. Information on the CEDS can be obtained at **http://www.statsamerica.org/ceds/Default.aspx**.

☑ Yes If Yes, what is the CEDS your project aligns with?

The Greater Sacramento Region's CEDS is conducted in collaboration with the Prosperity Partnership: Greater Sacramento Economic Council, Sacramento Area Council of Governments, Sacramento Metropolitan Chamber of Commerce and Valley Vision. The findings, conclusions, and recommendations are based on multiple sources and work projects that include but are not limited to the Prosperity Partnership, RW Ventures, Brookings Institute, Centers of Excellence, and regional partners.

☐ No

If No, then please attach an alternate strategic planning document with which the project aligns:

Add Attachment | Delete Attachment | View Attachment

☐ N/A – Not Applicable

D.4. How does the proposed project align with the regional CEDS (and for revolving loan fund projects, how does the proposed project align with the applicable RLF Plan)? Applicants should identify the specific CEDS strategy(s) that the project helps advance and explain how the project supports the identified goal(s).

The Greater Sacramento CEDS is a strategic framework for the six-county region that prioritizes our core economic initiatives, resulting in a more aligned, prosperous and resilient Sacramento Region. The Region's Prosperity Strategy is focusing on three principle goals: improve business, support people, and develop place. The strategy's approach is designed to catalyze a strong, inclusive, innovative and resilient economy for the Greater Sacramento region. There are several key initiatives our project aligns with including supporting the life sciences industry cluster, infrastructure, business friendly environment and innovation and entrepreneurship. The Barton Road Water Treatment Plant Solar Energy and Storage System Project is a resiliency investment to reduce future energy disruption risk to the City's water infrastructure. Completion of the project with provide protection to the water treatment plant that not only serves Roseville residents and businesses but also major regional hospitals and manufactures. By the City investing to protect its water infrastructure this project will retain jobs in industries that employ and serve the entire region. Additionally, the project will assist with attracting more employment as the Sacramento region experiences rapid growth.

D.5. Attach a letter from the organization responsible for the CEDS indicating how the proposed project aligns with the CEDS. If the estimated impact area is not covered by a CEDS, attach a letter of support from the organization responsible for the alternative planning document.

Add Attachment | Delete Attachment | View Attachment

E. Economic Impact of the Project

E.1. Provide a clear and compelling justification for the long-term potential economic impact of the proposed project, through anticipated job creation or retention, private investment leveraging, number of businesses or collaborations supported, or other appropriate measures. All job and private investment estimates should reflect the anticipated impact within nine years of the potential EDA investment and applicants should provide documentation or third-party data to substantiate claims.

For RLF applications, applicants should clearly define lending and technical assistance (if applicable) impacts expected, including targeted borrowers and industry sectors, and should describe the applicant's plan for ensuring sustainability of RLF lending into perpetuity, including information on other lending programs that may be leveraged to subsidize operational costs through economies of scale and loan pricing, and other relevant factors.

The Barton Road WTP is vital to Roseville's 147,000 plus residents and 6,200 plus businesses, millions of visitors each year, and healthcare facilities throughout the greater Sacramento-Placer region, providing over 100 million gallons per day of treated surface water supply. At present, power to the Barton Road WTP is supplied by PG&E. PG&E's grid reliability has declined markedly in recent years, and it has become more vulnerable to extreme weather, wildfire, cyber-attack, earthquake, vandalism, grid failure, climate disruption, Public Safety Power Shutoffs, and Senate Bill 100. The Proposed Project will provide a backup energy supply of up to 96 hours to the Barton Road WTP in the event of a power outage, allowing for continued treatment and delivery of high-quality water to Roseville's customers. Energy infrastructure is a resource of critical importance to Roseville's economic health, businesses, and residents and has become increasingly unreliable throughout the greater Sacramento-Placer region and statewide. This has become more important than ever in light of both short-term (e.g., pandemic and public health emergency preparedness) and long-term needs (e.g., drought resiliency and wildfire protection).

According to 2020 U.S. Census Bureau data, Placer County is one of four growing counties in California. There are approximately 85,000 jobs within the City of Roseville; 70,000 workers attached to those jobs come from outside of Roseville while 15,000 are residents of the city. The confidence in Roseville's infrastructure will assist in the creation of new jobs, retention of current jobs and future capital investment in the community. Many of these jobs, approximately 6,500, are within the health care industry. Prior of April 2020, Sutter Roseville Medical Center's Emergency Room treated approximately 85,000 patients per year at a facility built to handle 60,000 patients. In April 2020, Sutter completed a $178 million expansion to increase capacity for care of the region. Kaiser Permanente is planning an

addition of a new $299 million inpatient tower at its Roseville facility to keep up with demand of serving the greater Sacramento region and neighboring communities. Furthermore, this will directly benefit not only Roseville's two regional hospitals, but hospitals in nearby, underrepresented, or rural communities. If those other hospitals become overloaded or evacuated/damaged, patients may be rerouted to Roseville's regional hospitals that can more easily accommodate the patients. Expansions of these facilities create job growth throughout the region and are not possible without the City continuing to improve its infrastructure.

E.2. Does the proposed project have one or more committed beneficiaries? A committed beneficiary is defined as a specific business that is expected to create or retain jobs and/or invest private funds as a result of the proposed project.

- [x] Yes
- [ ] No, Go to E.5

E.3. Beneficiaries of the project

If applicants have identified specific private sector employers that are expected to create and/or save jobs as a result of the project, applicants should list those beneficiaries in the table provided below.

All job and private investment estimates should reflect the anticipated impact within nine years of the potential EDA investment. Jobs should be reported as full-time equivalents (FTEs) and should be attributable to the proposed EDA investment. Private investment reflects the amount of funds expected to be invested in the business as a result of the project.

Applicants should identify the North American Industry Classification System (NAICS) code for the major industry category of the beneficiary company (see https://www.census.gov/naics/ for a searchable list).

Form ED-900B must be completed and signed by an authorized representative of each beneficiary that expects to create and/or save 15 or more jobs as a result of the project.

Beneficiary Name	NAICS Code	Main product or service produced by beneficiary	Estimated Jobs Created	Estimated Jobs Retained	Estimated Private Investment
Penumbra Inc.	334510	Healthcare	2,400	600	TBD
Kaiser Permanente	622110	Healthcare	0	5,900	TBD
Sutter Roseville Medical Group	000622	Healthcare	0	3,361	TBD
Adventist Health	923120	Healthcare	0	1,500	TBD
Sun City Roseville	813910		10	200	TBD
TSI Semiconductors	334413	Semiconductors	267	250	$30,000,000.00
		Total	2,777	11,811	2,777

E.4. Do all "Other Parties" (as listed in question E.3.), i.e., businesses that estimate they will create and/or save 15 or more jobs as a result of the EDA project, understand and agree to comply with all applicable civil rights requirements listed in 13 C.F.R. § 302.20, including the requirement to provide signed assurances of compliance (Form ED-900B)?

☐ Not Applicable (No Other Parties Identified) ☐ Yes ☑ No (explain below)

All project beneficiaries except Kaiser Permanente and Adventist Health were able to provide the signed assurances of compliance (Form ED-900B). However, all project beneficiaries, in addition to other organizations and elected officials, were able to provide a signed letter of support for the Project.

E.5. Please identify the total estimated jobs expected to be created and retained and the amount of private investment expected to be generated by this project. If your project is not expected to generate/retain jobs or attract private investment please enter 0 for each category in the table below.

Estimated Jobs Created	Estimated Jobs Retained	Estimated Private Investment
2,777	11,811	$30,000,000.00

E.6. Please identify the source(s) of the jobs and private investment estimates provided above in E.5 (check as many as apply):

- [x] Signed Beneficiary forms (Form ED-900B)
- [x] Letters from Beneficiaries of the Project
- [ ] Input/Output Model (e.g. IMPLAN, REMI)
- [ ] Other Method (specify below)

E.7. If your project is estimated to generate/retain jobs, will those jobs exceed the prevailing wage for the industry (ies) in the project area? Prevailing wage is defined by the Department of Labor as "the average wage paid to similarly employed workers in a specific occupation in the area of intended employment." For more information, visit **https://eda.gov/about/investment-priorities/**.

- [ ] No
- [x] Yes

If Yes, please provide an explanation below (e.g., how far above the prevailing wage?).

The jobs generated and retained offer competitive pay and benefits for the Sacramento region. In alignment with the "well-paying quality jobs" description, the jobs help the employee develop skills and experiences to advance their career. Additionally, several of the employers who will generate and retain jobs are regional hospitals located in Roseville and are represented by various unions.

E.8. If your project is estimated to generate/retain jobs, will the associated jobs be represented by a union?

- [ ] No, none of the jobs will be represented by a union
- [x] Unknown. Please provide an explanation or additional information in the box below:

Not all jobs are represented by unions; however, many of the jobs generated and retained by Roseville's regional hospitals such as Kaiser Permanente, Sutter Health and Adventist Health are represented by various unions.

- [ ] Yes, all of the jobs will be represented by a union
- [ ] Yes, some of the jobs will be represented by a union

If only some of the jobs will be represented by a union, please provide the percentage of jobs that will be represented by a union in the box below:

F. Capacity and Administration

F.1. List and describe the strategic partners and organizations that will be engaged in this project
Describe any third-party organizations, including governmental agencies, that will be directly engaged in supporting the proposed project, and explain how each partner will be engaged in the project.

For revolving loan fund applications, please include any RLF supporting partners, such as banks, other economic development lenders, and business support entities that will be engaged in supporting the RLF.

Besides the involvement of consulting staff for the purposes of project engineering and design, the City of Roseville will be the only agency involved with the Proposed Project.

F.2. Applicant's organizational capability

Briefly describe your organization's capability to administer, implement, and maintain the project, including prior experience with federal awards. List any awards received from EDA in the last five years, along with the relevant federal award ID numbers, if known.

For Revolving Loan Fund applications, please include a list of other lending programs that your organization currently operates, its approximate size, source of capitalization, and the general target(s) of each fund, if any. Revolving loan fund applicants should also explain their capacity to operate a public lending program, to manage lending activities, and to create networks between the business community and other financial providers. RLF applicants should also describe any other lending programs managed by the applicant, and describe the applicant's ability to sustain the RLF lending into perpetuity (which could include other lending programs that subsidize operational costs through economies of scale and loan pricing – interest and fee income).

The City of Roseville was incorporated April 10, 1909 and is a Charter City operating under the council-manager form of municipal government. Roseville owns and operates its own water utility that has a management structure and professional technical staff to administer, implement, and maintain the Proposed Project. The water utility—Barton Road WTP—is also located on land owned by Roseville.

F.3. Applicant's staff capacity

Identify the key staff members who will be responsible for implementing the project and briefly describe how their expertise and experience qualifies them for the project. State whether you will administer the award yourself or contract with a third party for grant administration.

For revolving loan fund applications, applicants should clearly specify whether they intend to manage the fund themselves or will enter into a management agreement with another entity.

Sean Bigley, Environmental Utilities Assistant Director
George Hanson, Principal Engineer
Stephen Peterson, Chief Water Treatment Plant Operator

G. Budget and Match Information

G.1. Are all non-EDA funds committed to the project, available as needed, and not conditioned or encumbered in any way that would preclude their use for the project?

☑ Yes ☐ No (explain below)

G.1.a. Identify the source, nature and amount of all non-EDA funds. Applicants should identify the source, nature and amount of all non-EDA funds, including in-kind contributions (non-cash contributions may include space, equipment, services, or assumptions of debt). Explain the status of all funding commitments, including the date the funds will be available from each source, and describe any conditions or restrictions on the use of such funds. If in-kind contributions are included, explain the basis on which they are valued, and describe the source, amount and any terms and conditions of the funding, and when the funding will be available for use by the applicant.

Source	Amount	Date Available	Type	Restriction/Comments
Water Rehabilitation Fund	$1,667,101	June 16, 2022	Funded through Water Utility sales revenue, deposited into the Water Operations Fund and subsequently transferred to the Water Rehabilitation Fund.	None

G.1.b. Do you plan to seek other federal financial assistance as part of or in connection with this project, including federal funds passed through by state governments or other entities? If so, identify the source, amount, timing of funding availability, and whether the funds are subject to any restrictions relevant to the project.

Revolving loan fund applicants should specify any other federal loan funds they administer, including source, amount, and focus.

☐ Yes (explain below) ☑ No

G.1.c. Attach documentation confirming all non-EDA funding is available, committed, and unencumbered. Documentation is required from all sources of match. For example, if bonds are contemplated as match, counsel opinion of the applicant's bonding authority and eligibility of the bonds for use as match, along with full disclosure of the type of bonds and the schedule of the applicant's intended bond issue, are required.

Add Attachment | Delete Attachment | View Attachment

G.1.d. This question should only be completed for construction projects.
Attach a budget narrative with a breakdown for each "cost classification" line item included on the SF-424C and its associated tasks. The budget narrative must include both EDA and non-EDA funds and be consistent with the detailed construction cost estimate in the preliminary engineering report.

Add Attachment | Delete Attachment | View Attachment

G.1.e. This question should only be completed for design and engineering assistance only projects.
Attach a budget narrative with a breakdown for each "cost classification" line item included on the SF-424C and its associated tasks. The budget narrative must include both EDA and non-EDA funds.

Add Attachment | Delete Attachment | View Attachment

G.1.f. The following questions should only be completed for non-construction projects.
Attach a budget narrative with a breakdown for each "cost classification" line item included on the Form SF-424A and its associated tasks. The budget narrative must include both EDA and non-EDA funds and be consistent with the detailed construction cost estimate in the preliminary engineering report.

Add Attachment | Delete Attachment | View Attachment

G.1.f.1. Is your organization seeking indirect costs on your non-construction project?

☐ Yes ☐ No

G.1.f.2. Is your organization requesting the de minimis indirect cost rate on your non-construction project in accordance with Uniform Guidance at § 200.414.

☐ Yes ☐ No

If indirect costs are requested as part of the budget, attach a copy of your organization's current federal negotiated indirect cost rate agreement or other indirect cost documentation as permitted under the applicable NOFO.

Add Attachment | Delete Attachment | View Attachment

G.2. Justification for sole source procurement

Will you contract work to complete part or all of this project?

☑ Yes ☐ No

If yes, will contracts be awarded by competitive bid?

☑ Yes ☐ No

Provide a justification for contracts that will not be awarded competitively.

G.3. Equipment

Will any funds be used to purchase equipment? (Per 2 CFR § 200.33 equipment is defined as tangible personal property (including information technology systems) having a useful life of more than one year and a per-unit acquisition cost greater than $5,000).

☑ Yes ☐ No

If yes, will project funding be used to install the equipment?

☑ Yes ☐ No

Will the applicant provide EDA a security interest in the significant items of tangible personal property acquired or improved with EDA investment assistance? (For more information, see 13 C.F.R. 314.9).

☑ Yes ☐ No (explain below)

Attach a list of equipment to be purchased, including unit price, quantity, description, purpose, and estimated useful life.

Add Attachment | Delete Attachment | View Attachment

G.4. Business Incubators and Accelerators

Does the applicant intend to construct or renovate a business incubator, accelerator, commercialization center, or similar project?

☐ Yes ☑ No

If Yes, please attach a feasibility study demonstrating the need for the Project and an operational plan based on the industry best practices demonstrating the plan for ongoing successful operations. See the applicable NOFO for additional information and guidance.

Add Attachment | Delete Attachment | View Attachment

H. Regional Eligibility

H.1. Explain how the estimated area of impact defined in section C.2 above meets EDA's distress criteria as defined in the applicable NOFO. EDA will review and evaluate documentation submitted by the applicant to verify eligibility.

The City of Roseville declared a local emergency due to Covid-19 on March 17, 2020. As of February 2022, there have been 66,066 confirmed cases of COVID-19 in Placer County, with 536 deaths. The majority of the cases have been in south Placer County, which includes the City of Roseville. Sacramento County, which lies adjacent to Roseville, reported a total of 285,000 confirmed cases and 2,728 deaths as of February 2022. According to 2018 U.S. Census Bureau data, 16.5 percent of Roseville residents are over the age of 65, which is higher than the nationwide total of 16 percent. Roseville's hospitals have helped support the surrounding region through the Covid-19 Pandemic and continue to provide mutual aid under a State Public Health Order issued August 16, 2021. Roseville's healthcare facilities continue to meet the additional demands placed on the greater Sacramento-Placer region's healthcare industry due to reduced capacity or lack of access to permanent or traveling staff resources in other hospitals as a result of constraints presented by the current pandemic. In addition to providing care to Covid-19 patients, Roseville's hospitals service an aging population in the area. Roseville is home to Sun City Roseville, a 55+ community which includes 3,110 residences. A number of assisted living/skilled nursing facilities are located in Roseville, which have a total capacity of 1,235 residents. There are 22 adult residential facilities in Roseville that have a total capacity for 495 residents that are living with mental and developmental disabilities.

H.2. Economic Distress

Public Works and Economic Adjustment Assistance projects must satisfy regional eligibility requirements (see the relevant NOFO for more details). This section will assist EDA in determining if the proposed project satisfies these eligibility requirements.

Planning and Technical Assistance applications: although meeting specific distress criteria is not a prerequisite for funding under these programs, the economic distress level of the region impacted by a project serves as the basis for establishing the EDA share of the total cost of the project and can inform competitiveness.

Check all that apply in establishing regional eligibility (see NOFO for more details):

- ☐ **Unemployment rate**
- ☐ **Per capita income**
- ☑ **Special need**, including:
  - ☐ Closure or restructuring of industries or the loss of a major employer, essential to the regional economy;
  - ☐ Substantial out-migration or population loss;
  - ☐ Underemployment; that is, employment of workers at less than full-time or at less skilled tasks than their training or abilities permit;
  - ☐ Military base closure or realignment, defense contractor reductions-in-force, or U.S. Department of Energy defense-related funding reductions;
  - ☐ Natural or other major disasters or emergencies;
  - ☐ Extraordinary depletion of natural resources or other impact attributable to a new or revised federal regulation or policy that will have a significant impact on a community's ability to prevent an extraordinary depletion of natural resources;
  - ☐ Negative effects of changing trade patterns; or
  - ☑ Other circumstances set forth in the applicable NOFO (please explain below).

The City of Roseville declared a local emergency due to Covid-19 on March 17, 2020. As of February 2022, there have been 66,066 confirmed cases of COVID-19 in Placer County, with 536 deaths. The majority of the cases have been in south Placer County, which includes the City of Roseville. Sacramento County, which lies adjacent to Roseville, reported a total of 285,000 confirmed cases and 2,728 deaths as of February 2022. According to 2018 U.S. Census Bureau data, 16.5 percent of Roseville residents are over the age of 65, which is higher than the nationwide total of 16 percent. Roseville's hospitals have helped support the surrounding region through the Covid-19 Pandemic and continue to provide mutual aid under a State Public Health Order issued August 16, 2021. Roseville's healthcare facilities continue to meet the additional demands placed on the greater Sacramento-Placer region's healthcare industry due to reduced capacity or lack of access to permanent or traveling staff resources in other hospitals as a result of constraints presented by the current pandemic. In addition to providing care to Covid-19 patients, Roseville's hospitals service an aging population in the area. Roseville is home to Sun City Roseville, a 55+ community which includes 3,110 residences. A number of assisted living/skilled nursing facilities are located in Roseville, which have a total capacity of 1,235 residents. There are 22 adult residential facilities in Roseville that have a total capacity for 495 residents that are living with mental and developmental disabilities.

H.3. Source of data provided for regional eligibility determination

Check the box denoting what data source you used to establish eligibility:

- ☐ The most recent ACS data published by the U.S. Census Bureau.
- ☑ The most recent Bureau of Labor Statistics Data.
- ☐ The most recent other federal data for the region in which the project is located (e.g., U.S. Census Bureau or the Bureaus of Economic Analysis, Labor Statistics, Indian Affairs, etc.).
- ☐ If no federal data are available, the most recent data available through the state government for the region in which the project is located.
- ☐ Other data to substantiate regional eligibility based on a "Special Need" as defined in 13 C.F.R. § 300.3.

H.4. Substantial Direct Benefit

If the project does not meet any of the criteria above, is it located in an Economic Development District (EDD), and will it provide substantial direct benefit to residents of an area within that EDD that does meet the distress criteria?

☐ Yes ☑ No

Identify the Economic Development District (EDD) where the project will be located.

A project provides a "substantial direct benefit" if it provides significant employment opportunities for unemployed, underemployed or low-income residents of the identified area within the EDD that meet the distress criteria. Please explain how the proposed project will provide a substantial direct benefit to this distressed area within the identified EDD.

H.5. Location in a geographic area of distress

If the project is located in a region that overall does not meet any of the criteria above, is the project located in a defined geographic area that meets EDA's distress criteria for unemployment or per capita income? To qualify, a project must be physically located in a distressed area (for construction projects) or primarily intended to benefit the distressed area (for non-construction projects).

☐ Yes ☑ No

If yes, define the area of distress where the project will be located using Census tracts or other geographical designations (e.g., political subdivisions) and explain how the area meets the distress criteria for unemployment or per capita income. Identify the source of the data used to demonstrate distress.

I. Administrative Requirements

I.1. Civil rights

Do you understand and agree to comply with all applicable civil rights requirements (see 13 C.F.R. § 302.20)?

☑ Yes ☐ No (explain below)

I.2. Lobbying certifications

All applicants for federal financial assistance must certify that federal funds have not been used and will not be used for lobbying in connection with this request for federal financial assistance (Form CD-511). If non- federal funds have been or are planned to be used for lobbying in connection with this request for federal financial assistance, Form SF-LLL also must be completed. Applicants must comply with 13 C.F.R. § 302.10 regarding attorneys' and consultants' fees and the employment of expediters. This regulation requires that applicants identify and disclose the amount of fees paid to anyone engaged to assist the applicant in obtaining assistance under the Public Works and Economic Development Act of 1965 (PWEDA), as amended.

Will you be able to comply with federal requirements regarding lobbying?

☑ Yes ☐ No (explain below)

I.3. Compliance with Executive Order 12372, State Single Point of Contact (SPOC)

Does the state in which the project will be located have a project review process that requires submission to a Single Point of Contact (SPOC)? A list of states that maintain a Single Point of Contact can be found at https://www.whitehouse.gov/wp-content/uploads/2020/04/SPOC-4-13-20.pdf.

☑ Yes
☐ No, go to question I.4

If Yes, does this request for EDA investment assistance require review by SPOC?

☑ Yes ☐ No (explain below)

If Yes, were SPOC comments/clearance received?

☐ Yes

Please attach the comments/clearance:

Add Attachment | Delete Attachment | View Attachment

☐ No. The review period has expired and no comments were received.

☑ No. Comments have been requested but the review period has not yet expired.

Please attach evidence of your request for comments:

Add Attachment | Delete Attachment | View Attachment

I.4. Single Audit Act Requirement

Did your organization expend more than $750,000 in federal funds during your previous fiscal year?

☑ Yes ☐ No

If yes, what is the date of the last submission of the audit Federal Audit Clearinghouse?

April 4, 2022

If no, please attach your organization's most recent financial audit or financial statement.

Add Attachment | Delete Attachment | View Attachment

J. Requirements for Non-Governmental Applicants (Excluding Public Universities and Certain District Organizations)

Non-governmental applicants (excluding public universities and certain district organizations) must also provide a copy of the following items, either using the Attachments form that is part of the application package in www.Grants.gov.

J.1. Non-profit organizations must provide a current certificate of good standing or equivalent from the State in which they are incorporated.

Add Attachment | Delete Attachment | View Attachment

J.2. Non-profit organization applicants must provide their Articles of Incorporation and By-Laws. Non-profits with an active EDA grant must either provide a) a revised copy of their Articles of Incorporation or By-Laws if these have been amended or b) a statement certifying that there has been no change in the organization's Articles of Incorporation or By-Laws.

Add Attachment | Delete Attachment | View Attachment

J.3. Non-profit organizations must provide a resolution passed by a general purpose political subdivision of a State (e.g., local government entity) or a letter signed by an authorized representative of a local government acknowledging that the applicant is acting in cooperation with officials of the political subdivision. EDA may waive this requirement for certain projects of significant regional or national scope (see 13 CFR § 301.2(b)).

Add Attachment | Delete Attachment | View Attachment

J.4. If applying for a construction or RLF investment, an applicant must afford the appropriate general purpose governmental authority a minimum of 15 days to review and comment on the proposed project (13 CFR § 302.9(a)).

Will the applicant be able to provide these comments?

☐ Yes

☐ Not applicable, because the applicant is not applying for a construction or RLF grant

☐ Not applicable, because this requirement has been satisfied under an existing RLF plan

☐ No, for another reason (explain below)

Attachment for Question G.3 of Form ED-900GA

(Equipment Narrative from Section C.1 of the Preliminary Engineering Report)

The Project includes installation of new PV modules with a racking canopy structure, a BESS, microgrid controls, and electrical wiring at the Barton Road WTP. The existing diesel generator will be incorporated into the microgrid as a standby power supply but is expected to rarely operate. Each of these project components is further described below.

Solar Photovoltaic Modules: To produce the required 1,500,000-kWh of electricity per year, about 2,500 solar PV modules will be installed on a canopy structure that is designed for the purpose of supporting the solar array. The solar array will include solar modules, often referred to as panels, direct current (DC) combiner boxes, and inverters which turn the DC power into alternating current (AC) power. The actual number of solar modules to be installed depends on the capacity of the module selected by the construction contractor and approved for use during construction. The inverters will be capable of synchronizing for operation in parallel with power supplied by PG&E. The estimated useful life of the solar PV modules is 25-years.

Solar Module Racking Canopy Structure: The solar array will include a structural steel, rigid frame, long span canopy racking system to support the solar modules. The canopy will be installed above the existing flocculation/sedimentation basins at the Barton Road WTP for an effective use of space. The structure will be designed in accordance with professional standards for construction loads (ASCE7) and solar PV arrays (SEOC PV-2). The overall footprint of canopy is approximately 56,000-square feet (160-feet by 350-feet) and the estimated useful life is 25-years.

Battery Energy Storage System: The BESS will supply up to 500-kWac of electricity demand. It will have 4,000-kWh of energy storage using lithium-ion batteries. The system will be a modular, skid mounted system with integrated cooling and fire suppression systems. The dimensions are approximately 10-feet by 40-feet. It will be located close to the existing substation in a 20-foot by 60-foot fenced enclosure. The controls and inverters have an estimated useful life of 25-years, but the batteries are estimated at 15-years.

Microgrid Controls: The controller will monitor the supply of power from the electrical grid and the new solar array, as well as control the components of the microgrid. While the controls have an estimated useful life of 20-years, this equipment may come with a recommendation to upgrade to newer generations in a shorter amount of time.

Diesel Generator: The existing 500-kW diesel generator will be connected to the microgrid to provide standby power. The diesel generator will be used to charge the battery when the solar resource is insufficient. This would typically occur if there were a long duration outage in the middle of winter when the sun is at its lowest angle.

Electrical Wiring: Underground electrical conduits and wiring will connect the components of the microgrid to the existing Barton Road WTP substation with an estimated useful life of 25-years.

(Budget Break Down for Equipment from Table 4 of the Preliminary Engineering Report)

Component	Price per Unit	Quantity	Units	Subtotals	Funding Source
10. Equipment					
Solar Panels	$0.51	998,000	Wdc	$ 508,980	-
Canopy Steel	$0.40	998,000	Wdc	$ 399,200	-
Wire	$0.08	998,000	Wdc	$ 79,840	-
Inverters	$0.08	998,000	Wdc	$ 79,840	-
Interconnection	$0.40	998,000	Wdc	$ 399,200	-
BESS Inverters	$1,500	500	Wac	$ 750,000	-
BESS Batteries	$300	4000	Wh	$ 1,200,000	-
Microgrid Control(s)	$325,000	1	Each	$ 325,000	-
			Equipment Total	$ 3,742,060	Federal Share

OMB Number: 0610-0094
Expiration Date: 11/30/2021

ED-900A - Additional EDA Assurances for Construction *Or* Non-Construction Investments

For **ALL** investments: As a duly authorized representative of the applicant, I further certify that the applicant:

1. Understands that attorneys' or consultants' fees, whether direct or indirect, expended for securing or obtaining EDA investment assistance are not eligible costs. See 13 C.F.R. § 302.10(a).
2. Understands that conflicts of interest or appearances of conflicts of interest are prohibited and may jeopardize this application or result in the forfeiture of investment funds. A conflict of interest occurs, for example, where a representative, official, employee, architect, attorney, engineer, or inspector of the applicant, or a representative or official of the federal, State or local government, has a direct or indirect financial interest in the acquisition or furnishing of any materials, equipment, or services to or in connection with the project. See 13 C.F.R. § 302.17.
3. Will comply with the reporting requirements under the Government Performance and Results Act (GPRA) of 1993 and the GPRA Modernization Act of 2010 (GPRAMA) for measuring and reporting project performance.

For **CONSTRUCTION** investments: As a duly authorized representative of the applicant, I further certify that the applicant:

1. Will operate and maintain the facility in accordance with at least the minimum standards as may be required or prescribed by applicable federal, State and local agencies for the maintenance and operation of such facilities.
2. Will require the facility to be designed to comply with the Americans with Disabilities Act of 1990 (ADA) (42 U.S.C. 12101 et seq.), the Architectural Barriers Act of 1968 (42 U.S.C. 4151 et seq.) and the Accessibility Guidelines for Buildings and Facilities regulations, as amended (36 C.F.R. part 1191), and will be responsible for conducting inspections to insure compliance with these requirements.
3. For the two-year period beginning on the date EDA investment assistance is awarded, will refrain from employing, offering any office or employment to, or retaining for professional services any person who, on the date on which the investment assistance is awarded or within the one-year (1) period ending on that date, served as an officer, attorney, agent or employee of the Department of Commerce and occupied a position or engaged in activities that EDA determines involved discretion with respect to the award of investment assistance under PWEDA. See section 606 of PWEDA and 13 C.F.R. §302.10(b).
4. Will have no facilities under ownership, lease or supervision to be utilized in this project that are listed or under consideration for listing on EPA's List of Violating Facilities.
5. Will comply with Executive Order 12699, "Seismic Safety of Federal and Federally Assisted or Regulated New Building Construction," which imposes requirements that federally-assisted facilities be designed and constructed in accordance with the most current local building codes determined by the awarding agency or by the Interagency Committee for Seismic Safety in Construction (ICSSC) and the most recent edition of the American National Standards Institute Standards A58, Minimum Design Loads for Buildings and Other Structures.

6. Will observe and comply with federal procurement rules, as set forth in 2 C.F.R. part 200, as applicable, for award of any contracts for architectural engineering, grant administration services, or construction financed with EDA investment assistance

For **NON-CONSTRUCTION** investments: As a duly authorized representative of the applicant, I further certify that the applicant:

1. Will comply with applicable regulations regarding indirect cost rates, if indirect costs are included in the application.
2. Will comply with the requirement that this investment assistance will not provide a proprietary benefit to a private individual, for-profit corporation, or other commercial entity.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL

Completed on submission to Grants.gov

TITLE

APPLICANT ORGANIZATION

DATE SUBMITTED

Completed on submission to Grants.gov

OMB Number: 0610-0094
Expiration Date: 10/31/2024

ED-900C – EDA Application Supplement for Construction Programs

A. Metropolitan Area Review

A.1. Is the Project located in a Metropolitan Statistical Area (MSA)?

☑ Yes ☐ No (go to B.1.)

A.2. Projects within an MSA that involve the development of hospitals, airports, libraries, water supply and distribution facilities, sewage and waste treatment works, highways, transportation facilities, water development, or land conservation require comments from the metropolitan area clearinghouse/ agency. Does the proposed project involve any of the above identified developments?

☑ Yes ☐ No (go to B.1.)

A.3. If Yes, please attach either:

☑ Comments from the responsible metropolitan area clearinghouse/agency and a statement that such comments have been considered; or

☐ An explanation as to why comments are not available; or

☐ A statement indicating the date the application was made available to the appropriate metropolitan area clearinghouse/agency and units of general local government for review and certifying that the application has been before the metropolitan area clearinghouse/agency for a period of 60 days without comments or recommendations.

Add Attachment | Delete Attachment | View Attachment

B. District Organization Project Administration

B.1. Will the District Organization for the region in which the project will be located administer the project for the applicant?

☑ Yes ☐ No

B.2. If Yes, the applicant must be able to certify to all of the following and indicate such certification by checking each box:

☐ The administration of the project is beyond the capacity of the applicant's current staff and would require hiring additional staff or contracting for such services;

☑ No local organization/business exists that could administer the project in a more efficient or cost-effective manner than the District Organization; and

☐ The District Organization will administer the project without subcontracting the work.

C. Preliminary Engineering Report

To be considered for assistance, all construction and design applications must include a **Preliminary Engineering Report (PER)** that at a minimum provides the following information:

(Note: The Preliminary Engineering Report should be completed by a Professional Engineer or Architect. If the applicant plans on using the same engineer or architect for full design if the grant is awarded, the engineer or architect must be competitively procured in accordance with 2 C.F.R. part 200 for the PER; otherwise, the architect or engineer may be excluded from bidding for design work under the grant award.)

C.1. Project Overview.

- Insert the project description from Section B.1. of the ED-900GA.
- If the project contains elements of work that are not in the EDA-funded project, or if there is a larger overall project of which EDA is a smaller component, describe the non-EDA funded parts of work.
- Identify project components that have a useful life of less than 20 years and provide the useful life for each of these components.

C.2. Project drawings.

- Identify and label existing conditions such as existing infrastructure elements or structures within the EDA project construction limits.
- Identify and label proposed project components with rough dimensions and general layouts.
- Identify and label the location of any project beneficiaries identified in Section E.3 of the Form ED-900GA, if applicable.
- Color coding, labeling, legends and keyed notes are encouraged.

C.3. Construction cost estimate.

- Provide a detailed construction cost estimate in terms of quantities, unit prices, and total costs for all the EDA project components.
- Provide a basis for the determination of construction contingencies.
- If separate contracts are anticipated for demolition or site work, provide a separate detailed cost estimate for these components. If demolition or site work will not be separate contracts, include the costs in the overall detailed construction cost estimate.

C.4. Project constraints.

- Describe any design and construction constraints for the proposed project.

C.5. The proposed method of construction procurement.

- Identify if the project will be traditional design/bid/build with a sealed competitive bid process consistent with 2 C.F.R. § 200.320(c).
- Identify if any portion of the project is to be done by an alternate construction procurement method such as design/build, construction management at risk, the applicant's own forces, and/or a construction manager.

  (Note: If an alternate construction procurement method is proposed, a construction services procurement plan must be provided to EDA for approval in accordance with EDA's regulation at 13 C.F.R. § 305.6(a).)

C.6. Number of construction contracts anticipated.

- Identify the number of construction contracts anticipated and provide a description of the project components for each contract.

  (Note: If project phasing is proposed, a project phasing request must be provided to EDA for approval per EDA's regulation at 13 C.F.R. § 305.9(a).)

C.7. Project permits.

- List permits required for the proposed project.
- Provide the timeline to obtain the permits and their current status. Permits should include, but are not limited to: Clean Water Act Section 404 permits, NPDES permits including stormwater permits, railroad permits, highway encroachment, etc.

C.8. Project schedule.

Provide the following proposed project schedule in terms of months.

(Note: If project phasing is proposed, provide a schedule for each construction contract.)

- A/E procurement, if applicable;
- design period;
- period of time to obtain required permits;
- period of time to obtain any required easements, rights-of-way, or other real property rights needed for the project (including permits or licenses needed for entering land owned by a third party);
- solicitation of bids;
- awarding of contracts;
- construction period.

C.9. Preliminary Engineering Report.

Please attach a Preliminary Engineering Report that provides the information contained in C.1.- C.8.

Add Attachment | Delete Attachment | View Attachment

D. Title Requirements

D.1. Does the applicant currently hold title to the real property necessary for the project?

☑ Yes ☐ No (explain below in D.3.)

D.2. Does the applicant currently hold all easements, rights-of-way, long-term leases, or other property rights necessary for the project, such as licenses or permits often required to work within railroad rights-of-way, highway rights-of-way, or on other publicly owned lands?

☑ Yes ☐ No (explain below in D.3.)

D.2.a. **Please check, if applicable:**

☐ This project requires work within a railroad-right-way, or over a railroad crossing.

☐ This project requires work on a State or local government owned roadway or highway, or a highway crossing.

D.3. If no to D.1. or D.2., explain how and when the applicant plans to obtain the property rights needed for the proposed project?

D.4. If real property is being acquired as part of the project, does the applicant have a signed agreement for the purchase, such as a purchase and sale agreement or option to purchase? See 13 CFR 314.7 (c)(1).

☐ Yes (attach agreement) ☐ No (explain below) ☑ Not Applicable

Add Attachment | Delete Attachment | View Attachment

D.5. The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (41 U.S.C. § 4601 et seq.) (URA) applies to federally funded projects involving the acquisition of real property or that displace persons from their homes, businesses, or farms. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in the purchases. (See URA's implementing regulations at 49 CFR part 24 and Certification #11 on Form SF-424D, "Assurances – Construction Programs" for an explanation of this requirement).

Please note that if real property is being acquired for this project, including the acquisition of easements, applicants may need to follow the appraisal procedures of the URA.

D.5.a. Will the project cause the displacement of individuals, families, businesses or farms?

☐ Yes ☑ No

D.5.b. Are relocation expenses for costs incidental to land acquired pursuant to the URA included in the proposed budget? These costs are separate from the estimated purchase price. Examples of such costs include those for recording fees, surveys, appraisals, title searches, real property taxes, etc.

☐ Yes ☑ No

If yes to either D.5.a. or D.5.b., explain below how acquisition and relocation procedures will comply with the URA. **In addition, applicants must complete Form ED-900E, "Calculation of Estimated Relocation and Land Acquisition Expenses" for purposes of completing the SF-424C (Budget Information - Construction Programs).**

D.6. Is (or was) any real property connected to the proposed project subject to eminent domain or the threat of such proceedings?

☐ Yes (explain below) ☑ No

D.7. Is the project located on a military or Department of Energy installation that is closed or scheduled for closure or realignment?

☐ Yes (explain below) ☑ No

D.8. For certain projects involving real property, including real property included as matching share, EDA regulations generally require recipients to execute a mortgage, deed of trust, or covenant of use in the real property acquired or improved with EDA investment assistance. In general, this interest should be a first priority lien. For Indian Tribe recipients, this interest will generally be a Covenant of Purpose, Use, and Ownership. See 13 CFR § 314.8.

Will the applicant be able to provide the required lien or covenant?

☐ Yes ☐ No (explain how you will satisfy 13 CFR § 314.8)

Not Applicable

D.9. This question may require consulting with applicant's legal counsel, a title company, or a real estate specialist.

Is the property to be acquired or improved with EDA investment assistance, including real property to be used as matching share, free of any mortgages, deeds of trust, liens or other encumbrances, reservations, reversionary interests or other restrictions on the applicant's interest in the property, including those related to bonds, certificates of participation and similar financing structures?

☑ Yes ☐ No (explain below)

If no, describe any mortgages, deed of trust, liens or other encumbrances, reservations, reversionary interests or other restrictions on the applicant's interest in the property

D.10. Will real property acquired or improved with EDA investment assistance, or real property included as matching share, be used to collateralize any type of financing, including but not limited to bonds or tax credits?

☐ Yes (explain below) ☑ No

D.11. Briefly describe plans for the operation, maintenance and management of all project facilities, including any land, improved land, structures, and appurtenances thereto.

The City of Roseville's Barton Water Treatment Plant (facilities, structures, equipment, land, etc) is maintained by a utility maintenance crew, with activities guided through an asset management program and both short-term, long-term and infrastructure rehabilitation is funded via utility rates. Additionally, facility operations are through a crew of six licensed Water Treatment Plant Operators under the management of an on-site Chief Water Treatment Plant Operator.

E. Sale or Lease

E.1. Does the applicant intend to sell, lease, transfer, dedicate or otherwise convey any interest in the project or any portion of the project, underlying land, land improvements, etc funded with EDA investment assistance?

☐ Yes (explain below) ☑ No (go to F.1.)

Note: Applicants may be asked to provide documentation that EDA's requirements will continue to be met after the sale or lease of project property.

E.2. Is the purpose of the project to provide building space or land to a single user or multiple users?

☐ Yes, single user ☐ Yes, multiple users

Please note the number of expected users (if multiple users), the type of expected user(s) and the type of property being lease or sold (building lease, office lease, lot sale, lot lease, ground lease, etc.)

E.3. Will the project or any portion of the project be leased in whole or in part?

☐ Yes (explain below) ☐ No

E.4. Will the lease(s) be for fair market value?

☐ Yes ☐ No (explain below)

E.5. Explain the basic terms of any proposed lease(s), including planned length of the leases.

F. Industrial Parks, Commercial Parks or Similar Projects with Sites for Sale or Lease

F.1. Is the purpose of the project to construct infrastructure, buildings, or other facilities to serve an industrial park, commercial park or similar project with sites for sale or lease?

☐ Yes (explain below) ☑ No (go to G.1.)

F.2. A benefitting property is generally one that obtains direct economic benefits from the EDA funded project supporting the park (or similar project). For example, if EDA funded a water line that opened service and significant development potential for six adjacent industrial parcels identified as part of City Industrial Park, each of those six parcels would be considered a benefitting property. Please check one, the benefitting properties for this project are owned by:

☐ Applicant ☐ Private Part(ies)

☐ Both applicant and private part(ies) ☐ Other (explain below)

F.2.a. Identify below the owners of each property benefitting from the EDA funded construction, provide an estimate of the number of acres of each property and the estimated total acreage benefitting from the proposed project. Attach a map showing the EDA funded project and each benefitting property with its identified owner and acreage.

Add Attachment | Delete Attachment | View Attachment

Note that EDA may require that the owner of the benefitting property, including private owners, agree to certain restrictions on the use of the property and may require that those restrictions survive any sale or transfer of the property.

In addition, EDA may require evidence that the private party has title to the park or site and may require the private party to provide other assurances that EDA determines are necessary to ensure the property is used in a manner consistent with project purposes. See 13 CFR § 314.3(c) and § 314.7.

G. Broadband, Internet, and Dark Fiber

G.1. Is this project for broadband infrastructure construction, including installation of conduit, fiber optic cable and/or related equipment such as network switches and backhaul, pole attachments, towers, or the acquisition of an indefeasible right of use?

☐ Yes (explain below) ☑ No (go to H.)

G.2. Does the applicant understand and agree to comply with the requirements of the Federal Communications Commission and any other Federal requirements applicable to broadband projects?

☐ Yes ☐ No

G.3. EDA regulations require recipients to provide a security interest in significant items of tangible personal property, which may include fixtures, acquired with EDA investment assistance. For broadband projects, this may include a security interest in the fixed fiber optic cable, other broadband assets, and indefeasible rights of use. This should be a first priority lien.

Will the applicant be able to provide the required security interest?

☐ Yes ☐ No (explain below)

G.4. Will the applicant be the operator of the broadband infrastructure?

☐ Yes (explain below; skip G.5.) ☐ No (go to G.5.)

If yes, explain your plan for long-term operations, maintenance and use of the broadband infrastructure.

G.5. Explain who will be the operator of the broadband infrastructure and whether it will be available to a single internet service provider or multiple internet service providers.

G.6. Provide a brief description of the current internet services in the area, including providers and their standard download/upload speeds.

G.7. List any agreements the applicant will need to enter into for broadband operations such as indefeasible rights of use, pole attachment agreements, access agreements, operator agreements, etc.

H. Environmental and Historic Preservation Requirements

Please attach an environmental narrative and applicant certification clause using the template found on www.eda.gov.

Add Attachment | Delete Attachment | View Attachment

Federal agencies are required by law to assess the expected environmental impacts associated with proposed federal actions. Depending on its analysis of information submitted by the applicant, EDA may request additional information to better understand the current environmental conditions and the project elements that will affect the environment.

Comprehensive information is required to complete an environmental review in accordance with the National Environmental Policy Act (NEPA). Information must be provided for the:

(i) site where the proposed project facilities will be constructed and the surrounding areas affected by its operation; and

(ii) areas to be affected by any primary beneficiaries of the project.

(iii) The information submitted must be sufficient to evaluate all reasonable alternatives to the proposed project and the direct and indirect environmental impacts of the project, as well as the cumulative impacts on the environment as defined in the regulations for implementing the procedural provisions of NEPA. See 40 C.F.R. parts 1500-1508.

The level of detail should be commensurate with the complexity and size of the project and the magnitude of the expected impact. Previously completed environmental impact documentation (assessments, impact statements, etc.) for activities in the region in which the proposed project will be located may be referenced and attached to the environmental narrative as this documentation may be helpful. However, it is important that each section of the environmental narrative addresses the proposed EDA project.

Please note regardless of whether the applicant believes historic or archaeological artifacts are present, the applicant may be required to work directly with its State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) for projects on Tribal lands where there is a designated THPO. The SHPO and THPO clearance processes can be lengthy. Please reach out to EDA to start the process as early as possible. A good early step is to familiarize yourself with the SHPO or THPO websites, which generally explain the processes and requirements. There are also trainings and additional resources available through the Advisory Council on Historic Preservation (ACHP) website.

OMB Number: 0610-0094
Expiration Date: 10/31/2024

ED-900E – Calculation of Estimated Relocation and Land Acquisition Expenses

All applicants that are including relocation and land acquisition expenses in the EDA project budget must complete the "Calculation of Estimated Relocation and Land Acquisition Expenses" form (below), and enter the “Grand Total Relocation Expenses” on line item 3 (“Relocation expenses and payments") of Form SF-424C, 'Budget Information - Construction Programs.'

Note: The “Costs Incidental to Land Acquisition” are separate from the estimated purchase price of the property.

ITEM 1. COSTS INCIDENTAL TO LAND ACQUISITION - ESTIMATES	
Number of land transactions involved (including options, easements and rights-of-way):	
Recording fees, transfer taxes, surveys, appraisals, title search and similar expenses-Section 303(1)	0
Penalty costs-Section 303(2)	0
Real Property taxes-Section 303(3)	0
Litigation expenses-Section 304(a)	0
Total - Estimated costs incidental to transfer of title	0
ITEM 2. RELOCATION - ESTIMATES	
a. TENANTS - Estimates: Number of Claims	
(1) Moving Expenses:	
Actual Expenses-Section 202(a)(1)	0
In lieu payments-Section 202(b)	0
Total - Moving Expenses	0
(2) Replacement housing payments:	
Rental payments-Section 204(1)	0
Down payment-Section 204(2)	0
Total - Replacement housing payments	0
Total - Estimated Tenants	0

b. OWNER-OCCUPANTS - Estimates: Number of Claims	
(1) Moving Expenses:	
Actual Expenses-Section 202(a)(1)	0
In lieu payments-Section 202(b)	0
Total - Moving Expenses	0
(2) Replacement housing payments:	
Purchase payments-Section 203(a)(1)	0
Reasonable replacement costs-Section 203(a)(1)(A)	0
Increased interest costs-Section 203(a)(1)(B)	0
Closing costs-Section 203(a)(1)(C)	0
Rental payments-Section 204(1)	0
Down payment-Section 204(2)	0
Total - Replacement housing payments	0
Total - Estimated Owner-Occupants	0
c. BUSINESS - Estimates: Number of Claims	
Moving Expenses:	
Actual Expenses-Section 202(a)(1)	0
Actual loss of tangible personal property-Section 202(a)(2)	0
Actual searching expenses-Section 202(a)(3)	0
In lieu payments-Section 202(c)	0
Total - Estimated Business	0
d. NONPROFIT ORGANIZATIONS - Estimates: Number of Claims	
Moving Expenses:	
Actual Expenses-Section 202(a)(1)	0
Actual loss of tangible personal property-Section 202(a)(2)	0
Actual searching expenses-Section 202(a)(3)	0
In lieu payments-Section 202(c)	0
Total - Estimated Nonprofit Organizations	0
e. FARM OPERATIONS - Estimates: Number of Claims	
Moving Expenses:	
Actual Expenses-Section 202(a)(1)	0
Actual loss of tangible personal property-Section 202(a)(2)	0
Actual searching expenses-Section 202(a)(3)	0
In lieu payments-Section 202(c)	0
Total - Estimated Farm Operations	0
f. ADVISORY SERVICES - Estimates: Number of Claims	
Total - Expenses of grantee/borrower-Section 205	0

g. ADMINISTRATION - Estimates: Number of Claims	
Contracting with individual, firm, association, or corporation-Section 212	0
Agreement w/ Federal or State government agency or instrumentality-Section 212	0
Total - Estimated Administration	0
ITEM 3. GRAND TOTAL	
Enter the sum of Items 1 and 2 (parts (a) through (g)) in this Item	
GRAND TOTAL RELOCATION EXPENSES	0

OMB Number: 4040-0004
Expiration Date: 12/31/2022

Application for Federal Assistance SF-424

*** 1. Type of Submission:**
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

*** 2. Type of Application:**
- [x] New
- [ ] Continuation
- [ ] Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received: Completed by Grants.gov upon submission.

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name: City of Roseville

* b. Employer/Taxpayer Identification Number (EIN/TIN): 96-4000409

* c. Organizational DUNS: 076119643

d. Address:

* Street1: 2005 Hilltop Circle
Street2:
* City: Roseville
County/Parish:
* State: California
Province:
* Country: USA: UNITED STATES
* Zip / Postal Code: 95747

e. Organizational Unit:

Department Name: Environmental Utilities

Division Name: Water Utility and Government Relations

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:
* First Name: Sean
Middle Name:
* Last Name: Bigley
Suffix:

Title: Assistant Environmental Utilities Director

Organizational Affiliation:

* Telephone Number: (916) 774-5513
Fax Number:

* Email: sbigley@roseville.ca.us

Application for Federal Assistance SF-424

*** 9. Type of Applicant 1: Select Applicant Type:**

City or Township Gvernment

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

*** 10. Name of Federal Agency:**

Economic Development Administration

11. Catalog of Federal Domestic Assistance Number:

CFDA Title:

*** 12. Funding Opportunity Number:**

PWEAA2020

* Title:

FY2020 EDA Public Works and Economic Adjustment Assistance Programs including CARES Act Funding

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment | Delete Attachment | View Attachment

*** 15. Descriptive Title of Applicant's Project:**

Barton Road Water Treatment Plant Solar Energy and Storage System Project

Attach supporting documents as specified in agency instructions.

Add Attachments | Delete Attachments | View Attachments

Application for Federal Assistance SF-424

16. Congressional Districts Of:

* a. Applicant: CA-004

* b. Program/Project: CA-004

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment | Delete Attachment | View Attachment

17. Proposed Project:

* a. Start Date: 11/2022

* b. End Date: 12/2024

18. Estimated Funding ($):

* a. Federal	$4,925,776
* b. Applicant	$1,667,101
* c. State	$0
* d. Local	$1,667,101
* e. Other	$0
* f. Program Income	$0
* g. TOTAL	$6,592,877

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- [x] a. This application was made available to the State under the Executive Order 12372 Process for review on .
- [ ] b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- [ ] c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**

- [ ] Yes
- [x] No

If "Yes", provide explanation and attach

Add Attachment | Delete Attachment | View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

- [x] ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: | * First Name:

Middle Name:

* Last Name:

Suffix:

* Title:

* Telephone Number: | Fax Number:

* Email:

* Signature of Authorized Representative: Completed by Grants.gov upon submission. | * Date Signed: Completed by Grants.gov upon submission.

OMB Number: 4040-0008
Expiration Date: 02/28/2025

BUDGET INFORMATION - Construction Programs

NOTE: Certain Federal assistance programs require additional computations to arrive at the Federal share of project costs eligible for participation. If such is the case, you will be notified.

COST CLASSIFICATION	a. Total Cost	b. Costs Not Allowable for Participation	c. Total Allowable Costs (Columns a-b)
1. Administrative and legal expenses	$ 435,657.00	$ 435,657.00	$
2. Land, structures, rights-of-way, appraisals, etc.	$	$	$
3. Relocation expenses and payments	$	$	$
4. Architectural and engineering fees	$ 299,400.00	$	$ 299,400.00
5. Other architectural and engineering fees	$ 49,900.00	$	$ 49,900.00
6. Project inspection fees	$ 416,160.00	$	$ 416,160.00
7. Site work	$	$	$
8. Demolition and removal	$	$	$
9. Construction	$ 998,000.00	$	$ 998,000.00
10. Equipment	$ 3,742,060.00	$	$ 3,742,060.00
11. Miscellaneous	$ 399,200.00	$	$ 399,200.00
12. SUBTOTAL *(sum of lines 1-11)*	$ 6,343,377.00	$	$ 6,343,377.00
13. Contingencies	$ 249,500.00	$	$ 249,500.00
14. SUBTOTAL	$ 6,592,877.00	$	$ 6,592,877.00
15. Project (program) income	$	$	$
16. TOTAL PROJECT COSTS *(subtract #15 from #14)*	$ 6,592,877.00	$ 435,657.00	$ 6,157,220.00

FEDERAL FUNDING

17. Federal assistance requested, calculate as follows: (Consult Federal agency for Federal percentage share.) Enter the resulting Federal share.	Enter eligible costs from line 16c Multiply X 80 %	$ 4,925,776.00

View Burden Statement

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2022

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant:, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29) U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statue(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statue(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.

12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.

14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is $10,000 or more.

15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).

16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.

17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq).

18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."

19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.

20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL	TITLE
Completed on submission to Grants.gov	
APPLICANT ORGANIZATION	DATE SUBMITTED
	Completed on submission to Grants.gov

OMB Number: 0610-0094
Expiration Date: 11/30/2021

ED-900B – Beneficiary Information Form

A. General Information

A.1. Proposed EDA Project Title: Solar Energy and Storage System Project, Barton Road Water Treatment Plant

proposed by Lead Applicant: City of Roseville, Environmental Utility

A.2. Beneficiary Organization Name: Penumbra, Inc.

A.3. Beneficiary Organization Address:

Street 1: 630 Roseville Parkway

Street 2:

City: Roseville

County:

State: California

Province:

Country: USA: UNITED STATES

Zip/Postal Code: 95747

A.4. Please characterize the main industry/field of this beneficiary organization including the 6-digit NAICS code for the products and services produced by the organization:

Global healthcare company focused on innovative therapies.
NAICS code: 339112

B. Estimated Impact of the EDA Investment

B.1. As indicated in the table below, as a direct result of the proposed scope of work, will be able to create and/or save jobs and/or generate private investment.

Jobs Created	Jobs Saved	Private Investment

B.2. Please identify the basis for the estimated number of jobs that will be created or saved for your organization?

Penumbra's Roseville facility currently employs approximately 600 people but we are continually expanding our operation and expect to employ 2000 - 3000 employees at full capacity.

B.3. What types of private investment are likely to be generated?

B.4. Please describe the timeframe associated with the jobs and private investment identified in the table above:

B.5. Are there other ways that this project will benefit your business or organization?

Penumbra's Roseville facility is primarily for manufacturing life-saving medical devices for patients around the world. Such operation requires a reliable water source that is available without disruption.

C. Provision of Data on the EDA Investment

The Economic Development Administration (EDA) tracks job and private investment resulting from its awards. If this application results in an award, each beneficiary must provide to the successful recipient job and private investment results up to 9 years after the EDA grant award in order to assist the grantee with fulfilling these reporting requirements.

☐ Check box to indicate that your company intends to provide the recipient with information on jobs and private investment generated as a result of the EDA project.

Signature of authorized representative for the beneficiary organization

Date

Jee Hamlyn-Harris; Chief of Staff

February 18, 2022

Name and title of beneficiary organization authorized representative

Name

Title

CHIEF OF STAFF

D. Assurances by Beneficiary that is an "Other Party"

An authorized or corporate representative of any beneficiary that is considered an "Other Party" as defined below, must also sign to show that the beneficiary intends to comply with the U.S. Department of Commerce (DOC) and EDA regulations described below.

As defined at 13 C.F.R. § 302.20(b)(1), an "Other Party" is an entity that intends to create or save **15 or more permanent jobs** as a result of this EDA-supported project and is specifically named in the application as benefiting from the project or will be located in a building; port; facility; or industrial, commercial, or business park constructed or improved in whole or in part with EDA investment assistance prior to EDA's final disbursement of funds.

By submitting these assurances, the Other Party certifies that it will comply with the following requirements:

- Section 601 of Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d et seq.), and the DOC's implementing regulations at 15 C.F.R. part 8, which proscribe discrimination on the basis of race, color, or national origin.
- 42 U.S.C. 3123, 42 U.S.C. 6709, and the DOC's regulations at 15 C.F.R. part 8a, which proscribe discrimination on the basis of sex.
- Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and the DOC's implementing regulations at 15 C.F.R. part 8b, which proscribe discrimination on the basis of disabilities.
- The Age Discrimination Act of 1975, as amended (42 U.S.C. 6101 et seq.), and the DOC's implementing regulations at 15 C.F.R. part 20, which proscribe discrimination on the basis of age.

Signature of authorized representative for the beneficiary ("Other Party") entity

Date

Feb 18, 2022

Name and title of beneficiary organization authorized representative

Name

JEE HAMILYN-HARRIS

Title

CHIEF OF STAFF

OMB Number: 0610-0094
Expiration Date: 11/30/2021

ED-900B – Beneficiary Information Form

A. General Information

A.1. Proposed EDA Project Title: Solar Energy and Storage System Project, Barton Road Water Treatment Plant

proposed by Lead Applicant: City of Roseville, Environmental Utility

A.2. Beneficiary Organization Name: Sun City Roseville Community Association

A.3. Beneficiary Organization Address:

Street 1: 7050 Del Webb Blvd

Street 2:

City: Roseville

County:

State: CA

Province:

Country: USA: UNITED STATES

Zip/Postal Code: 95747

A.4. Please characterize the main industry/field of this beneficiary organization including the 6-digit NAICS code for the products and services produced by the organization:

813990 Homeowners Associations; 713910 Golf Courses and Clubhouse; 722511 Full Service Restaurant

B. Estimated Impact of the EDA Investment

B.1. As indicated in the table below, as a direct result of the proposed scope of work, will be able to create and/or save jobs and/or generate private investment.

Jobs Created	Jobs Saved	Private Investment
10	4	Unknown

B.2. Please identify the basis for the estimated number of jobs that will be created or saved for your organization?

Sun City Roseville employs approximately 200 people and supports a community of approximately 5,000 residents. Clean water is a necessity to adequately providing services to support our senior community. Ensuring Roseville's active adult facilities have consistent access to water allow these facilities to have greater capacity to expand population and employment.

B.3. What types of private investment are likely to be generated?

Current and future expansion of services would not be possible without the infrastructure planning and investments made by the City of Roseville. Other private investment opportunities would expand our health and safety infrastructure.

B.4. Please describe the timeframe associated with the jobs and private investment identified in the table above:

Placer County is one of four counties that experienced population growth in 2021 and investment in our current facilities may occur with consistent population growth and demand.

B.5. Are there other ways that this project will benefit your business or organization?

Clean and reliable supply of water is a critical to Sun City's operations and our ability to service our residents. Any interruption of utilities to the facility would be a disaster to operations and could cause health and safety issues. Well planned infrastructure and investments to Roseville's utilities provides our community the confidence to attract new residents and offer exceptional services.

C. Provision of Data on the EDA Investment

The Economic Development Administration (EDA) tracks job and private investment resulting from its awards. If this application results in an award, each beneficiary must provide to the successful recipient job and private investment results up to 9 years after the EDA grant award in order to assist the grantee with fulfilling these reporting requirements.

☐ Check box to indicate that your company intends to provide the recipient with information on jobs and private investment generated as a result of the EDA project.

Signature of authorized representative for the beneficiary organization

Date

2/23/22

Name and title of beneficiary organization authorized representative

Name

Earl Wiklund

Title

Executive Director

D. Assurances by Beneficiary that is an "Other Party"

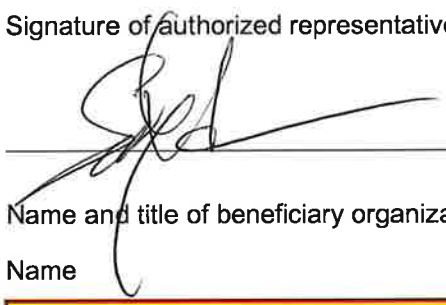
An authorized or corporate representative of any beneficiary that is considered an "Other Party" as defined below, must also sign to show that the beneficiary intends to comply with the U.S. Department of Commerce (DOC) and EDA regulations described below.

As defined at 13 C.F.R. § 302.20(b)(1), an "Other Party" is an entity that intends to create or save 1**5 or more permanent jobs** as a result of this EDA-supported project and is specifically named in the application as benefiting from the project or will be located in a building; port; facility; or industrial, commercial, or business park constructed or improved in whole or in part with EDA investment assistance prior to EDA's final disbursement of funds.

By submitting these assurances, the Other Party certifies that it will comply with the following requirements:

- Section 601 of Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d et seq.), and the DOC's implementing regulations at 15 C.F.R. part 8, which proscribe discrimination on the basis of race, color, or national origin.
- 42 U.S.C. 3123, 42 U.S.C. 6709, and the DOC's regulations at 15 C.F.R. part 8a, which proscribe discrimination on the basis of sex.
- Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and the DOC's implementing regulations at 15 C.F.R. part 8b, which proscribe discrimination on the basis of disabilities.
- The Age Discrimination Act of 1975, as amended (42 U.S.C. 6101 et seq.), and the DOC's implementing regulations at 15 C.F.R. part 20, which proscribe discrimination on the basis of age.

Signature of authorized representative for the beneficiary ("Other Party") entity



Date

2/23/22

Name and title of beneficiary organization authorized representative

Name

Earl Wiklund

Title

Executive Director

DocuSign Envelope ID: 55C23F01-A393-4B74-B0DA-51662CF61481

OMB Number: 0610-0094
Expiration Date: 11/30/2021

ED-900B – Beneficiary Information Form

A. General Information

A.1. Proposed EDA Project Title: Solar Energy and Storage System Project, Barton Road Water Treatment Plant

proposed by Lead Applicant: City of Roseville, Environmental Utility

A.2. Beneficiary Organization Name: Sutter Roseville Medical

A.3. Beneficiary Organization Address:

Street 1: 1 Medical Plaza Drive

Street 2:

City: Roseville

County:

State: CA

Province:

Country: USA: UNITED STATES

Zip/Postal Code: 95661

A.4. Please characterize the main industry/field of this beneficiary organization including the 6-digit NAICS code for the products and services produced by the organization:

622110

B. Estimated Impact of the EDA Investment

B.1. As indicated in the table below, as a direct result of the proposed scope of work, will be able to create and/or save jobs and/or generate private investment.

Jobs Created	Jobs Saved	Private Investment
0	0	0

B.2. Please identify the basis for the estimated number of jobs that will be created or saved for your organization?

Sutter Roseville Medical Center operates employs 3,361 people. Sutter Roseville operates 24 hours/day, 7days per week year around and safe, clean water is a necessity to adequately providing medical treatment in a hospital setting. Ensuring Roseville's healthcare facilities have consistent access to that water allow those facilities to have greater flexibility and capacity to respond to ongoing and future crises (e.g., public health emergencies and pandemics, natural disasters, grid failure)

DocuSign Envelope ID: 55C23F01-A393-4B74-B0DA-51662CF61481

B.3. What types of private investment are likely to be generated?

In 2020 Sutter Roseville Medical Center completed a 98,000 square foot expansion which added 24 new intensive care unit beds and 34 new emergency beds. This resulted in the facility having the largest emergency department in Sutter Health's 24 hospital system. Current and future expansion or locations of services would not be possible without the infrastructure planning and investments made by the City of Roseville.

B.4. Please describe the timeframe associated with the jobs and private investment identified in the table above:

In response to Covid-19 and the growth of the Sacramento region, Sutter Roseville continues to hire employees to keep up with demand. Placer County is one of four counties that experienced population growth in 2021 and investment in our current facilities will occur with consistent population growth and demand.

B.5. Are there other ways that this project will benefit your business or organization?

Clean and reliable supply of water is a necessity to Sutter Roseville's operations and our ability to service our regional customer base. Any interruption of utilities to the facility would be a disaster to operations. Well planned infrastructure and upgrading investments to Roseville's utilities provides our company the confidence to service our customers and expand operations.

C. Provision of Data on the EDA Investment

The Economic Development Administration (EDA) tracks job and private investment resulting from its awards. If this application results in an award, each beneficiary must provide to the successful recipient job and private investment results up to 9 years after the EDA grant award in order to assist the grantee with fulfilling these reporting requirements.

☐ Check box to indicate that your company intends to provide the recipient with information on jobs and private investment generated as a result of the EDA project.

Signature of authorized representative for the beneficiary organization

DocuSigned by:

4F7B5E998E4E499...

Date

2/24/2022

Name and title of beneficiary organization authorized representative

Name

Brian Alexander

Title

Chief Executive Officer

DocuSign Envelope ID: 55C23F01-A393-4B74-B0DA-51662CF61481

D. Assurances by Beneficiary that is an "Other Party"

An authorized or corporate representative of any beneficiary that is considered an “Other Party” as defined below, must also sign to show that the beneficiary intends to comply with the U.S. Department of Commerce (DOC) and EDA regulations described below.

As defined at 13 C.F.R. § 302.20(b)(1), an “Other Party” is an entity that intends to create or save 1**5 or more permanent jobs** as a result of this EDA-supported project and is specifically named in the application as benefiting from the project or will be located in a building; port; facility; or industrial, commercial, or business park constructed or improved in whole or in part with EDA investment assistance prior to EDA's final disbursement of funds.

By submitting these assurances, the Other Party certifies that it will comply with the following requirements:

- Section 601 of Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d et seq.), and the DOC's implementing regulations at 15 C.F.R. part 8, which proscribe discrimination on the basis of race, color, or national origin.
- 42 U.S.C. 3123, 42 U.S.C. 6709, and the DOC’s regulations at 15 C.F.R. part 8a, which proscribe discrimination on the basis of sex.
- Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and the DOC’s implementing regulations at 15 C.F.R. part 8b, which proscribe discrimination on the basis of disabilities.
- The Age Discrimination Act of 1975, as amended (42 U.S.C. 6101 et seq.), and the DOC’s implementing regulations at 15 C.F.R. part 20, which proscribe discrimination on the basis of age.

Signature of authorized representative for the beneficiary ("Other Party") entity

DocuSigned by:
4F7B5E998E4E499...

Date

2/24/2022

Name and title of beneficiary organization authorized representative

Name

Brian Alexander

Title

Chief Executive Officer

DocuSign Envelope ID: 55C23F01-A393-4B74-B0DA-51662CF61481

Instructions for the ED-900B – Beneficiary Information Form

This form must be completed as provided by EDA's policies and at a minimum by an authorized or corporate representative of the identified beneficiary organization whose position reflects the authority required to make these assurances (such as the authority to hire employees). Legal authorization for a corporate official may be specified in the Corporation's or LLC's formation documentation, bylaws, or similar document and under the laws governing the Virgin Islands, American Samoa, Guam and the Commonwealth of the Northern Marianas Islands. In the case of an individual executing this form as a sole proprietor or private owner, the sole proprietor's or owner's role and position must be indicated. For other circumstances, please contact your Regional Office.

A. General Information

1. Enter the title of the proposed EDA project and the lead applicant.

2. Enter the name of the organization that is a "committed beneficiary" in the application for EDA assistance. Note that a separate form must be completed by each identified "committed beneficiary."

3. Enter the address of the organization in #2.

4. Please characterize the main industry/field for the beneficiary organization. A searchable list of North American industries is available at http://www.census.gov/eos/www/naics/.

B. Estimated Impact of the EDA Investment

This section should be completed by each beneficiary of the proposed project that has been identified as "committed" by the EDA applicant.

For the purposes of completing the table in this section

- Jobs created means that as a direct result of this project, these jobs will be generated.
- Jobs saved means that without this project, the jobs listed here would be lost.

Only long-term, full-time direct jobs should be listed in the table. Part-time jobs should be converted to full-time equivalents (sum the total part-time hours worked per week and divide by the hourly work week for full-time employees, normally 35-40 hours).

- Private Investment means the total private sector capital investment made because of the EDAinvestment, including investments in new plant and equipment. Do not report private sector contributions to project construction or loan fund capitalization reported above in this section.

C. Provision of Data on the EDA Investment

This section should be completed by each beneficiary of the proposed project that has been identified as "committed" by the EDA applicant.

D. Assurances by Beneficiary that is an "Other Party"

Any beneficiary that meets the definition of "Other Party" that will create or save 15 or more permanent jobs as a result of the EDA investment, must have an authorized representative for the beneficiary "Other Party" organization complete Section D.

OMB Number: 0610-0094
Expiration Date: 11/30/2021

ED-900B – Beneficiary Information Form

A. General Information

A.1. Proposed EDA Project Title: Solar Energy and Storage System Project, Barton Road Water Treatment Plant

proposed by Lead Applicant: City of Roseville, Environmental Utility

A.2. Beneficiary Organization Name: TSI Semiconductors Corp.

A.3. Beneficiary Organization Address:

Street 1: 7501 Foothills Blvd

Street 2:

City: Roseville

County:

State: CA

Province:

Country: USA: UNITED STATES

Zip/Postal Code: 95747

A.4. Please characterize the main industry/field of this beneficiary organization including the 6-digit NAICS code for the products and services produced by the organization:

334413

B. Estimated Impact of the EDA Investment

B.1. As indicated in the table below, as a direct result of the proposed scope of work, will be able to create and/or save jobs and/or generate private investment.

Jobs Created	Jobs Saved	Private Investment

B.2. Please identify the basis for the estimated number of jobs that will be created or saved for your organization?

TSI Semiconductors Corp. continuously operates 24 hours/day, 7 days/week year around. We presently employ approximately 250 people and even a minor interruption would send employees home and negatively impact our customer service performance and company revenue.

B.3. What types of private investment are likely to be generated?

B.4. Please describe the timeframe associated with the jobs and private investment identified in the table above:

B.5. Are there other ways that this project will benefit your business or organization?

A clean and reliable supply of water is critical to TSI Semiconductor's facilities and manufacturing operations. Our company uses this water for environmental control as well as directly in our integrated circuit processing activity. An unreliable water supply, even for short periods of time, would negatively impact TSI Semiconductors and encourage considering relocating the company.

C. Provision of Data on the EDA Investment

The Economic Development Administration (EDA) tracks job and private investment resulting from its awards. If this application results in an award, each beneficiary must provide to the successful recipient job and private investment results up to 9 years after the EDA grant award in order to assist the grantee with fulfilling these reporting requirements.

☐ Check box to indicate that your company intends to provide the recipient with information on jobs and private investment generated as a result of the EDA project.

Signature of authorized representative for the beneficiary organization

Bruce Gray

Date

February 17,2022

Name and title of beneficiary organization authorized representative

Name

Bruce Gray

Title

CEO, TSI Semiconductors Corp.

D. Assurances by Beneficiary that is an "Other Party"

An authorized or corporate representative of any beneficiary that is considered an "Other Party" as defined below, must also sign to show that the beneficiary intends to comply with the U.S. Department of Commerce (DOC) and EDA regulations described below.

As defined at 13 C.F.R. § 302.20(b)(1), an "Other Party" is an entity that intends to create or save **15 or more permanent jobs** as a result of this EDA-supported project and is specifically named in the application as benefiting from the project or will be located in a building; port; facility; or industrial, commercial, or business park constructed or improved in whole or in part with EDA investment assistance prior to EDA's final disbursement of funds.

By submitting these assurances, the Other Party certifies that it will comply with the following requirements:

- Section 601 of Title VI of the Civil Rights Act of 1964, as amended (42 U.S.C. 2000d et seq.), and the DOC's implementing regulations at 15 C.F.R. part 8, which proscribe discrimination on the basis of race, color, or national origin.
- 42 U.S.C. 3123, 42 U.S.C. 6709, and the DOC's regulations at 15 C.F.R. part 8a, which proscribe discrimination on the basis of sex.
- Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), and the DOC's implementing regulations at 15 C.F.R. part 8b, which proscribe discrimination on the basis of disabilities.
- The Age Discrimination Act of 1975, as amended (42 U.S.C. 6101 et seq.), and the DOC's implementing regulations at 15 C.F.R. part 20, which proscribe discrimination on the basis of age.

Signature of authorized representative for the beneficiary ("Other Party") entity

Bruce Gray

Date

February 17, 2022

Name and title of beneficiary organization authorized representative

Name

Bruce Gray

Title

CEO, TSI Semiconductors Corp.

Instructions for the ED-900B – Beneficiary Information Form

This form must be completed as provided by EDA's policies and at a minimum by an authorized or corporate representative of the identified beneficiary organization whose position reflects the authority required to make these assurances (such as the authority to hire employees). Legal authorization for a corporate official may be specified in the Corporation's or LLC's formation documentation, bylaws, or similar document and under the laws governing the Virgin Islands, American Samoa, Guam and the Commonwealth of the Northern Marianas Islands. In the case of an individual executing this form as a sole proprietor or private owner, the sole proprietor's or owner's role and position must be indicated. For other circumstances, please contact your Regional Office.

A. General Information

1. Enter the title of the proposed EDA project and the lead applicant.

2. Enter the name of the organization that is a "committed beneficiary" in the application for EDA assistance. Note that a separate form must be completed by each identified "committed beneficiary."

3. Enter the address of the organization in #2.

4. Please characterize the main industry/field for the beneficiary organization. A searchable list of North American industries is available at http://www.census.gov/eos/www/naics/.

B. Estimated Impact of the EDA Investment

This section should be completed by each beneficiary of the proposed project that has been identified as "committed" by the EDA applicant.

For the purposes of completing the table in this section

- Jobs created means that as a direct result of this project, these jobs will be generated.
- Jobs saved means that without this project, the jobs listed here would be lost.

Only long-term, full-time direct jobs should be listed in the table. Part-time jobs should be converted to full-time equivalents (sum the total part-time hours worked per week and divide by the hourly work week for full-time employees, normally 35-40 hours).

- Private Investment means the total private sector capital investment made because of the EDA investment, including investments in new plant and equipment. Do not report private sector contributions to project construction or loan fund capitalization reported above in this section.

C. Provision of Data on the EDA Investment

This section should be completed by each beneficiary of the proposed project that has been identified as "committed" by the EDA applicant.

D. Assurances by Beneficiary that is an "Other Party"

Any beneficiary that meets the definition of "Other Party" that will create or save 15 or more permanent jobs as a result of the EDA investment, must have an authorized representative for the beneficiary "Other Party" organization complete Section D.

February 14, 2022

Dominick Casey
City Manager
City of Roseville
311 Vernon Street
Roseville, CA 95678

Dear Mr. Casey,

Adventist Health is pleased to offer support of the City of Roseville's Solar Energy and Storage System Project at the Barton Road Water Treatment Plant.

The City of Roseville's Environmental Utilities Department's continuous focus on investments to ensure that our water infrastructure is resilient and can withstand external threats now and into the future is crucial to our operations. Resilient water infrastructure is critical to maintaining and growing Roseville and the region's economy and gives businesses like ours a solid foundation for success always knowing that there will be access to clean and safe drinking water – no matter what.

Recently, the State of California, specifically those served in PG&E service territory have experienced energy rolling blackouts due to extreme hot temperatures and wildfire danger. While almost all Roseville's water infrastructure is served by the very reliable Roseville Electric Utility, Roseville's Water Treatment Plant, located in Granite Bay, CA is served by PG&E.

Out of concern for these emerging energy reliability issues, the City of Roseville hired a professional consultant to examine these energy reliability threats and offer potential energy reliability solutions. One of the alternatives the City of Roseville is pursuing is the permitting, design and construction of a 1,000 kW Solar Energy Array and 500 kw Battery Storage System at the City of Roseville's WTP which would allow the WTP to operate independently of the grid for up to four days.

Therefore, Adventist Health enthusiastically supports the City of Roseville bringing this important water resiliency and reliability project to fruition and encourages the Economic Development Administration to support the City with federal funding for this critical project.

Sincerely,

Julia Drefke
Public Affairs Executive
Adventist Health

GREATER SACRAMENTO
ECONOMIC COUNCIL

October 27, 2021

Dominick Casey
City Manager
City of Roseville
311 Vernon Street
Roseville, CA 95678

Dear Mr. Casey,

The Greater Sacramento Economic Council is pleased to offer its enthusiastic support of the City of Roseville's Solar Energy and Storage System Project at the Barton Road Water Treatment Plant.

The City of Roseville's Environmental Utilities Department's impressive focus on investments to ensure that the water infrastructure is resilient to external threats is crucial to attract and retain businesses. Resilient water infrastructure is critical to maintaining and growing Roseville and the region's economy and gives businesses access to clean and safe water for consumption and industrial purposes is paramount to a healthy and thriving community.

Out of concern for these emerging energy reliability issues, the City of Roseville hired a professional consultant to examine these energy reliability threats and offer potential energy reliability solutions. One of the alternatives the City of Roseville is pursuing is the permitting, design, and construction of a 1,000 kW Solar Energy Array and 500 kw Battery Storage System at the City of Roseville's WTP which would allow the WTP to operate independently of the grid for up to four days.

The Greater Sacramento Economic Council supports the City of Roseville bringing this important water resiliency and reliability project to reality and encourages the Economic Development Administration to support the City with federal funding for this critical infrastructure project.

Sincerely,

Scott Powell
Executive Vice President

KAISER PERMANENTE®

Public Affairs Department
Sacramento and Roseville Service Area
1650 Response Road
Sacramento, CA 95815
Phone: 916-614-4525
Fax: 916-614-4474

February 24, 2022

Dominick Casey
City Manager
City of Roseville
311 Vernon Street
Roseville, CA 95678

Re: Support for the City of Roseville Solar Energy and Storage System Project

Dear Mr. Casey:

Kaiser Permanente is pleased to support the City of Roseville's grant application to the Economic Development Administration for the Solar Energy and Storage System Project at the Barton Road Water Treatment Plant.

The City of Roseville serves 130,000 residents and businesses with high quality drinking water. The Barton Road Water Treatment plant is the sole surface water treatment plant for the city with a capacity to treat 100 million gallons per day.

In recent years, power reliability to the plant has been reduced, making a dependable backup supply important to maintain drinking water for the city. When completed, this project will include construction of a 1,000 kW solar energy array and 500 kW batter storage system, allowing the plant to operate independently of the power grid for up to four days.

For more than 70 years, our mission at Kaiser Permanente has been to improve the health of our members and the communities we serve by delivering outstanding quality care and personalized service. Part of our effort to improve our communities is to support worthy projects that enhance economic development and increase the quality of life.

Kaiser Permanente is in full support of the City of Roseville's request for funding for the Solar Energy and Storage System Project at the Barton Road Water Treatment Plant.

Sincerely,

Kim Menzel

Kimberly Menzel, RN, MHA, NEA-BC
Senior Vice President and Area Manager
Roseville Medical Center

Penumbra

February 18, 2022

Dominick Casey
City Manager
City of Roseville
311 Vernon Street
Roseville, CA 95678

Dear Mr. Casey,

Penumbra, Inc., a medical devices company with a manufacturing facility located at 630 Roseville Parkway, Roseville, is pleased to offer support to the City of Roseville's Solar Energy and Storage System Project at the Barton Road Water Treatment Plant.

The City of Roseville's Environmental Utilities Department's continuous focus on investments to ensure that our water infrastructure is resilient and can withstand external threats now and into the future is crucial to our operations. Resilient water infrastructure is critical to maintaining and growing Roseville and the region's economy and gives businesses like ours a solid foundation for success always knowing that there will be access to clean and safe drinking water – no matter what.

Recently, the State of California, specifically those served in PG&E service territory have experienced energy rolling blackouts due to extreme hot temperatures and wildfire danger. While almost all Roseville's water infrastructure is served by the very reliable Roseville Electric Utility, Roseville's WaterTreatment Plant, located in Granite Bay, CA is served by PG&E. Out of concern for these emerging energy reliability issues, the City of Roseville hired a professional consultant to examine these energy reliability threats and offer potential energy reliability solutions. One of the alternatives the City of Roseville is pursuing is the permitting, design and construction of a 1,000 kW Solar Energy Array and 500 kw Battery Storage System at the City of Roseville's WTP which would allow the WTP to operate independently of the grid for up to four days.

Penumbra, Inc. enthusiastically supports the City of Roseville bringing this important water resiliency and reliability project to fruition and encourages the Economic Development Administration to support the City with federal funding for this critical project.

Sincerely,

Adam Elsesser
Chairman, Chief Executive Officer and President
Penumbra, Inc.

Penumbra, Inc.
One Penumbra Place
Alameda, CA 94502
T 1.510.748.3200
F 1.510.814.8303
www.penumbrainc.com

SACOG
Sacramento Area Council of Governments

1415 L Street,
Suite 300
Sacramento, CA
95814

916.321.9000
sacog.org

October 13, 2021

Dominick Casey
City Manager
City of Roseville
311 Vernon Street
Roseville, CA 95678

Dear Mr. Casey,

Sacramento Area Council of Governments (SACOG) is pleased to offer support of the City of Roseville's Solar Energy and Storage System Project at the Barton Road Water Treatment Plant.

The City of Roseville's Environmental Utilities Department's continuous focus on investments to ensure that our water infrastructure is resilient and can withstand external threats now and into the future is crucial to our operations. Resilient water infrastructure is critical to maintaining and growing Roseville and the region's economy and gives businesses like ours a solid foundation for success always knowing that there will be access to clean and safe drinking water – no matter what.

Recently, the State of California, specifically those served in PG&E service territory have experienced energy rolling blackouts due to extreme hot temperatures and wildfire danger. While almost all Roseville's water infrastructure is served by the very reliable Roseville Electric Utility, Roseville's Water Treatment Plant, located in Granite Bay, CA is served by PG&E.

Out of concern for these emerging energy reliability issues, the City of Roseville hired a professional consultant to examine these energy reliability threats and offer potential energy reliability solutions. One of the alternatives the City of Roseville is pursuing is the permitting, design and construction of a 1,000 kW Solar Energy Array and 500 kw Battery Storage System at the City of Roseville's WTP which would allow the WTP to operate independently of the grid for up to four days.

Therefore, SACOG enthusiastically supports the City of Roseville bringing this important water resiliency and reliability project to fruition and encourages the Economic Development Administration to support the City with federal funding for this critical project.

Sincerely,

James Corless
Executive Director
Sacramento Area Council of Governments

Auburn
Citrus Heights
Colfax
Davis
El Dorado County
Elk Grove
Folsom
Galt
Isleton
Lincoln
Live Oak
Loomis
Marysville
Placer County
Placerville
Rancho Cordova
Rocklin
Roseville
Sacramento
Sacramento County
Sutter County
West Sacramento
Wheatland
Winters
Woodland
Yolo County
Yuba City
Yuba County

Sun City Roseville Community Association, Inc.

February 17, 2022

Dominick Casey
City Manager
City of Roseville
311 Vernon Street
Roseville, CA 95678

Dear Mr. Casey,

Sun City Roseville Community Association is pleased to offer support of the City of Roseville's Solar Energy and Storage System Project at the Barton Road Water Treatment Plant. The City of Roseville's Environmental Utilities Department's continuous focus on investments to ensure that our water infrastructure is resilient and can withstand external threats now and into the future is crucial to our operations. Resilient water infrastructure is critical to maintaining and growing Roseville and the region's economy and gives businesses like ours a solid foundation for success always knowing that there will be access to clean and safe drinking water – no matter what.

Recently, the State of California, specifically those served in PG&E service territory have experienced energy rolling blackouts due to extreme hot temperatures and wildfire danger. While almost all Roseville's water infrastructure is served by the very reliable Roseville Electric Utility, Roseville's Water Treatment Plant, located in Granite Bay, CA is served by PG&E.

Out of concern for these emerging energy reliability issues, the City of Roseville hired a professional consultant to examine these energy reliability threats and offer potential energy reliability solutions. One of the alternatives the City of Roseville is pursuing is the permitting, design and construction of a 1,000 kW Solar Energy Array and 500 kw Battery Storage System at the City of Roseville's WTP which would allow the WTP to operate independently of the grid for up to four days.

Therefore, Sun City Roseville Community Association enthusiastically supports the City of Roseville bringing this important water resiliency and reliability project to fruition and encourages the Economic Development Administration to support the City with federal funding for this critical project.

Sincerely,

Earl Wiklund

Executive Director
Sun City Roseville Community Association

7050 Del Webb Blvd • Roseville, CA 95747 • (916) 774-3880 • Fax (916) 774-3889

DocuSign Envelope ID: EB58E512-9AE9-4C24-BE6D-BA6931EC7783

Sutter Health

February 11, 2022

Dominick Casey
City Manager
City of Roseville
311 Vernon Street
Roseville, CA 95678

Dear Mr. Casey,

Sutter Health has a long history of enhancing the well-being of people in the communities we serve, through a not-for-profit commitment to compassion and excellence in health care services. With this mission as our focus, Sutter Health and Sutter Roseville Medical Center is proud to offer support of the City of Roseville's Solar Energy and Storage System Project at the Barton Road Water Treatment Plant.

The City of Roseville's Environmental Utilities Department's continuous focus on investments to ensure that our water infrastructure is resilient and can withstand external threats now and into the future is crucial to our operations. Resilient water infrastructure is critical to maintaining our community's health and wellbeing, and growing Roseville and the region's economy. It gives our city a solid foundation for success always knowing that there will be access to clean and safe drinking water.

Recently, the State of California, specifically those served in PG&E service territory have experienced energy rolling blackouts due to extreme hot temperatures and wildfire danger. While almost all Roseville's water infrastructure is served by the very reliable Roseville Electric Utility, Roseville's Water Treatment Plant, located in Granite Bay, CA is served by PG&E. Out of concern for these emerging energy reliability issues, the City of Roseville hired a professional consultant to examine these energy reliability threats and offer potential energy reliability solutions.

One of the alternatives the City of Roseville is pursuing is the permitting, design and construction of a 1,000 kW Solar Energy Array and 500 kw Battery Storage System at the City of Roseville's WTP, which would allow the WTP to operate independently of the grid for up to four days.

Sutter Health enthusiastically supports the City of Roseville bringing this important water resiliency and reliability project to fruition.

Sincerely,
Brian Alexander

DocuSigned by:
Brian Alexander
4F7B5E998E4E499...

Chief Executive Officer
Sutter Roseville Medical Center

CITY OF ROSEVILLE CALIFORNIA

February 17, 2022

Dominick Casey
City Manager
City of Roseville
311 Vernon Street
Roseville, CA 95678

Dear Mr. Casey,

TSI Semiconductors Corp. is pleased to offer support of the City of Roseville's Solar Energy and Storage System Project at the Barton Road Water Treatment Plant.

The City of Roseville's Environmental Utilities Department's continuous focus on investments to ensure that our water infrastructure is resilient and can withstand external threats now and into the future is crucial to our operations. Resilient water infrastructure is critical to maintaining and growing Roseville and the region's economy and gives businesses like ours a solid foundation for success always knowing that there will be access to clean and safe drinking water – no matter what.

Recently, the State of California, specifically those served in PG&E service territory have experienced energy rolling blackouts due to extreme hot temperatures and wildfire danger. While almost all Roseville's water infrastructure is served by the very reliable Roseville Electric Utility, Roseville's Water Treatment Plant, located in Granite Bay, CA is served by PG&E.

Out of concern for these emerging energy reliability issues, the City of Roseville hired a professional consultant to examine these energy reliability threats and offer potential energy reliability solutions. One of the alternatives the City of Roseville is pursuing is the permitting, design and construction of a 1,000 kW Solar Energy Array and 500 kw Battery Storage System at the City of Roseville's WTP which would allow the WTP to operate independently of the grid for up to four days.

Therefore, TSI Semiconductors Corp. enthusiastically supports the City of Roseville bringing this important water resiliency and reliability project to fruition and encourages the Economic Development Administration to support the City with federal funding for this critical project.

Sincerely,

Bruce Gray
BRUCE GRAY
CEO
TSI SEMICONDUCTORS CORP.

valley vision
Community Inspired Solutions

3400 3rd Avenue, Sacramento, CA 95817
(916) 325-1630
valleyvision.org

Founding Emeritus
Len McCandliss
James McClatchy
Gordon Schaber

Board of Directors

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Trish Rodriguez

Vice Chair
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Treasurer
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David Cheney
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Chet Hewitt
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Brian King
Paul Lau
Gina Lujan Armstrong
Michael Lynch
Garry Maisel
Gary May
Michael Marion
Jahmal Miller
Chelsea Minor
Robert S. Nelsen
Clay Nutting
Meghan Phillips
Randy Sater
Scott Shapiro
Erica Taylor

Chief Executive
Evan Schmidt

Managing Director
Trish Kelly
Alan Lange

April 21, 2022

Dominick Casey
City Manager
City of Roseville
311 Vernon Street
Roseville, CA 95678

Dear Mr. Casey,

Valley Vision is very pleased to offer support of the City of Roseville's Solar Energy and Storage System Project at the Barton Road Water Treatment Plant.

The City of Roseville's Environmental Utilities Department's continuous focus on investments to ensure that the City's water infrastructure is resilient and can withstand external threats now and into the future is crucial. Resilient water infrastructure is critical to maintaining and growing Roseville and the region's economy and will provide businesses, anchor institutions and others with the certainty that there will be access to clean and safe drinking water – no matter what.

Valley Vision is a regional civic leadership nonprofit serving the Greater Sacramento region, co-managing the region's Greater Sacramento Region Prosperity Strategy which also serves as the region's EDA-designated Comprehensive Economic Development Strategy (CEDS). The CEDS is focused on three principal goals: improve business, support people, and develop place. The strategy's approach is designed to catalyze a strong, inclusive, innovative and resilient economy for the Greater Sacramento region. Projects which meet the goals of the CEDS are eligible for EDA funding and other federal funding. Infrastructure which contributes to these goals, including supporting the CEDS' key industry clusters, is a strong priority.

valley vision
Community Inspired Solutions

3400 3rd Avenue, Sacramento, CA 95817
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valleyvision.org

Recently, areas across the State of California, specifically those served in PG&E service territory, have experienced energy rolling blackouts due to extreme hot temperatures and wildfire danger. While almost all Roseville's water infrastructure is served by the very reliable Roseville Electric Utility, Roseville's Water Treatment Plant, located in Granite Bay, CA is served by PG&E.

Out of concern for these emerging energy reliability issues, the City of Roseville hired a professional consultant to examine these energy reliability threats and offer potential energy reliability solutions. One of the alternatives the City of Roseville is pursuing is the permitting, design and construction of a 1,000 kW Solar Energy Array and 500 kw Battery Storage System at the City of Roseville's WTP which would allow the WTP to operate independently of the grid for up to four days.

The Barton Road Water Treatment Plant Solar Energy and Storage System Project aligns with several key initiatives of the CEDS, including supporting the life sciences, food and agriculture and future mobility industry clusters; future-oriented infrastructure; business friendly environment; and innovation and entrepreneurship. The Barton Road Water Treatment Plant Solar Energy and Storage System Project is a resiliency investment to reduce future energy disruption risk to the City's water infrastructure. Completion of the project will provide protection to the water treatment plant that not only serves the Roseville community but also major regional hospitals and manufacturers. The Project will contribute to meeting California's renewable portfolio standards as well as federal mandates around renewable energy. Through more consistent use of the new solar array with a BESS, Barton Road WTP has the potential to be "net zero," powered by clean energy as a direct result of the Project. As such, this project will be a strong demonstration of innovative infrastructure that will enhance the region's competitiveness through climate-smart investments and promoting the region as a solution provider for a clean economy.

Valley Vision enthusiastically supports the City of Roseville bringing this important water resiliency and reliability project to fruition and encourages the Economic Development Administration to support the City with federal funding for this critical project.

Sincerely,

Evan Schmidt
CEO

Appendix A. PG&E Carbon Footprint Calculator Assumptions

Pacific Gas and Electric Company
Carbon Footprint Calculator
Assumptions

General Information

1. Typical PG&E Residential Customer – Monthly Household Energy Use[1]
- Electricity Usage: 540 kilowatt-hours (kWh)
- Natural Gas Usage: 45 therms (winter 60 / summer 24)

2. ClimateSmart Rates[1]
- Electricity: $0.00254 per kWh
- Natural Gas: $0.06528 per therm

3. PG&E Carbon Dioxide (CO_2) Emissions Rates[2]
- Electric: 0.524 lbs CO_2 per kWh
- Natural Gas: 13.446 lbs CO_2 per therm

Minimizing Your Carbon Footprint – Estimated Avoided CO_2 Emissions

1. Switch to Compact Fluorescent Light Bulbs
Avoid 34 lbs CO_2 per bulb per year

Assumptions:
- *Compares a 100-watt incandescent bulb to a 23-watt compact fluorescent.*
- *Lighting used 2.34 hours per day.[3]*
- *PG&E emissions rate (electric): 0.524 lbs CO_2 per kWh.*

2. Install an Energy-Efficient Clothes Washer
Avoid 260 lbs CO_2 per year

Assumptions:
- *Avoid up to 15 therms per year and up to 128 kilowatt-hours per year.*
- *Based on California Energy Commission-rated Tier 3, 2.65 cubic feet clothes washer supplied by a gas water heater. Savings will vary greatly depending upon number of loads and size of washer, whether front- or top-loading, and whether electricity or natural gas is used for water heating.*
- *PG&E emissions rate (natural gas): 13.446 lbs CO_2 per therm.*
- *PG&E emissions rate (electric): 0.524 lbs CO_2 per kWh.*

3. Purchase an Energy-Efficient Water Heater
Avoid 120 lbs CO_2 per year

Assumptions:
- *Avoid up to 9 therms per year.*
- *30 to 50 gallon 0.63 Energy Factor (EF) natural gas water heater. EF is a measure of energy efficiency.*
- *PG&E emissions rate (natural gas): 13.446 lbs CO_2 per therm.*

4. Install High Efficiency Central Furnace
Avoid 1,000 lbs CO_2 per year

Assumptions:
- *Avoid up to 74 therms per year.*

- *Based on installation of a more efficient furnace (94% AFUE) to replace a less efficient unit (70% AFUE) of the same size (67.611 kBtuh rating). AFUE stands for Annual Fuel Utilization Efficiency and is a measure of heating efficiency on an annual basis.*
- *PG&E emissions rate (natural gas): 13.446 lbs CO_2 per therm.*

5. Install Solar Electric Panels
Avoid 3,300 lbs CO_2 per year

Assumptions:
- *Typical residential system is 3-5 kW.*
- *18% capacity factor.*
- *Operating 8,760 hours per year.*
- *PG&E emissions rate (electric): 0.524 lbs CO_2 per kWh.*

6. Switch to Hybrid-Electric Vehicle
Avoid 2,900 lbs CO_2 per year

Assumptions:
- *12,000 miles per year for average automobile.*[4]
- *Compares hybrid-electric subcompact with comparable vehicle: 2007 Toyota Prius (46 miles per gallon average fuel efficiency) and (non-hybrid) 2007 Honda Civic (29 miles per gallon average fuel efficiency).*[5]
- *Burning 1 gallon of gasoline produces 19.4 lbs CO_2.*[6]

Average Per Capita CO_2 Emissions (Energy and Vehicle Use)

1. Average Californian
22,941 lbs CO_2 per person

Assumptions:
- *2005 California Per Capita Electricity Usage: 7,032 kWh.*[7]
- *2005 California Per Capita Natural Gas Usage: 422 therms.*[7]
- *California Emissions Rate for Delivered Electricity: 0.879 lbs CO_2 per kWh.*[8]
- *Emissions Rate for Natural Gas: 13.446 lbs CO_2 per therm.*[9]
- *12,000 miles per year and 21 miles per gallon for average passenger vehicle.*[10]
- *Burning 1 gallon of gasoline produces 19.4 lbs CO_2.*[6]

2. Average American
32,607 lbs CO_2 per person

Assumptions:
- *2005 United States Per Capita Electricity Usage: 12,347 kWh.*[7]
- *2005 United States Per Capita Natural Gas Usage: 504 therms.*[7]
- *United States Emissions Rate for Delivered Electricity: 1,363 lbs CO_2 per kWh.*[8]
- *Emissions Rate for Natural Gas: 13.446 lbs CO_2 per therm.*[9]
- *2004 United States Per Capita Vehicle Usage: 464 gallons per person.*[7]
- *Burning 1 gallon of gasoline produces 19.4 lbs CO_2.*[6]

3. Average Global Person
8,750 lbs CO_2 per person[11]

Sources

[1] PG&E's ClimateSmart program, authorized by the California Public Utilities Commission in Decision 06-12-032.

[2] PG&E's ClimateSmart program, authorized by the California Public Utilities Commission in Decision 06-12-032. The most accurate measure of emissions from power generation involves calculating the emissions from each plant operating in the portfolio of generating assets for each hour of the day and year, and this can vary considerably by time of day, year, and with seasonal variations in weather.

To avoid this complex approach, it is common to approximate emissions from electric usage through the use of an average emissions rate such as the California Public Utilities Commission (CPUC)-approved ClimateSmart electric emissions rate of 0.524 lbs CO_2 per kWh. This reasonable approximation is based on the average emissions rate for PG&E's electric portfolio, consistent with the emissions rate that is independently certified and registered each year with the California Climate Action Registry (see www.climateregistry.org). The CPUC-approved ClimateSmart natural gas emissions rate is 13.446 lbs CO_2 per therm.

[3] Database for Energy Efficient Resources, California Public Utilities Commission and California Energy Commission.

[4] Emission Factors (EMFAC) Model 2007 Version 2.3, Average Annual Mileage from Air Basins in PG&E Service Territory.

[5] U.S. Environmental Protection Agency, 2007 Miles-Per-Gallon Updates.

[6] U.S. Environmental Protection Agency, Overview: Pollutants and Programs Average Carbon Dioxide Emissions Resulting from Gasoline.

[7] California Energy Commission.

[8] U.S. Environmental Protection Agency eGRID (Updated April 2007).

[9] California Energy Commission (CEC): Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2002 Update, Page A-24, CEC-600-2005-025, June 2005. The average emissions rate for customer use of natural gas is 11.7 lbs CO_2 per therm. For comparability purposes for this calculator, we use the CPUC-approved ClimateSmart rate of 13.446 lbs CO_2 per therm, which includes both customer use and distribution of natural gas.

[10] Emission Factors (EMFAC) Model 2007 Version 2.3.

[11] World Resources Institute Climate Analysis Indicators Tool Version 3.0 (2002 Emissions Data), which is based on:

- U.S. Department of Energy, Energy Information Administration. 2004. International Energy Annual 2002.
- International Energy Agency. 2004. CO_2 Emissions from Fuel Combustion (2004 Edition).
- Marland, G., T.A. Boden, and R. J. Andres. 2005. Global, Regional, and National Fossil Fuel CO_2 Emissions. in Trends: A Compendium of Data on Global Change. Carbon Dioxide Information Analysis Center, Oak Ridge National Laboratory, U.S. Department of Energy, Oak Ridge, Tenn., U.S.A.
- Population Division of the Department of Economic and Social Affairs of the United Nations Secretariat, 2005. World Population Prospects: The 2004 Revision.

Appendix B. Helioscope Solar Report

Canopy over Sedimentation Tanks R1 (copy 1) Roseville Barton Water Treatment, Granite Bay Placer County California

Report

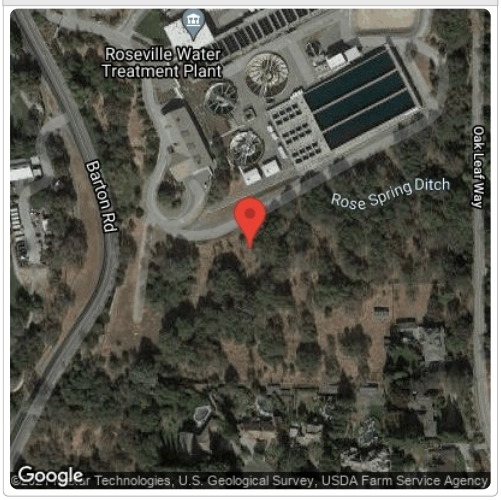
Project Name	Roseville Barton Water Treatment
Project Address	Granite Bay Placer County California
Prepared By	Daniel Ingold dan@powersmith.us

Jacobs

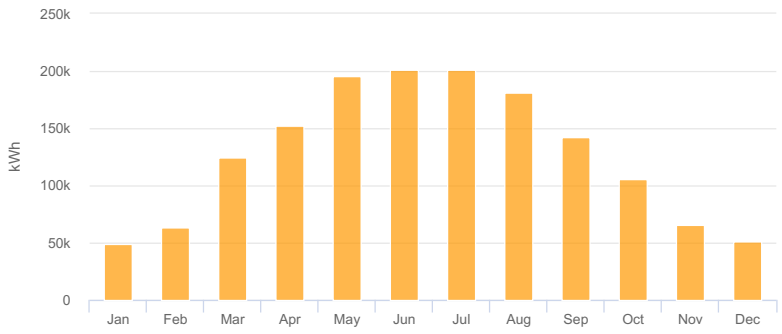
System Metrics

Design	Canopy over Sedimentation Tanks R1 (copy 1)
Module DC Nameplate	998.4 kW
Inverter AC Nameplate	818.0 kW Load Ratio: 1.22
Annual Production	1.531 GWh
Performance Ratio	83.0%
kWh/kWp	1,533.6
Weather Dataset	TMY, 10km grid (38.75,-121.15), NREL (prospector)
Simulator Version	f32791ae32-2bc0e40f0c-8e3c28cfc5-f831c3d7b8

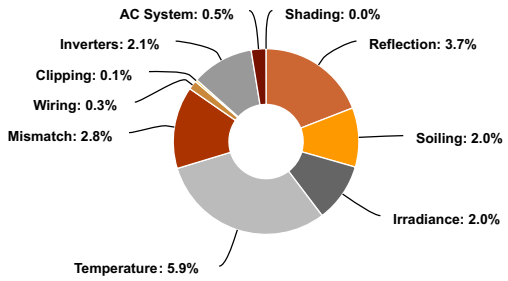
Project Location



Monthly Production



Sources of System Loss



Annual Production

	Description	Output	% Delta
Irradiance (kWh/m²)	Annual Global Horizontal Irradiance	1,849.5	
	POA Irradiance	1,848.2	-0.1%
	Shaded Irradiance	1,848.2	0.0%
	Irradiance after Reflection	1,779.9	-3.7%
	Irradiance after Soiling	1,744.3	-2.0%
	Total Collector Irradiance	**1,744.3**	**0.0%**
Energy (kWh)	Nameplate	1,759,855.1	
	Output at Irradiance Levels	1,724,992.3	-2.0%
	Output at Cell Temperature Derate	1,622,689.7	-5.9%
	Output After Mismatch	1,577,699.7	-2.8%
	Optimal DC Output	1,572,930.2	-0.3%
	Constrained DC Output	1,571,818.2	-0.1%
	Inverter Output	1,538,871.9	-2.1%
	Energy to Grid	**1,531,177.6**	**-0.5%**
Temperature Metrics			
	Avg. Operating Ambient Temp		19.9 °C
	Avg. Operating Cell Temp		29.6 °C
Simulation Metrics			
	Operating Hours		4683
	Solved Hours		4683

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Condition Set

Description	Condition Set 1
Weather Dataset	TMY, 10km grid (38.75,-121.15), NREL (prospector)
Solar Angle Location	Meteo Lat/Lng
Transposition Model	Perez Model
Temperature Model	Sandia Model

Temperature Model Parameters

Rack Type	a	b	Temperature Delta
Fixed Tilt	-3.56	-0.075	3°C
Flush Mount	-2.81	-0.0455	0°C

Soiling (%)

J	F	M	A	M	J	J	A	S	O	N	D
2	2	2	2	2	2	2	2	2	2	2	2

Irradiation Variance	5%
Cell Temperature Spread	4° C
Module Binning Range	-2.5% to 2.5%
AC System Derate	0.50%

Module Characterizations

Module	Uploaded By	Characterization
SPR-P19-400-COM (DS) (Sunpower)	Folsom Labs	DNV GL PVEL SunPower SPR-P19-400-COM.PAN, PAN

Component Characterizations

Device	Uploaded By	Characterization
Sunny Tripower 24000TL-US (SMA)	Folsom Labs	Modified CEC

Components

Component	Name	Count
Inverters	Sunny Tripower 24000TL-US (SMA)	34 (818.0 kW)
Strings	10 AWG (Copper)	170 (24,132.5 ft)
Module	Sunpower, SPR-P19-400-COM (DS) (400W)	2,496 (998.4 kW)

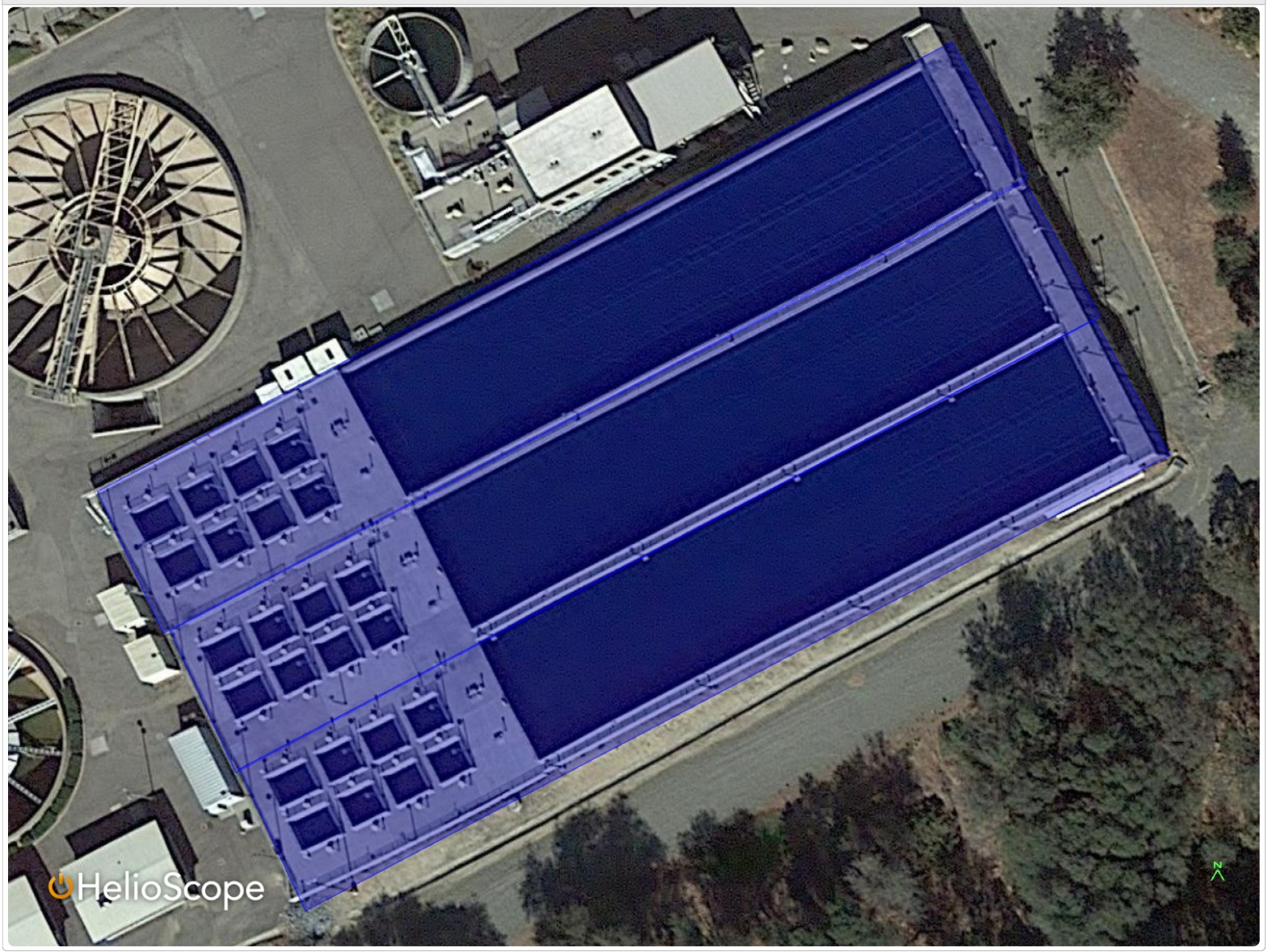
Wiring Zones

Description	Combiner Poles	String Size	Stringing Strategy
Wiring Zone	-	4-17	Along Racking

Field Segments

Description	Racking	Orientation	Tilt	Azimuth	Intrarow Spacing	Frame Size	Frames	Modules	Power
Field Segment 1	Carport	Landscape (Horizontal)	0°	152°	0.0 ft	4x1	208	832	332.8 kW
Field Segment 1 (copy)	Carport	Landscape (Horizontal)	0°	152°	0.0 ft	4x1	208	832	332.8 kW
Field Segment 1 (copy 1)	Carport	Landscape (Horizontal)	0°	152°	0.0 ft	4x1	208	832	332.8 kW

Detailed Layout



Grant Application Development for the Barton Road Water Treatment Plant Solar Energy/BESS

Basis of Design Report

January 14, 2022

City of Roseville

Jacobs

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Executive Summary

Jacobs was contracted by the City of Roseville (City) to provide a preliminary engineering report for a grant application for an energy resilience project (Project) at the Barton Road Water Treatment Plant (WTP). Based on the previous Energy Resilience Study, the project will include net metered solar Photovoltaics (PV) and a Battery Energy Storage System (BESS).

This analysis evaluates the WTP to provide a recommended approach to incorporate Solar PV and a BESS into the existing site and the existing electrical infrastructure.

To determine the best approach, Jacobs evaluated multiple aspects of the WTP facilities. The following considerations are critical to determining the optimal approach for project development:

A. Solar PV size and location
B. BESS size and location
C. Interconnection options at the existing electrical utility substation
D. BESS controls and sequences of operation
E. Labor and equipment requirements
F. Environmental and safety protection for BESS

The following findings are described in the report:

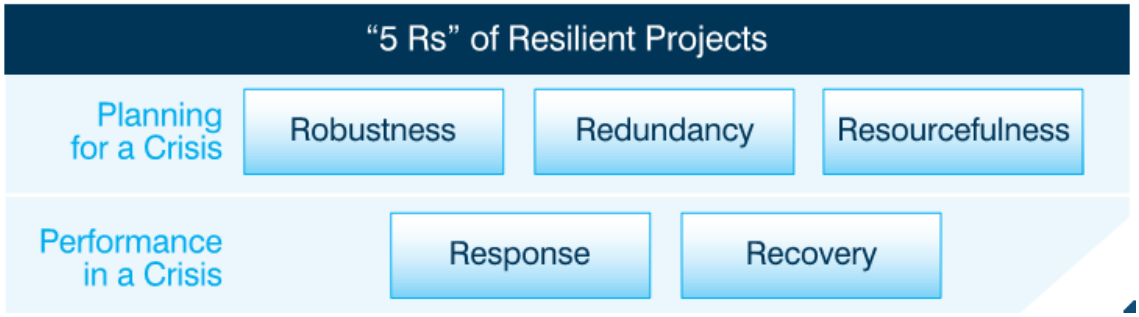
- Suitable equipment locations for the Solar PV and BESS are recommended.
- The annual energy consumption is analyzed. The WTP has an average demand of 172 kilowatts (kW) for an annual consumption of just over 1,500,000 kilowatt-hours per year (kWh/yr). The peak metered demand over the past three years was 384 kW.
- A solar array of approximately 1 megawatt (MW) in capacity would provide near net zero energy performance.
- A 4-megawatt hour (MWh) BESS would be the key to energy resilience, and it would require approximately 1/8 acre. This can be accommodated to the west and north of the WTP substation.

Project Assumptions

The following assumptions are made for this project:

1. There is no cost for land because the equipment can be located on the site that is currently owned by the city.
2. Minimal site civil work is required.
3. If the design requires foundations for solar canopy vertical supports exterior to the sedimentation/flocculation basin walls, there is adequate access for drill rigs, concrete deliveries, and support equipment for the construction of driller pier foundations, if needed.
4. The site is accessible for cranes to install long span solar arrays.
5. Locating BESS equipment near the substation will minimize power cable lengths.
6. There will be no significant interconnection issues or substantial costs for up to 1-MW of capacity.
7. The racking system for Solar PV will be designed for sustained wind loading and seismic events in compliance with building codes.
8. City priorities, in order, include energy resilience, demand charge management, near zero energy performance, and preservation of the environment.
9. The existing 500-kW diesel generator will be incorporated into the new standby power system. It will be sequenced to operate part time during long duration outages depending on the solar resource during the outage.

Central to success for the reliability of WTP is the recognition of the five "Rs" of Resilience:



Robustness- the Solar PV and BESS is electrically protected and grounded to the strictest National Electrical Code standards. The Solar PV and BESS is designed to survive severe weather events and natural disasters.

Redundancy- the BESS is modular so that portions can readily be replaced, and new modules can be added to increase generation and storage capacity. In addition, the existing diesel generator provides redundancy.

Resourcefulness- the Solar PV and BESS project has minimal environmental impact and produces no water or air pollutants. It relies primarily on the solar resource at the site for its fuel.

Response- the Solar PV and BESS controller will actively monitor the electrical grid conditions, and if there is an outage the BESS can quickly disconnect from the grid and power up using reserve inverters within a fraction of a second to serve the load.

Recovery- the system will be sized to provide longer duration resilience with significantly less reliance on the diesel generator. The plant can be powered with the Solar PV and BESS for multiple days of normal operations with the generator being used when the solar resource is inadequate.

1. Introduction

The primary intent of this report is to evaluate the factors involved in implementing a Solar PV and BESS at the WTP and to recommend a practical and cost-effective strategy on which to base the design and construction of the project. This study evaluates in more detail the options for installing a Solar PV and BESS and identifies a logical approach for the City to obtain the best value system. The report will be reviewed by the City to obtain concurrence on the recommended approach. Preparation of the Preliminary Engineering Report for the grant application will follow in Task 3.

2. Solar PV and BESS Site Location Selection

The primary sites considered during the site visit are shown in Figure 2.1 below:

1. Sludge Lagoon 2
2. Roof mounted on water concrete storage tanks
3. Parking lot
4. Filter Deck
5. Sedimentation/flocculation basins
6. Green space south of existing infrastructure

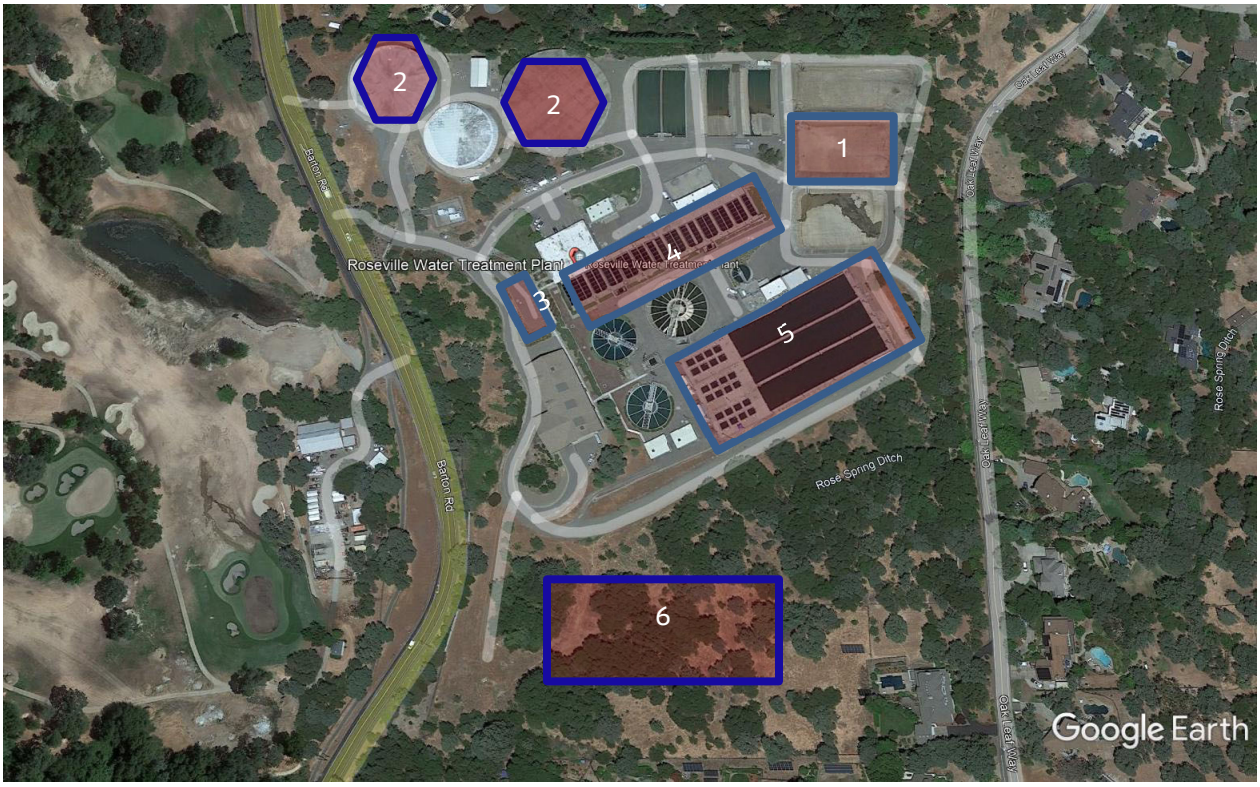


Figure 2.1 - WTP Aerial View

2.1 Location Evaluation

Location 1

The sludge lagoon provides an open area for ease of construction, but the site is too small to provide the energy required.

Location 2

The concrete water storage tanks were proposed for use in the PV study completed in 2008. Live load capacities were provided in that report, but no source for the values was provided and we could not verify the capacity. In addition, that report recommended a 250-kW system which is a quarter of the current proposal to provide energy resilience. The tanks are also too small for the proposed system. Lastly, the

age of the tanks could be an issue. A contemporary PV array is expected to last 25 to 30 years and the tanks may not have that much life remaining.

Location 3

The parking lot is too small for the proposed system and would provide minimal energy.

Location 4

The filter deck is a long and narrow space that could host a solar canopy. Due to the narrow width, the size is inadequate for the required energy production.

Location 5

The sedimentation/flocculation basins provide a large enough area to produce the amount of energy required for energy resilience. The basins appear to be structurally adequate to support a long span canopy type array. This determination is based on Jacobs' experience with similar sized arrays and the detailed design of their foundations. In addition, structural engineers from solar PV racking system companies were consulted, and based on their experience in designing racking systems, there were no concerns regarding the use of the basins. The key parameter that can be calculated during detailed design is the bay spacing for the rigid frame structure to distribute the load.

The location is accessible for construction equipment. See Figure 2.2 for an image of a crane lifting cassettes of solar modules into place on a canopy. Figure 2.3 is an example of an arched canopy-type array.

Location 6

The green space south of the plant initially appeared to be a preferred location due to the lack of other infrastructure. However, it has been determined that the registered Heritage Oak trees should be preserved.

2.2 Site Recommendation

Various combinations of Locations 1 through 4 could be combined to provide the required solar capacity. However, the project cost would increase due to extra design efforts to design multiple systems. The construction cost would also increase due to the multiple types of systems to be installed and the need for additional routing of electrical conduits and cables to multiple sites.

The recommended site is Location 5, the sedimentation/flocculation basins, as shown in Figure 2.4. Long span canopies are recommended for installation on top of the basin walls. This application is very similar to the installation of parking canopies on the top floor of parking garages which has been done in dozens of cities. This design reduces site work requirements for the construction of foundations. The elimination of foundations also eliminates complications with excavating in the vicinity of underground utilities. Preliminary modeling has determined that the coverage of this area could provide sufficient solar power equal to the current annual electricity consumption of the WTP.

Figure 2.2 - Example of installation of long span canopy trusses with solar PV modules already installed

Figure 2.3 - Example of arched roof long span canopy for solar PV

Figure 2.4 - Proposed Equipment Locations

3. BESS Power and Energy Savings

The BESS component will utilize less than 1/8 acre for a 4-MWh alternating current (AC) system. The site to the northwest of the WTP substation is flat, gravel covered, unused and there are no foreseeable plans for development as shown in Figure 3.1. The location will be checked for existing underground utilities. The BESS modules should be mounted on concrete equipment pads of at least 12-in tall to minimize any issues after any severe rainfalls.

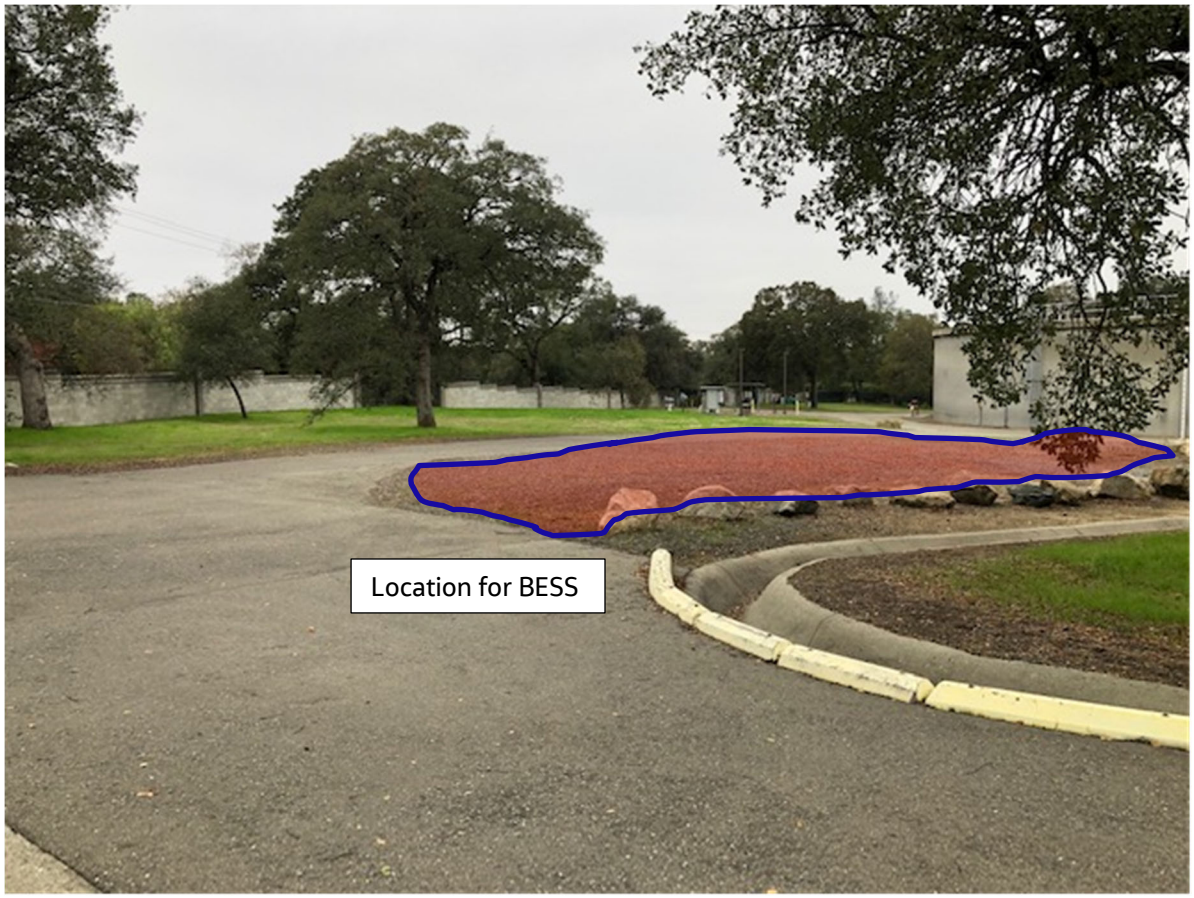


Figure 3.1 – Location of the BESS

The BESS portion of the project consists of multiple self-contained modular units on concrete equipment pads. This allows the system to be designed with minimal requirements for site civil work. Grading for equipment pads and trenching for the routing of electrical cables will be required, however. The routing will be selected to avoid other utility systems and roots of the oak trees. The system can be readily moved or repositioned, if needed, in the future with modifications to the electrical routing. The units have weatherproof enclosures. In addition, the modular nature of the design allows for scalability to account for possible future expansion. The BESS includes a control system, bi-directional converters (AC/DC) and lithium-ion batteries. Bi-directional converters can convert AC power to DC power for storage in the battery, and then DC power is converted back to AC power for use at the site.

The BESS can readily be charged/recharged at 8,000 cycles before replacement of the battery modules is possibly required. Battery system life is a function of the range and frequency of charging and discharging. A battery that is discharged frequently to a very low state of charge and then recharged to a very high level will have a shorten life. A battery that is used mostly between a 40- 80 percent state of charge will

have a longer life. The battery could still be discharged and recharged over a wider range during a periodic outage, which is when it is needed the most, without significant impacts on service life.

When interconnected in line with the local Pacific Gas & Electric (PG&E) power grid, the BESS can monitor the power. If an outage occurs, the BESS can readily discharge at full power in less than one cycle (1/60 seconds), like an Uninterruptible Power Supply (UPS).

As an example- if two converter modules of the Dynapower BTM 250 were utilized, then the instantaneous power output could be 500 kW, enough to carry the WTP loads for enough time (up to 10 hours) to allow a secondary power system to be brought online. The BESS can be setup to be recharged using grid AC power, solar DC power, or standby generator AC power.

It is recommended that the BESS include the following critical components:

Battery Technology	*Lithium-ion Deep Cycle*
DC/AC converters	*Bi-directional*
Capacity	*500 kW; 4,000 kWh*
Current Harmonics	*Institute of Electrical and Electronics Engineers (IEEE) 1547 compliant, <5% TDD*
Peak Efficiency	*96% minimum, 98.5% desired*
Standards compliance	*IEEE 1547, UL 1741 SA listing, NFPA 70*
Switching time	*Seamless*
Housing System	*Modular, outdoor NEMA 3R*
Cooling system	*Redundant & independent for high ambient temp*
Fire protection	*Direct release fire detection & suppression*
Transformer	*For connection to distribution system*

One example of this equipment would be the Dynapower BTM-250 (Figure 3.2), which is a modular and fully integrated energy storage system that couples an MPS-250kW smart inverter with Samsung SDI E2 batteries. Multiple units of the BTM-250 can be connected in parallel to provide the required capacity. The individual modular units have a footprint of approximately 13-ft by 6.5-ft. The shipping weight for each unit with the batteries is 4,400 kg (9,800 lbs.).

Figure 3.2 - Dynapower BTM-250

For the BESS it is recommended that modular units for the converter, the controller, and the battery storage be utilized. Figure 3.3 is an example of a modular unit with NEMA 3R enclosures. These are available from Dynapower, SMA, LG, Siemens, Caterpillar, and others.

Figure 3.3 - Example of weathertight containers for BESS components

4. Interconnection Options into Existing Electrical Utility Substation

Electric power is supplied by PG&E and distributed to the WTP substation via 12.8 kV overhead transmission lines. Jacobs will confirm this distribution voltage with PG&E.

The WTP substation is owned by the City of Roseville and there are currently two spare connection spaces available. The substation is near the proposed solar PV and BESS facilities, so the wiring run length is minimized.

The distribution side of the substation has available space for connection to the BESS project.

5. Battery Energy Storage System Controller

This BESS is the integral component for energy resilience at the WTP. During a power outage, the BESS can serve the load of the WTP, and it can be recharged by either the Solar PV system or the existing diesel generator. During normal grid powered operations, the BESS can be used in a peak shaving mode to reduce both electrical energy cost as well as demand charges.

The BESS stores energy in DC form. It is charged by AC power from either the solar array, the standby generator, or the grid, so it requires ***bi-directional inverters*** (AC-DC for input and DC-AC for output).

Energy storage systems contain power electronics that safely and reliably transfer energy into thermally managed banks of batteries to store energy. The systems can absorb, or release energy as needed and can be tied to a power grid or integrated into a standalone microgrid. In addition to the batteries and power electronics, the hardware side of energy storage, controller components include:

- Systems Integration: software that integrates and controls all components around the battery (e.g., power conversion and thermal management).
- Economic Dispatch: software that determines when to charge and discharge the system to gain maximum economic benefit from the stored energy.

The ***Sequence of Operations*** of the Solar PV, BESS and Emergency Generator during specific power supply events are as follows:

Scenario A: Normal grid powered operations with Solar PV generation **above** the WTP consumption rate which is typically 100 kW to 385 kW:

- Automatic Transfer Switch is ***CLOSED*** (connected to PG&E grid).
- First priority for Solar PV generation is directed to totally supplant the PG&E supply for WTP operations.
- Second priority for (excess) Solar PV generated power is to recharge the BESS.
- Third priority for (excess) Solar PV generated power is to be delivered to the PG&E grid and net metered.

Scenario B: Normal grid powered operations and Solar PV generation **below** the WTP consumption rate which is typically 100 kW to 385 kW:

- Automatic Transfer Switch is ***CLOSED*** (connected to PG&E grid).
- Solar PV generation is directed to augment the PG&E supply for WTP operations.
- BESS is used in peak shaving mode to reduce both electrical energy cost as well as demand charges. BESS is to be discharged no more than 40% charge level.
- PG&E supplies power as needed.

Scenario C: Grid power outage and Solar PV generation **above** the WTP consumption rate which is typically at 100 kW to 385 kW:

- Automatic Transfer Switch is ***OPEN*** (disconnected from PG&E grid).
- First priority for solar PV generation is directed for WTP operations.
- Second priority for (excess) solar PV generated power is to recharge the BESS.

Scenario D: Grid outage and Solar PV generation **below** the WTP consumption rate which is typically 100 kW to 385 kW:

- Automatic Transfer Switch is ***OPEN*** (disconnected from PG&E grid).
- Solar PV generation is directed for WTP operations.
- BESS is used to augment the Solar PV power for usage by the WTP operations. BESS is to be discharged no more than 40% charge level.
- When BESS is less than 40% charge level, the standby diesel generator is operated. The generator is controlled to be in 85% to 95% load range. Power not consumed by the WTP operations is directed to recharging the BESS. This provides optimal generator performance and fuel consumption.
- When BESS is fully charged, generator is turned off and the BESS again augments any power needs not met by the solar PV.

6. Manpower and Equipment Costs on WTP

The operation of the BESS is automatic, unmanned, and minimal O&M is required. The modules will need to have the HVAC equipment screens cleaned on a regular basis, and lightning protection wires checked.

7. Environmental and Safety Protection for BESS

The inverters and converters in the BESS are certified to UL 1741 SA and meet all necessary safety certifications. To keep these storage systems safe from damage caused by excessive heat and energy surges, there are safety features in place, including:

- Battery enclosures with full air conditioning and temperature control
- Control systems
- Fire detection and suppression systems

The modules will be Outdoor NEMA rated, UL 3R and bolted onto 12-in concrete equipment pads to meet or exceed any requirements for the Placer County Building Code and prevent any water damage.

Jacobs

Grant Application Development for the Barton Road Water Treatment Plant Solar Energy/BESS

Preliminary Design Report

January 14, 2022

City of Roseville

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Appendixes

Appendix A – Sedimentation/Flocculation Basin Drawings

Appendix B – Electrical One-Line Diagram

Appendix C – Preliminary Site Plan and Solar PV Array Rendering

Design Guidelines for Canopy Mounted PV System and Inverters

Capacity: The solar array shall have the capacity to produce 1,500,000- kilowatt-hours (kWh) of electricity in year 5 of operation. The inverter capacity for interconnection to the distribution system shall be 1-megawatt hour (MWh). The Battery Energy Storage System (BESS) shall have a capacity of 4-MWh with alternating current (AC)/direct current (DC) hybrid 500-kilowatt (kW) inverter(s).

Location: City of Roseville (City) Barton Road Water Treatment Plant (WTP) located at 9595 Barton Rd, Granite Bay, CA

Project design elements include:

- Mounting system shall be a long span canopy system with a minimum 10-feet of clearance above the sedimentation/flocculation basins. The approximate footprint of available area is 350-feet by 175-feet, assuming a total of 61,000 square feet. The tilt angle of the canopy shall be approximately 10 degrees. A single tilt canopy is preferred.
- Canopy does **not** need opaque decking under solar panels. Canopies are preferred to allow diffuse sunlight underneath the structure.
- Mounting system vertical supports are to utilize existing concrete walls for the sedimentation/flocculation basins as much as possible (See **Attachment A**- Existing Concrete Wall Structure Information). Mounting system cannot interfere with the basins or their sediment removal system.
- Mounting system will be higher than most lighting fixtures, which are to remain in place. Light fixtures on posts that interfere with solar canopy structure are to be removed and remounted by the contractor onto canopy vertical supports as approved by owner. Additional under canopy lighting can be included at the direction of the owner.
- Mounting system design needs to meet applicable local building code requirements (City and Placer County) with respect to electrical grounding, snow, wind, and seismic factors. See the code compliance section.
- All lines interconnecting photovoltaic (PV) arrays to point of interconnection shall be underground.

The following performance criteria shall be met for solar PV array:

- Power provided shall be three-phase compatible with the onsite utility interconnect (See **Attachment B**- Preliminary One-line Drawings for Connection Voltage and Location).
- The estimated annual energy delivery shall be a minimum of 1,500,000-kWh AC/year at point of interconnection (POI).
- All PV hardware components shall be either stainless steel or aluminum. PV structural components shall be corrosion resistant (galvanized steel, stainless steel, composites, or aluminum).

PV modules shall be a commercial, off-the-shelf products, shall be Underwriter's Laboratory (UL) listed and shall be properly installed according to manufacturer's instructions, the National Electrical Code (NEC), and as specified herein.

The PV modules shall be installed such that the maximum amount of sunlight available year-round on a daily basis should not be obstructed.

System wiring shall be installed in accordance with the provisions of the NEC.

All modules installed in a series string shall be installed in the same plane/orientation.

PV modules shall have a 25-year limited warranty that modules will generate no less than 80-percent of rated output under Standard Test Conditions (STC). PV modules that do not satisfy this warranty condition shall be replaced.

The solar panel manufacturer's warranty as a minimum shall include: No module will generate less than 90-percent of its specified minimum power when purchased. PV modules shall have a 25-year limited warranty guarantying a minimum performance of at least 80-percent of the original power for at least twenty-five (25) years.

Inverters shall be commercial off-the-shelf product, listed to UL 1741 and Institute of Electrical and Electronics Engineers (IEEE) 1547, and shall be properly installed according to manufacturer's instructions, NEC, and as specified herein.

The inverters shall have at a minimum the following features:

- Peak efficiency of 96-percent or higher
- Inverters shall have operational indicators of performance and shall have built-in data acquisition and remote monitoring capabilities.
- The inverters shall be capable of parallel operation with the existing AC power. Each inverter shall automatically synchronize its output waveform with that of Pacific Gas & Electric (PG&E) upon restoration of PG&E power.

Associated controls shall be properly installed according to manufacturer's instructions.

Warning labels shall be posted on the control panels and junction boxes indicating that the circuits are energized by an alternate power source independent of PG&E-provided power.

Operating instructions shall be posted on or near the system, and on file with facilities operation and maintenance documents.

Provide detailed lock out /tag out instructions for all equipment.

Install inverters and control panels in most optimum locations with appropriate environmental protection. Inverters mounted outside shall be shaded from direct sun from 10 a.m. to 6 p.m. in the months of June to August and be able to be secured.

The inverter and system shall utilize a timer or other means to shut down the inverter during nighttime to avoid energy usage at night.

A 10-year inverter manufacturers' warranty shall be provided.

All field electrical devices shall have the capability to be locked as appropriate.

All structural components shall be non-corrosive (galvanized steel, stainless steel, or aluminum). All hardware shall be stainless steel or aluminum. All components shall be designed to obtain a minimum 40-year design life.

Surge protection and lightning protection will be installed on all electrical systems.

Design Guidelines for Battery Energy Storage System & Controller(s)

To ensure energy reliability and security for the WTP, a 4,000-kWh (AC) BESS is to be constructed close to the WTP Substation (see **Attachment C**- Preliminary Site Plan). This location is chosen to allow direct interconnection, and ease of access.

The BESS includes a control system, bi-directional inverters (AC/DC) and lithium-ion batteries. The control system shall be a microprocessor-based system that is compatible with and is connected to the WTP SCADA system to provide a graphical interface depicting system status and operation. The BESS shall be capable of being charged/recharged at 8,000 cycles before replacement of the battery modules is required.

When interconnected in line with the local PG&E power grid, the BESS shall monitor the power and if an outage occurs the BESS can readily discharge at full power in less than 1 frequency cycle (1/60 seconds), similar to an Uninterruptible Power Supply (UPS).

The BESS shall include the following critical components:

Battery Technology	*Lithium-ion Deep Cycle*
DC/AC converters	*Bidirectional*
Capacity	*500 kW, 4,000 kWh*
Current Harmonics	*IEEE 1547 compliant, <5-percent TDD*
Peak Efficiency	*96-percent minimum, 98.5-percent desired*
Standards compliance	*IEEE 1547, UL 1741 SA listing, NFPA 70*
Switching time	*Seamless*
Housing System	*Modular, outdoor NEMA 3R*
Cooling system	*Redundant & independent for high ambient temp*
Fire protection	*Direct release fire detection & suppression*
Transformer	*For connection to distribution system*

The BESS component consists of multiple self-contained modular units on concrete housekeeping pads. The units shall have weatherproof enclosures that are designed for outdoor environments. The modular design shall allow for scalability to account for future expansion.

The bi-directional inverters in the BESS must be certified to UL 1741 SA standards. The entire system must also meet NFPA 855, UL 9540A, and IEC 62619 energy storage system standards. To keep the storage systems safe from damage caused by excessive heat and energy surges, include the following features:

- Battery enclosures with full air conditioning and temperature control
- Control systems
- Fire detection and suppression systems

The enclosures for the modules will be Outdoor NEMA rated, UL 3R anchor bolted onto concrete slabs with a minimum height of 12-inches above finished grade to meet or exceed any code requirements for the City and Placer County and to prevent any water infiltration.

Electric power is supplied by PG&E and distributed to the WTP substation via 12.8-kV overhead transmission lines.

The WTP substation is owned by the City, and there are currently two spare connection spaces in the substation. The distribution side of the substation has available space for connection to the PV and BESS components.

The enclosures for the modules that house the electrical equipment for the BESS will be provided with a Lightning Protection System, comprising air terminals, down conductors, and grounding components including a grounding ring in accordance with NFPA 780 Standard for the Installation of Lightning Protection Systems.

Sequence of Operation Using Battery Energy Storage System Controller

The BESS is the integral component for energy resilience at the WTP and is required to accomplish the following sequence of operations during specific events that include the following scenarios:

Scenario A: During normal grid powered operations and solar PV generation **above** WTP consumption rate which is typically 100-kW to 385-kW:

- Automatic Transfer Switch is ***CLOSED*** (connected to PG&E grid).
- First priority for solar PV generation is directed to totally supplant the PG&E supply for WTP operations.
- Second priority for (excess) solar PV generated power is to recharge the BESS.
- Third priority for (excess) solar PV generated power is to be delivered to the PG&E grid and net metered.

Scenario B: During normal grid powered operations and solar PV generation **below** WTP consumption rate which is typically estimated at 100-kW to 385-kW:

- Automatic Transfer Switch is ***CLOSED*** (connected to PG&E grid).
- Solar PV generation is directed to augment the PG&E supply for WTP operations.
- BESS is used in peak shaving mode to reduce both electrical energy cost as well as demand charges. BESS is to be discharged no more than 40-percent charge level.
- PG&E supplies power as needed.

Scenario C: During grid outage and solar PV generation **above** WTP consumption rate which is typically at 100-kW to 385-kW:

- Automatic Transfer Switch is ***OPEN*** (disconnected from PG&E grid).
- First priority for solar PV generation is directed for WTP operations.
- Second priority for (excess) solar PV generated power is to recharge the BESS.

Scenario D: During grid outage and solar PV generation **below** WTP consumption rate which is typically at 100-kW to 385-kW:

- Automatic Transfer Switch is ***OPEN*** (disconnected to PG&E grid).
- Solar PV generation is directed for WTP operations.
- BESS is used to augment the solar PV power for usage by the WTP operations. BESS is to be discharged no more than 40-percent charge level.
- When BESS is less than 40-percent charge level, the Emergency (diesel fueled) Generator is operated. The Emergency Generator is controlled to be in 85-percent to 95-percent load range. Power not consumed by the WTP operations is directed to recharging the BESS. This provides optimal generator performance and fuel consumption.
- When BESS is fully charged, the Emergency Generator is turned off and the BESS again augments any power needs not met by the solar PV.

Scenario E: During normal grid powered operations and solar PV generation at extremely low generation value or unavailable, and BESS at low charge rate:

- Automatic Transfer Switch is ***CLOSED*** (connected to PG&E grid).
- Power from PG&E grid used for BTWTP operations
- When power requirements for WTP operations are below a demand setpoint (e.g., 150 kW), the grid is also used to recharge the BESS with an overall demand limit (WTP operations and BESS recharging) of no more than 250-kW.

Note: the PG&E grid is to be continuously monitored, and if local outage occurs, then Scenario C & D also in place until the PG&E grid is operational and a ***Recloser*** (specified and controlled by PG&E) is energized to reconnect the WTP to the grid.

Electric Production Metering

The project shall have at least one electric production meter (revenue quality with totalizer) for output of solar PV system.

Coordinating with PG&E, the project shall have at least one meter for use at grid interconnect, specifically to measure and report on electricity delivered (kWh) to the PG&E grid for determining net metered quantities.

Code Compliance

Installation and equipment shall comply with applicable building, mechanical, fire, seismic, structural, and electrical codes. Only products that are listed, tested, identified, or labeled by UL or another Nationally Recognized Testing Laboratory shall be used as components in the project. Non-listed products are only permitted for use as project components when a comparable useable listed component does not exist. Non-listed products proposed for use as components must be identified as such in all submittals.

The publications listed below form a part of this document and are hereby incorporated by reference:

- National Electrical Code (NEC), NFPA 70
- National Fire Protection Association (NFPA 855)
- UL 9540 Energy System Storage Requirements
- UL 1703 Flat – Plate PV Modules and Panels
- UL 1741 – Standard for Static Inverters and Charge Controllers for Use in Photovoltaic Power Systems
- IEC 62446 Grid Connected Photovoltaic Systems- Minimum Requirements for System Documentation, Commissioning Tests, and Inspections
- IEC 62619 Energy Storage System Standards.
- ASCE-7 Minimum Design Loads and Associated Criteria for Buildings and Other Structures
- Structural Engineers Association of California, SEAOC WIND DESIGN FOR SOLAR ARRAYS PV2-2017

Other technical codes that apply include:

- ASME PTC 50 (solar PV performance)
- ANSI Z21.83 (solar PV performance and safety)
- IEEE 1547 (interconnections)

Recommended *Request for Proposal* Language

The following sections are intended for inclusion in the Design-Build Request for Proposal.

Objective

Contractor shall provide a total "turnkey" project including all necessary equipment, materials, design, manufacturing, and installation services for the installation of a canopy mounted utility interactive photovoltaic system that shall produce a minimum of 1,500,000-kWh AC per year at the point of interconnection. The project also includes the installation and interconnection with a Battery Energy Storage System that has an output minimum of 500-kW and at least 4-MWh of battery storage.

Scope

The contractor shall perform all professional services as necessary to provide the City with a complete design package including the requirements outlined in this Statement of Work. The contractor shall install the project such that it is operational and compliant with all applicable standards, building codes, PG&E interconnection requirements, and State of California requirements. The contractor shall include specifications, calculations, and drawings in the design package, and these documents shall be turned over to the City. After approval by the City of the final design package, the contractor shall provide all necessary construction to successfully complete the photovoltaic system installation. All required commissioning and testing shall be performed, and inspections to verify code compliance and construction in accordance with the approved design shall be completed. The contractor shall obtain Permission To Operate (PTO) the system from the utility company. The Commercial Operation Date (COD) will be identified as the date that the system is fully tested and accepted and is turned over to the City for operations.

Contractor Roles and Responsibilities

The contractor is required to provide:

- Final Design
- Construction documents and engineering calculations that are signed and sealed by a licensed engineer
- Submittals for materials and products
- Construction materials, equipment, and labor
- Design and construction supervision/contract management
- Quality control plan
- Safety plan
- Inspections and tests
- Coordination and approval with Roseville Fire Department for BESS fire suppression system
- Manuals (design calculations, operation/maintenance, shop drawing, etc.)
- Commissioning and testing
- Training the City operating staff for operation and maintenance
- Operation and Maintenance for first year and optional service plan after the first year
- As built drawings
- Complete interconnection agreement with PG&E

City Roles and Responsibilities

- Review for approval design submittals and Quality Control Plan
- Inspection to verify attainment of performance requirements
- Make progress payments for design / construction as agreed

Concept Design Drawings

The contractor shall provide the City with concept drawings with the proposal. The drawings must indicate the proposed location of the PV array(s), the BESS and access points along with a one-line electrical diagram showing inverters, transformers, meters, and interconnection locations. All drawings shall be submitted with dimensions shown in English units.

Concept Design Information

The proposal shall include major equipment information, proposed installation/interconnection information, applicable incentive information, and performance characteristics of the entire system. Identify an appropriate location for the solar PV inverter and BESS equipment and its related components and environmental control systems that will meet the following criteria:

- Ease of maintenance and monitoring
- Efficient operation
- Low operating losses
- Secured location and hardware

At a minimum, the proposed concept information shall include:

Equipment Information:

- System description
- Selection of key equipment and layout of equipment
- Performance of equipment components, and subsystems
- Specifications for equipment procurement and installation
- All engineering associated with structural and mounting details
- Controls, monitors, and instrumentation
- Operation and maintenance service plan

Installation Interconnection Information:

- Solar electric array orientation (degrees)
- Solar electric module tilt (degrees)
- Electrical grid interconnection requirements
- Integration of solar PV and BESS system with other power sources
- System type and mode of operation (PG&E interactive)

Performance Characteristics

- Shading calculation documentation
- Total system output
- Estimated kWh/month per array (shown over a 12-month period)
- Warranties and guarantees

Interconnection Agreement

Provide confirmation that the PV systems will be designed to comply with applicable PG&E interconnection requirements.

Electrical Inspection, Application, and Fee Payment

- Code compliance must meet all pertinent the City and Placer County requirements.

- Electrical Inspector Fee will be paid by the City directly.
- Electrical inspection schedules shall be coordinated by the contractor and the pertinent Inspector.
- The contractor is solely responsible for any revisions (and costs) as required by the Electrical Inspector to meet code compliance.

Design Services

Design Services for this project shall require a schematic design submission, a design development submission, a check set submission, and a construction document submission. A final set of as-built drawings shall also be provided. These submissions shall be delivered based on the project schedule submitted and approved.

Timeline/Project Schedule

Contractor is required to provide a proposed project schedule.

Post-Award Conference

Within 14 calendar days after receipt of the contract award a Post Award meeting will be attended by the City team members and the contractor's personnel. At a minimum, the prime contractor's project manager and foreman, the primary designer, and a representative of any subcontractor performing over 25-percent of the work must attend. The meeting will be held at the project location. The purpose of the meeting will be to discuss the contractor's plan for completing the design and construction, including a construction schedule. A walk-through of the site will occur at the end of the meeting.

Specifications

A full set of specifications shall not be required for this project. However, specifications that express all information and demonstrate sufficient detail to direct the construction work outlined in this Statement of Work shall be required. The specifications package shall be coherent enough that any contractor not familiar with the project would be able to construct the project as designed. The specifications shall include all equipment information, proposed installation and interconnection information, and performance characteristics of the system.

All drawings, estimates, calculations, and specifications shall be in English units.

The contract shall consider a construction plan producing a minimum disruption of day-to-day activities, utilities, services, etc.

Construction Drawings

At a minimum, the following drawings are required:

- Site plan including PG&E locations and connections – shall show staging and phasing requirements.
- Electrical plans – including conduit routing, single line diagram and PG&E interconnection.
- Electrical details
- Array structural system and mounting details
- Any drawings that may be required to install a complete project

Electrical Design and Production Calculations

The contractor will provide the following calculations.

- System Electrical Calculations. Provide with design development and again with 100-percent check set.

- Energy performance calculated by a detailed PV and BESS analysis program (to be approved by owner) using proposed specific BESS components, PV modules and inverters.
- All system losses (e.g., inverter, line, transformer, and parasitic loads such as BESS HVAC and monitoring systems) are to be determined and documented.
- System energy production calculation showing estimated ***net*** monthly and yearly energy output for each array

Engineer and Designer Registration Seals

Each final working drawing and each submitted specification and calculation document shall be signed by, bear the seal of, and show the California certificate number of the engineer or designer who prepared the document and / or is responsible for its preparation.

Design Submissions

For each design/drawing submissions, the City reserves the right to make comments and request changes after the receipt of the submission. Reviews will be completed by the City staff. As part of its review, the City may offer submission reviews to local code officials or consultants. The City shall provide review comments within fourteen (14) calendar days of receipt of the 30-percent, 60-percent and 90-percent design submissions.

Design Review

The City will review the contractor design submissions to verify adherence to contract requirements. Design reviews by the City are not to be interpreted as resulting in an approval of the contractor's apparent progress toward meeting contract requirements but are intended to discover any information that can be brought to the contractor's attention that might prevent errors, misdirection, or rework later in the project. The contractor shall remain completely responsible for designing, constructing, operating, and maintaining the project in accordance with the requirements of this Statement of Work.

Resolution of Comments

The contractor shall respond in writing to all design review comments indicating what action was taken in response to each review comment. In cases other than unqualified adoption, the contractor shall provide a statement as to why the reviewer's comment is inappropriate. If the contractor believes that any of the City design comments or requested changes will result in a change in the contract cost, they shall notify the City within seven calendar days of receiving the comment(s) and provide a detailed cost estimate of anticipated contract modifications. Rejection items shall not go forward to the construction phase until adequate resolution to the rejected item has been approved by the City. Design review comments shall not relieve the contractor from compliance with terms and conditions of this contract. The contractor's comment resolution shall be transmitted to the City within seven (7) calendar days of comment receipt and incorporate discussions from the scheduled design comment review meetings.

PG&E Interconnection Agreement

The contractor shall coordinate with PG&E to ensure that the project satisfies all PG&E criteria for interconnection of the project to the PG&E electric distribution system.

This includes coordinating all negotiations, meeting with PG&E, design reviews, and participating in any needed interaction between PG&E and the City.

The contractor is responsible for preparing any required revised submissions and completing any testing for obtaining the Net Energy Metering (NEM) and interconnection agreement from the PG&E.

NOTE: The City will sign the NEM and interconnection agreements, not the contractor.

The contractor shall manage interconnection and startup of project in coordination with the City and PG&E.

The City shall pay any interconnection, processing, and other fees and expenses as may be required by PG&E for interconnection and operation of the project.

Quality Control Plan (QCP)

For each performance and installation requirement, the QCP shall identify the item/system to be tested, exact test(s) to be performed, measured parameters, inspection/testing organization, and the stage of construction development when tests are to be performed. Each inspection/test shall be included in the overall construction schedule. The contractor is not relieved from required performance tests should these not be included in the plan.

The QCP is intended to document those inspections and tests necessary to assure the City that product delivery, quality and performance are as required. It also serves as an inspection coordination tool between the contractor and the City. An example of these inspections/tests is the final test/inspection for overall performance compliance of the system. Results from tests and inspections shall be submitted within 24 hours of performing the tests and inspections.

At a minimum, the QCP should conform to "IEC 62446 Grid Connected Photovoltaic Systems - Minimum Requirements for System Documentation, Commissioning Tests, and Inspections (2009)".

Performance tests will be conducted at the final commissioning/acceptance testing, and one year after the acceptance date. Performance tests will include I-V curve traces for all PV strings. For project acceptance, measured performance at maximum power point must be at least 90-percent of expected performance, which will be adjusted for concurrently measured cell temperature and plane of array (POA) irradiance. This can be accomplished using a current industry standard I-V curve tracer with capability to compare measured PV string I-V curves with nameplate performance of PV string compensated for concurrent cell temperature and POA irradiance measurements. If performance is less than 90-percent at the one-year performance tests (measured using the same method as for project acceptance), contractor shall promptly troubleshoot and correct any malfunction or issues as necessary to return project to 90-percent measured performance or better. The contractor shall supply the City with detailed documentation of malfunction or errors and all corrective actions taken.

The QCP shall be prepared and submitted within 21 calendar days of the post award conference meeting and prior to any construction on-site. The QCP may be rejected as incomplete and returned for resubmission if there is any performance, condition or operating test that is not covered therein.

During construction, the contractor shall update QCP if any changes are necessary due to any changes or schedule constraints. The City shall be notified immediately of any schedule and/or procedural changes.

PV System, BESS, and Controller(s) Installation Warranty

The PV system shall carry a twenty-five (25) year workmanship warranty by both the manufacturer and the installer including parts and labor. The BESS and associated Controller(s) shall carry a ten (10) year workmanship warranty by both the manufacturer and the installer including parts and labor.

Shop Drawing and Product Data Submissions

The Contractor shall submit shop drawings and product data / submittals, catalog cuts, etc. as stipulated herein. Shop drawing/product data submissions to the City shall be made after review and approval by the contractor. All approved product data and shop drawings shall be delivered to the City in one submission electronically.

The contractor shall combine all product data submission material into hard copy manuals for reference during all phases of construction. Shop drawings shall be bound with product data.

Reviews

Reviews of shop drawings and product data by the City are not to be interpreted as an approval of the Contractor's product selections. The contractor shall remain completely responsible for constructing the PV system in accordance with all contract performance requirements.

Products for Submission

The contractor shall provide shop drawings and product data for all systems, equipment, and materials.

Inspections and Tests During Construction

The contractor shall perform inspections and tests throughout the construction process including existing conditions/needs assessments, construction installation placement/qualification measurements and final inspections/tests performance certification. Periodic “quality” inspections shall also be conducted to support progress payments as identified in the contractor’s QCP.

The City shall Witness all inspections and tests, to verify documented contract assumptions, to establish work accomplishment, or to certify performance attainment shall be witnessed by the City and/or construction management (CM) and coordinated through the QCP.

Final Inspections and Test

Unless otherwise identified, manufacturer recommendations shall be followed for all inspection and test procedures. The NEC inspection shall be conducted by an electrical inspector familiar with PV and BESS systems. Provide qualifications of the proposed inspector for review and approval prior to conducting the NEC inspections.

Commissioning shall be performed for the entire solar PV and BESS system. This data shall be used to confirm proper performance of the entire system, and that controls are in place and fully functional for proper sequence of operations in various events.

Documentation

Inspections/tests required in the QCP shall result in a written record of data/observations. The Contractor shall provide two (2) copies of documents containing all test reports/findings. Test results shall typically include the item/system tested, location, date of test, test parameters/ measured data, operating mode, contractor inspector/City witness, test equipment description and measurement technique.

Record Drawings

The contractor shall maintain on site the working record drawings of all changes/deviations from the original design. Notations on record drawings shall be made in erasable red pencil or other color to correspond to different changes or categories of work. Marked-up drawings shall always be maintained at the contractors on site construction office, available for the City and/or CM to review. Record drawings shall note related change order designations on impacted work. When shop drawings indicate significant variations over design drawings, shop drawings may be incorporated as part of record drawings. Review of record drawings may be required before monthly payments can be processed.

As-Built Drawings and Specifications

The Contractor shall provide "as-built drawings" and documents based upon actual site installation. Should the City determine that variations exist between finished construction and the as-built drawings, the contractor shall correct drawings to the satisfaction of the City.

The contractor shall submit two (2) hard copies and two (2) CDs containing the “as-built” drawings and specifications as CAD and PDF files.

Warranties and Guarantees

Submit specific warranties and guarantees, final certifications and similar documents to the City upon substantial completion and prior to final payment. Include copies with operations and maintenance manual. All warranties shall be signed by a principal of the contractor’s firm and be sealed if a corporation.

Maintenance Manual(s)

Provide detailed operations and maintenance manual(s) including diagrams of system components, descriptions of normal operation; descriptions of operational indicators and normal status of each, a table of modes of operation, safety considerations, preventative maintenance requirements, troubleshooting and corrective actions; and sources of spare parts and cut sheets for all components. The contractor shall prepare two (2) hardcopies and two (2) CDs containing the detailed Maintenance Manual. Submit to the City for approval.

Demonstration and Training

Provide the City staff with approved training for designated personnel in the operation of the entire photovoltaic energy system, including operations and maintenance of modules, inverter(s), transfer switches, panel board, disconnects, BESS, controls, data acquisition system and other features. Instruct the designated City personnel in removal and installation of panels, including wiring and all connections. Provide written instructions and procedures for shutdown and start-up activities for all components of the system. The City shall be permitted to video tape this training for official use.

Operations and Maintenance Service

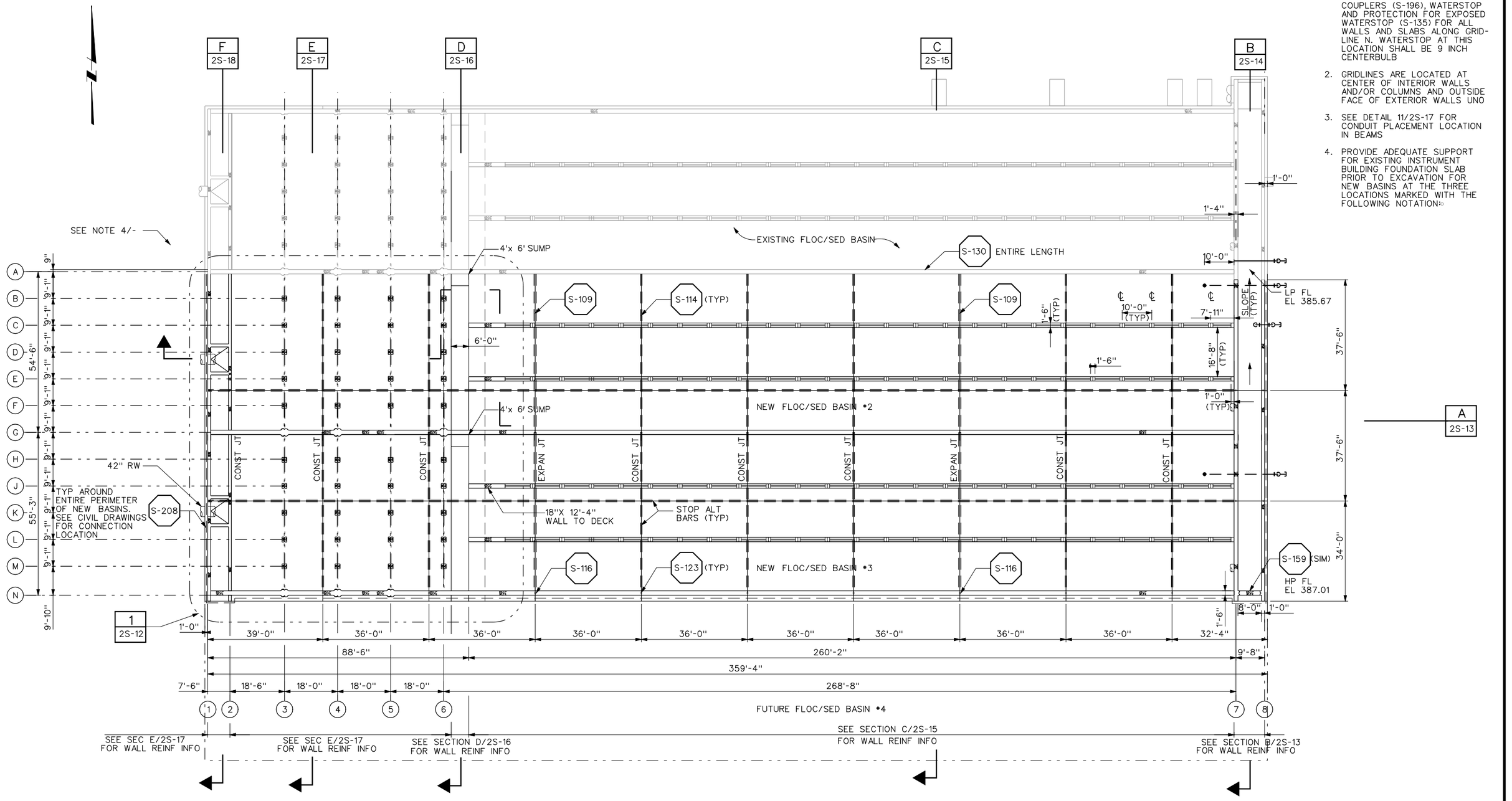
Provide operations and maintenance of the solar array systems for one year. Work shall include all manufacturer recommended maintenance as well as a 12-month performance re-commissioning as outlined in the QCP.

The City staff shall be invited to witness all performance re-commissioning(s). A maintenance log shall be maintained to note dates, equipment maintained, and issues being resolved. Contractor should be available within 48 hours to respond to natural disasters (extreme storm, hail, wind events) to inspect array for damage.

Appendix A. Sedimentation/Flocculation Basin Drawings

NOTES:

1. THE PLANT WILL BE EXPANDED IN THE FUTURE. PROVIDE REBAR COUPLERS (S-196), WATERSTOP AND PROTECTION FOR EXPOSED WATERSTOP (S-135) FOR ALL WALLS AND SLABS ALONG GRID-LINE N. WATERSTOP AT THIS LOCATION SHALL BE 9 INCH CENTERBULB
2. GRIDLINES ARE LOCATED AT CENTER OF INTERIOR WALLS AND/OR COLUMNS AND OUTSIDE FACE OF EXTERIOR WALLS UNO
3. SEE DETAIL 11/2S-17 FOR CONDUIT PLACEMENT LOCATION IN BEAMS
4. PROVIDE ADEQUATE SUPPORT FOR EXISTING INSTRUMENT BUILDING FOUNDATION SLAB PRIOR TO EXCAVATION FOR NEW BASINS AT THE THREE LOCATIONS MARKED WITH THE FOLLOWING NOTATION:



FLOOR/FOUNDATION PLAN

1/16"=1'-0"

REV	DATE	BY	DESCRIPTION
A	6/30/08		RECORD DRAWING
C	2-06	BCC	CONFORMED

SCALE: AS NOTED

WARNING: 0 1/2 1 — IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED B. CROOK
DRAWN B. CROOK
CHECKED M. FORDHAM

RECORD DRAWING

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ROSEVILLE WATER TREATMENT PLANT
PHASE III EXPANSION

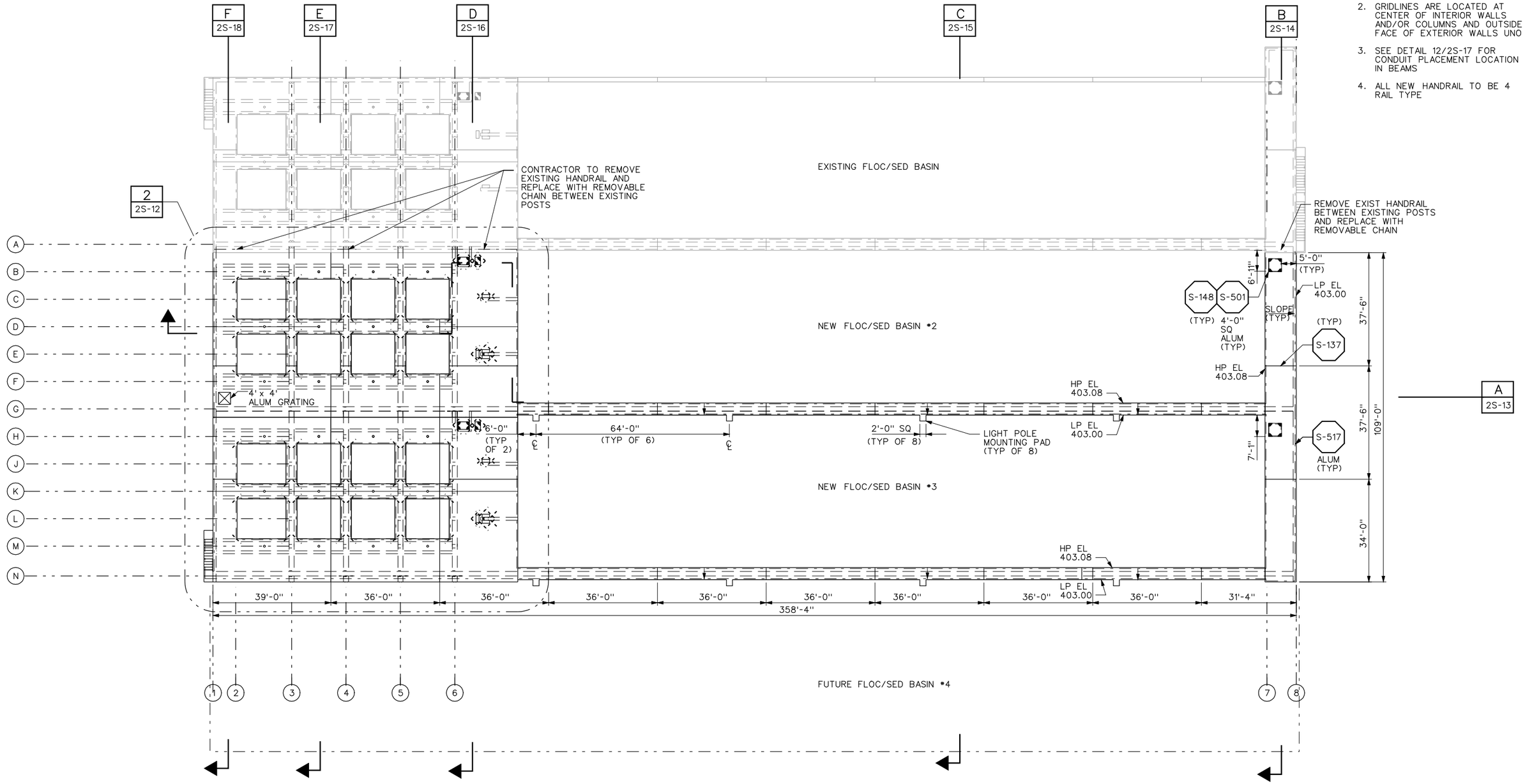
FLOCCULATION SEDIMENTATION BASINS
STRUCTURAL
FLOOR/FOUNDATION PLAN

SHEET 2S-10

Job No: 1481248 File: \\Uswck1netapp1\Design\Projects\Roseville\WTPExpan3\str\rv32s10.dgn Plot Date: 02-OCT-2008 13:58

NOTES:

1. THE PLANT WILL BE EXPANDED IN THE FUTURE. PROVIDE REBAR COUPLERS (S-196), WATERSTOP AND PROTECTION FOR EXPOSED WATERSTOP (S-135) FOR ALL WALLS AND SLABS ALONG GRID-LINE N
2. GRIDLINES ARE LOCATED AT CENTER OF INTERIOR WALLS AND/OR COLUMNS AND OUTSIDE FACE OF EXTERIOR WALLS UNO
3. SEE DETAIL 12/2S-17 FOR CONDUIT PLACEMENT LOCATION IN BEAMS
4. ALL NEW HANDRAIL TO BE 4 RAIL TYPE



TOP PLAN

1/16"=1'-0"

REV	DATE	BY	DESCRIPTION
A	6/30/08		RECORD DRAWING
C	2-06	BCC	CONFORMED

SCALE: AS NOTED

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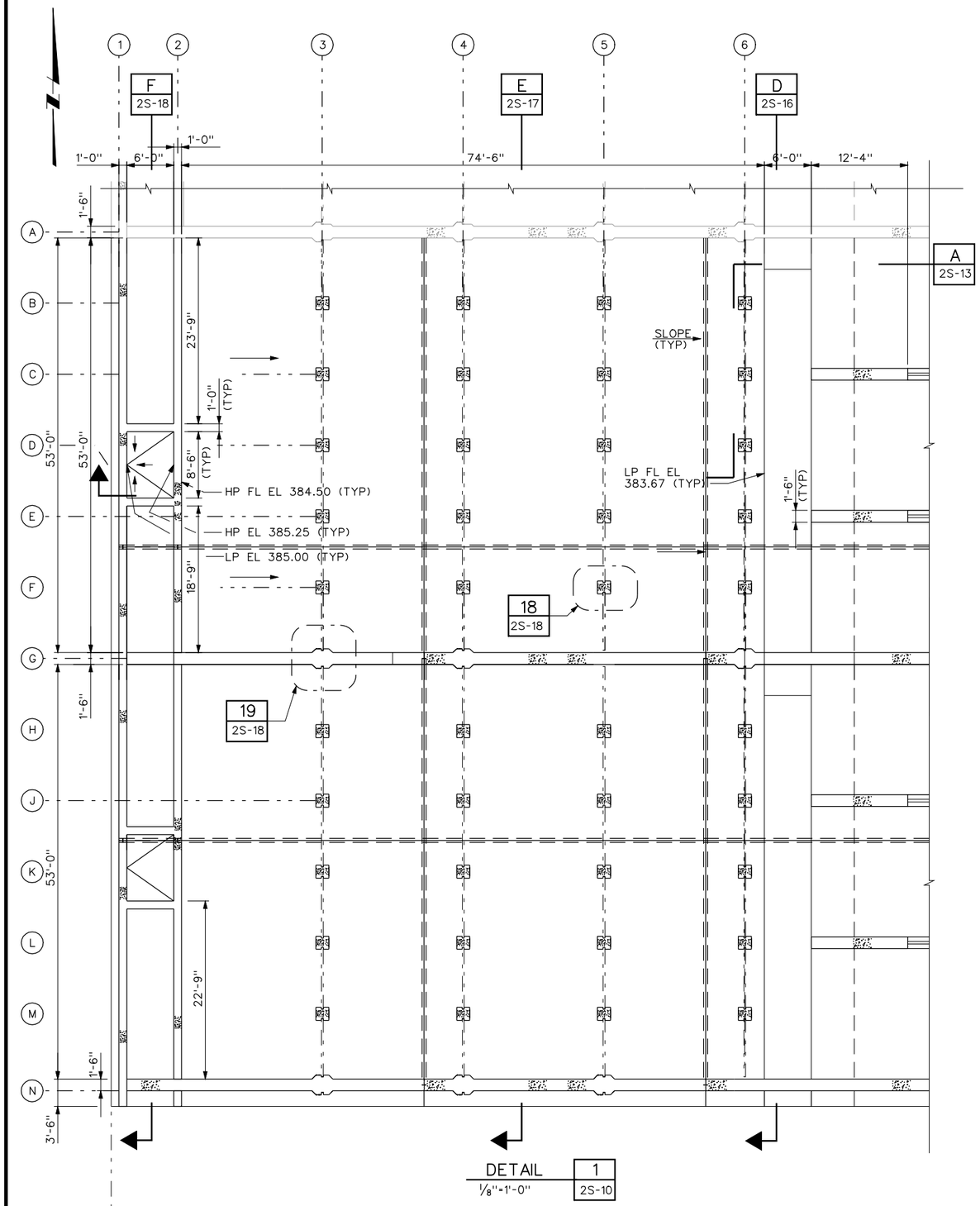
PHASE III EXPANSION

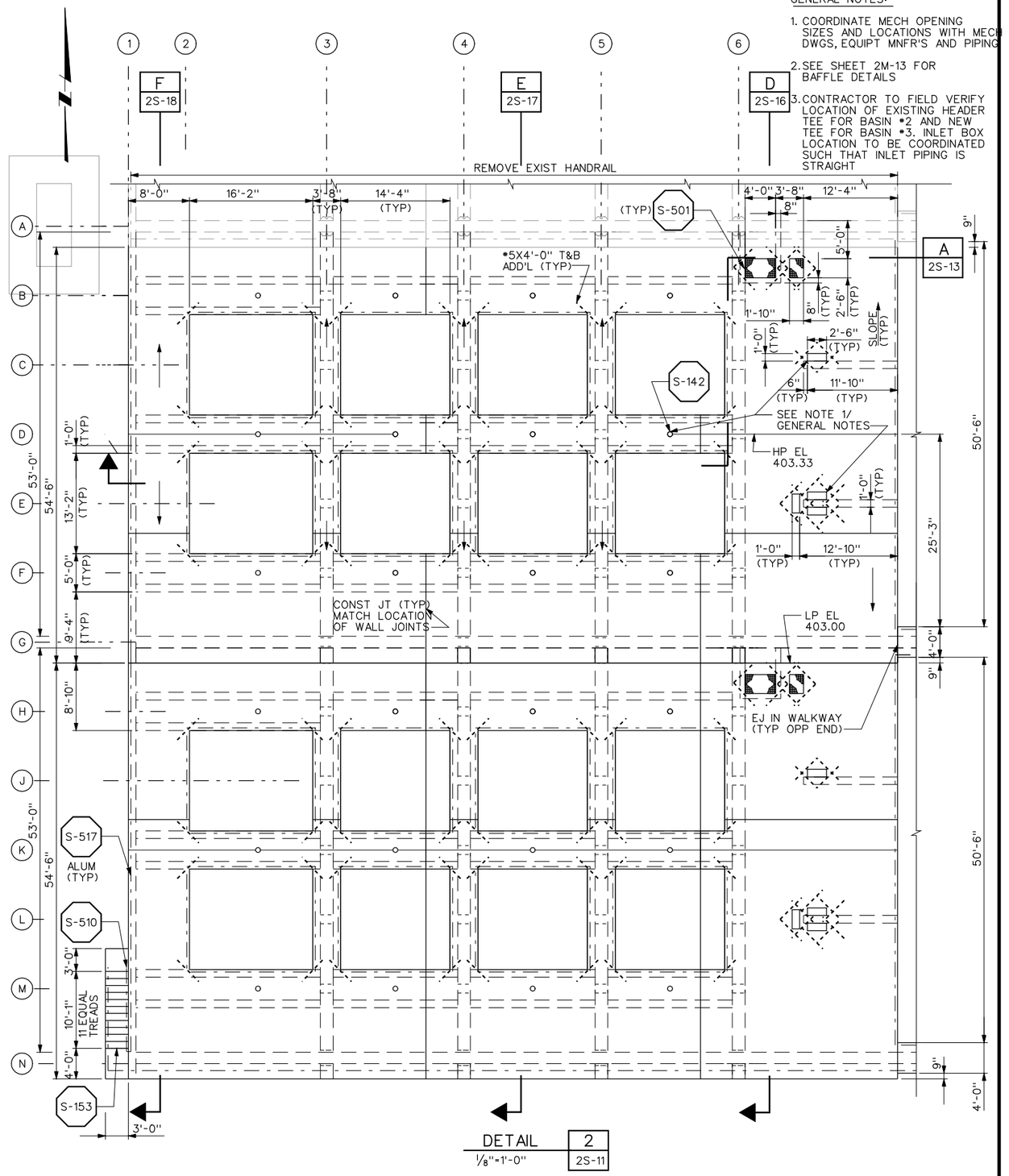
FLOCCULATION SEDIMENTATION BASINS
STRUCTURAL
TOP PLAN

SHEET 2S-11

Job No: 1481248 File: \\Uswck1netopp1\Design\Projects\Roseville\WTPExpan3\str\rv32s11.dgn Plot Date: 02-OCT-2008 13:58



DETAIL 1 — 1/8"=1'-0" — 2S-10



DETAIL 2 — 1/8"=1'-0" — 2S-11

GENERAL NOTES:

1. COORDINATE MECH OPENING SIZES AND LOCATIONS WITH MECH DWGS, EQUIPT MNFR'S AND PIPING.
2. SEE SHEET 2M-13 FOR BAFFLE DETAILS
3. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING HEADER TEE FOR BASIN •2 AND NEW TEE FOR BASIN •3. INLET BOX LOCATION TO BE COORDINATED SUCH THAT INLET PIPING IS STRAIGHT

REV	DATE	BY	DESCRIPTION
A	6/30/08		RECORD DRAWING
C	2-06	BCC	CONFORMED

SCALE: AS NOTED

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FLOCCULATION SEDIMENTATION BASINS STRUCTURAL DETAILS

SHEET 2S-12

Job No: 14812148
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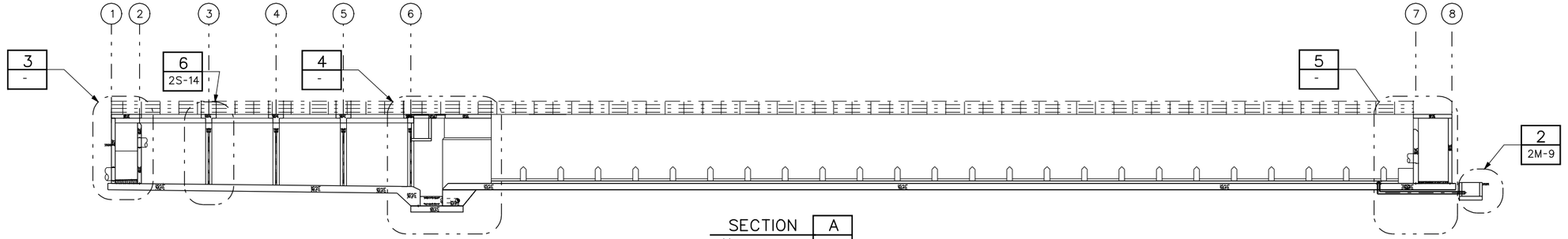
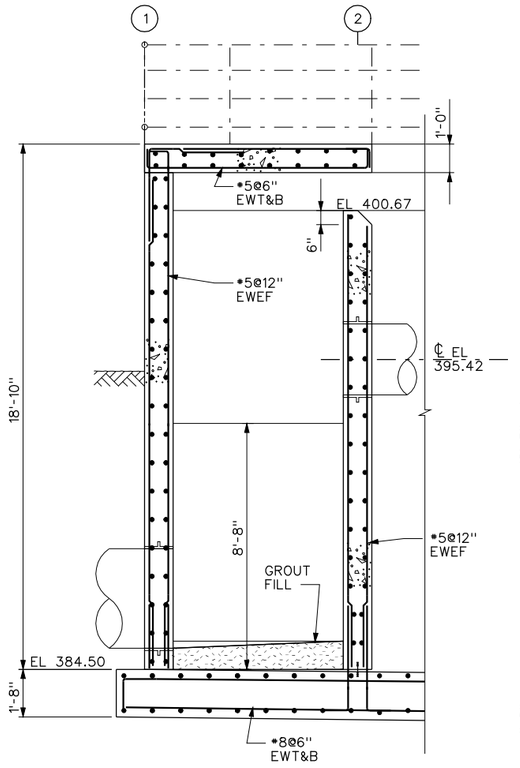
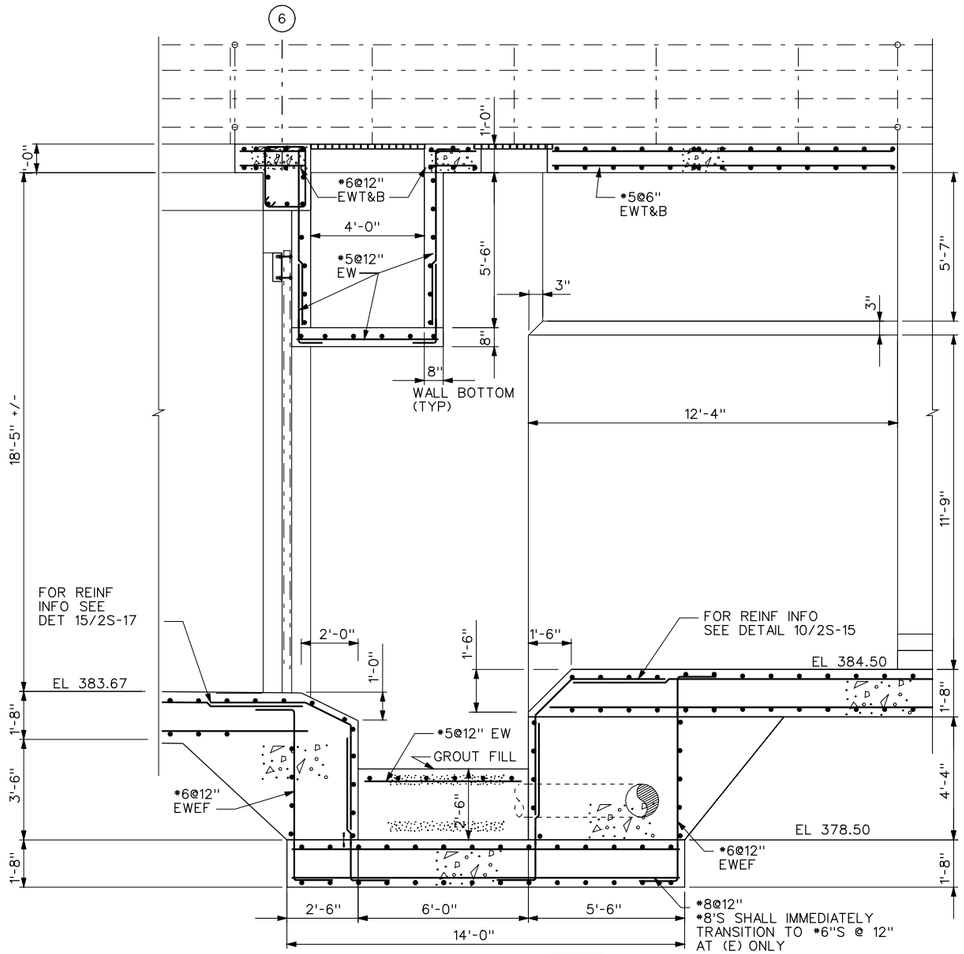
Plot Date: 02-OCT-2008 13:58



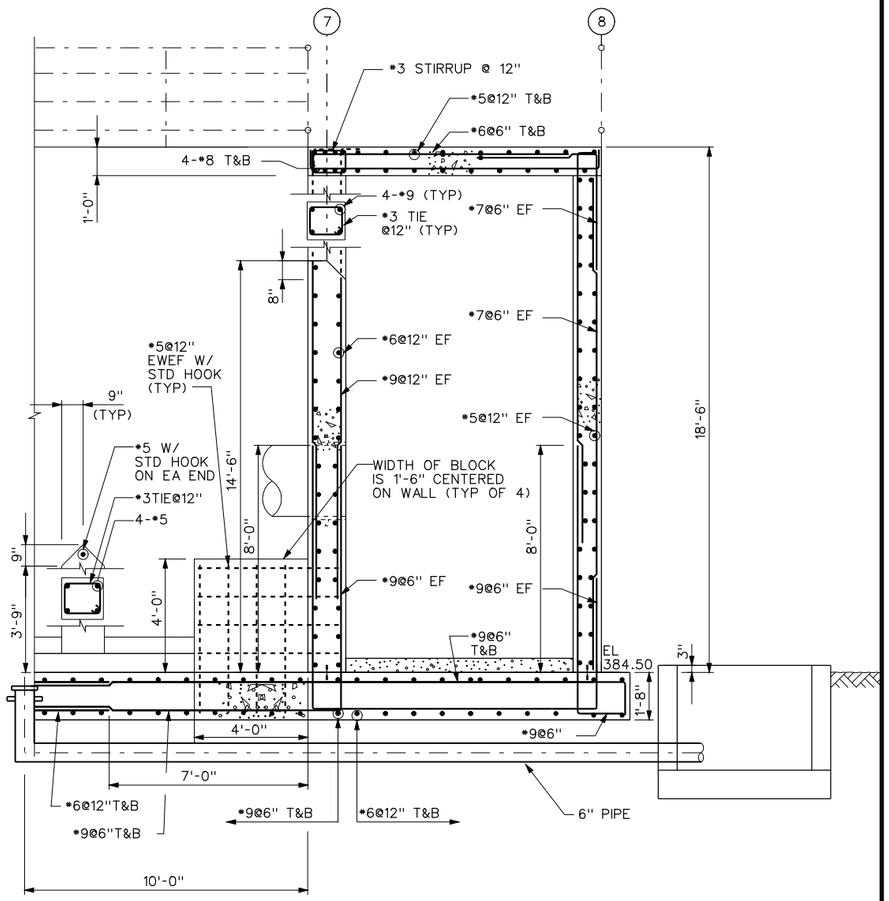
SECTION A
1/16"=1'-0"
2S-10
2S-11
2S-12



DETAIL 3
3/8"=1'-0"
-



DETAIL 4
3/8"=1'-0"
-



DETAIL 5
3/8"=1'-0"
-

REV	DATE	BY	DESCRIPTION
A	6/30/08		RECORD DRAWING
C	2-06	BCC	CONFORMED

SCALE: AS NOTED

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PHASE III EXPANSION

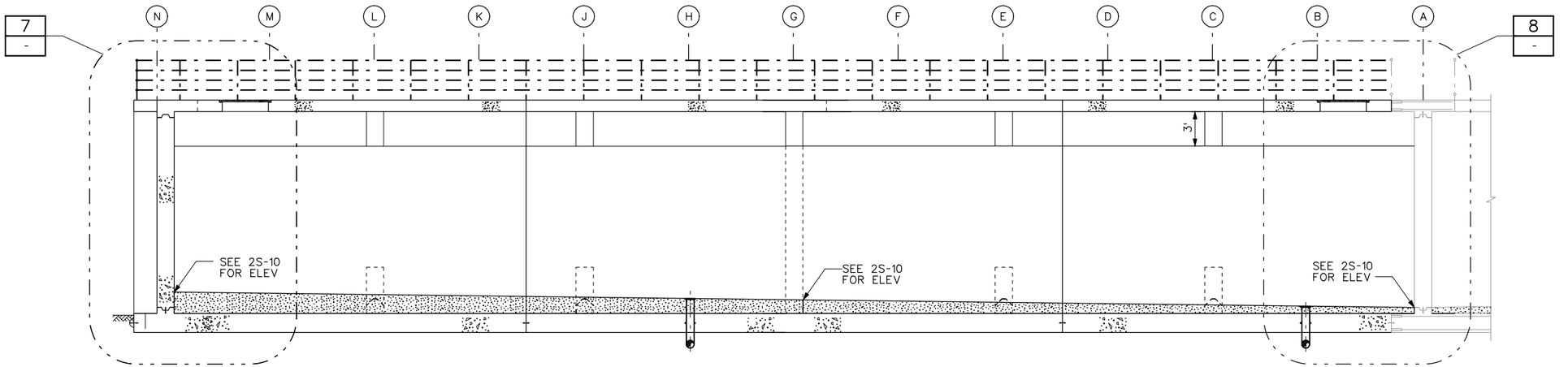
FLOCCULATION SEDIMENTATION BASINS
STRUCTURAL
SECTION AND DETAILS - 1

SHEET 2S-13

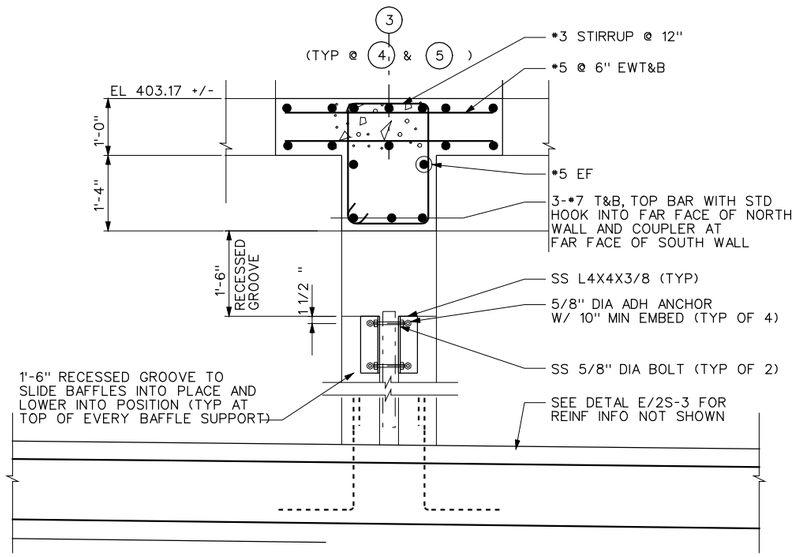
Job No: 1481248
File: \\Uswck1netapp1\Design\Projects\Roseville\WTPExpan3\str\rv32st13.dgn
Plot Date: 02-OCT-2008 13:58

NOTES:

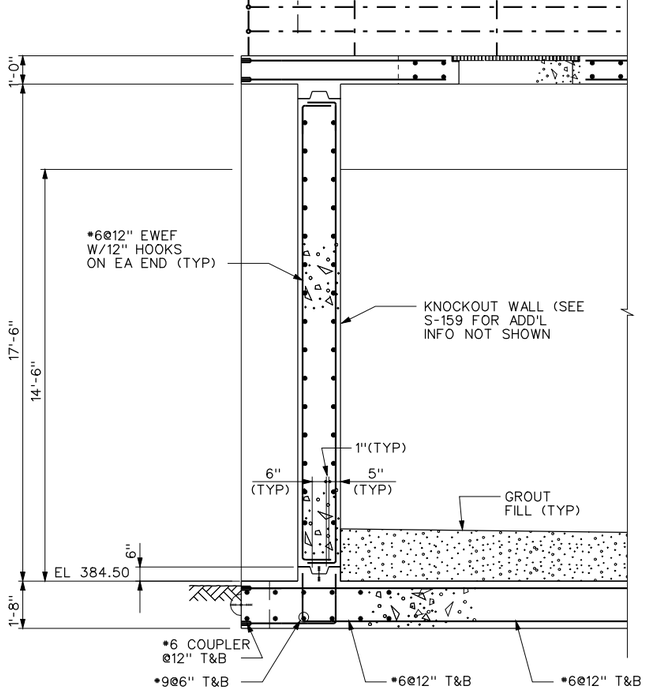
1. GROUT FILL FOR FLOOR SLOPE TO BE SITE CONCRETE PER SPECIFICATION 03300



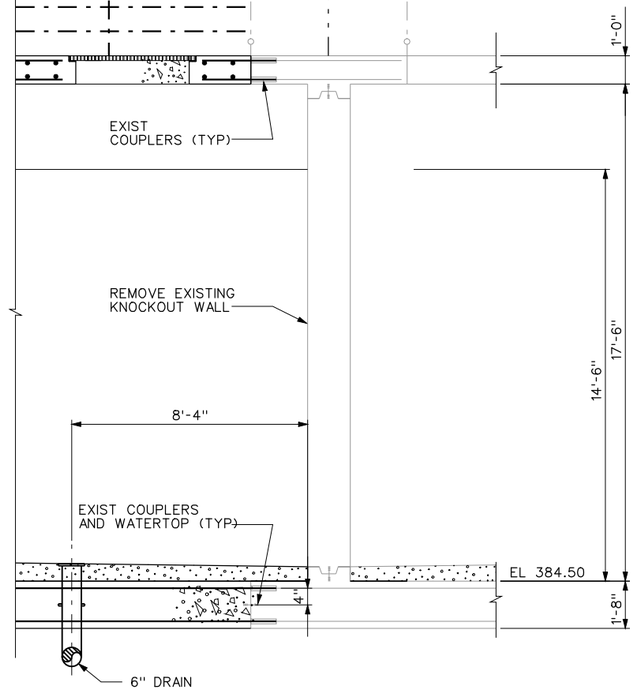
SECTION B
3/16"=1'-0" 2S-10



DETAIL 6
3/4"=1'-0" 2S-13



DETAIL 7
3/4"=1'-0" -



DETAIL 8
3/4"=1'-0" -

REV	DATE	BY	DESCRIPTION
C	2-06	BCC	CONFORMED
A	6/30/08		RECORD DRAWING

SCALE: AS NOTED

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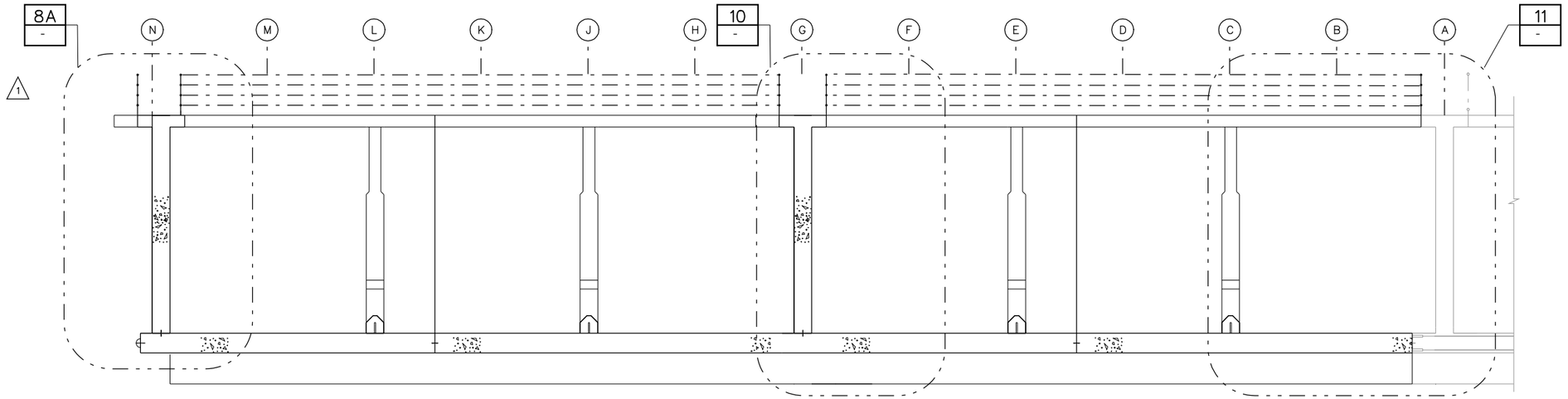
PHASE III EXPANSION

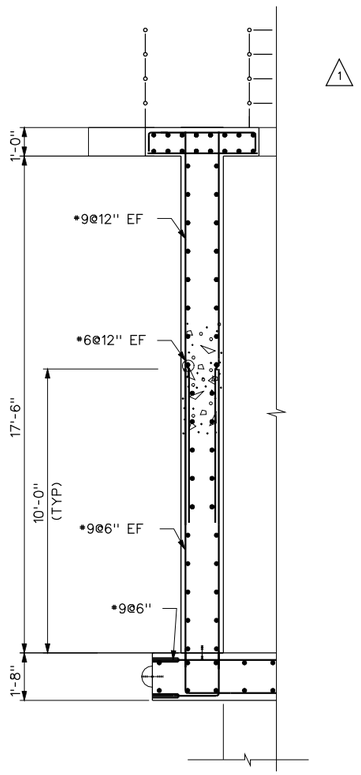
FLOCCULATION SEDIMENTATION BASIN
STRUCTURAL
SECTIONS AND DETAILS - 2

SHEET 2S-14

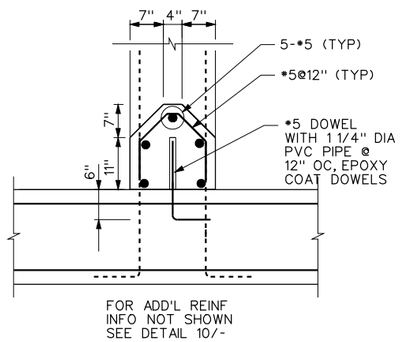
Job No: 1481248 File: \\Uswckfnetapp1\Design\Projects\Roseville\WTPExpan3\str\rv32s14.dgn Plot Date: 02-OCT-2008 13:58



SECTION C
3/8"=1'-0"
2S-10
2S-11

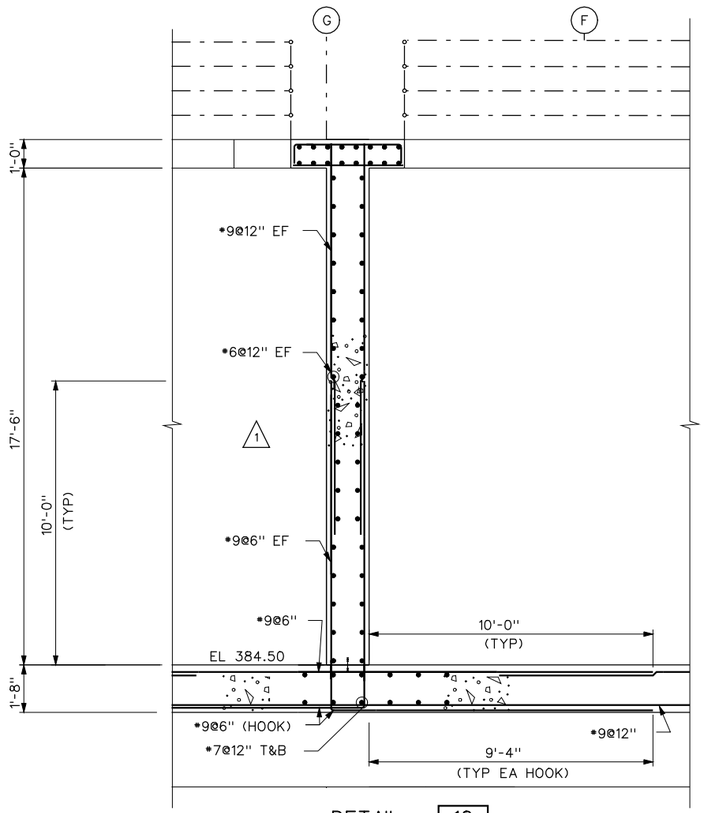


DETAIL 8A
3/8"=1'-0"
-



FOR ADD'L REINF
INFO NOT SHOWN
SEE DETAIL 10/-

DETAIL 9
3/4"=1'-0"
-



DETAIL 10
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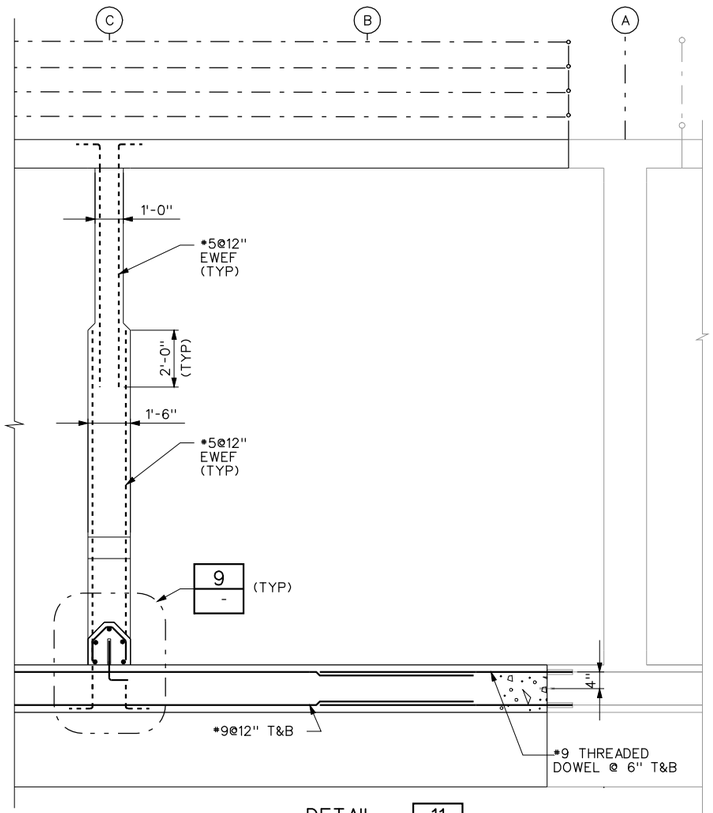
-



DETAIL 11
3/8"=1'-0"
-

REV	DATE	BY	DESCRIPTION
A	6/30/08		RECORD DRAWING
C	2-06	BCC	CONFORMED
A	12/2/05	BCC	ADDENDUM NO. 2

SCALE: AS NOTED

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PHASE III EXPANSION

FLOCCULATION SEDIMENTATION BASINS
STRUCTURAL
SECTION AND DETAILS - 3

SHEET
2S-15

Job No: 1481248
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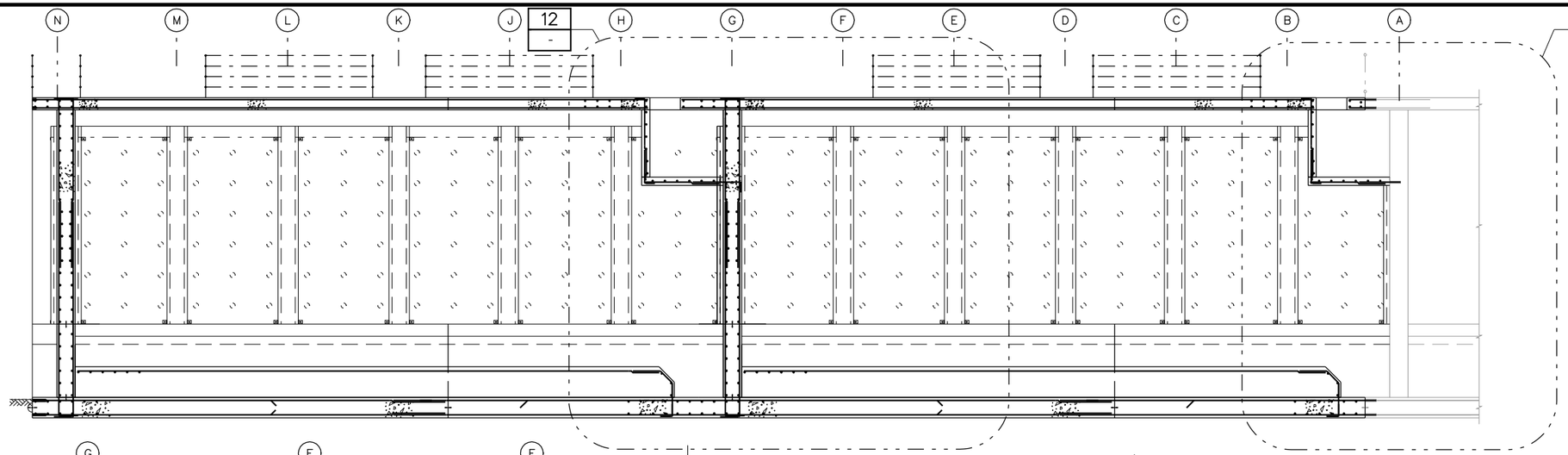
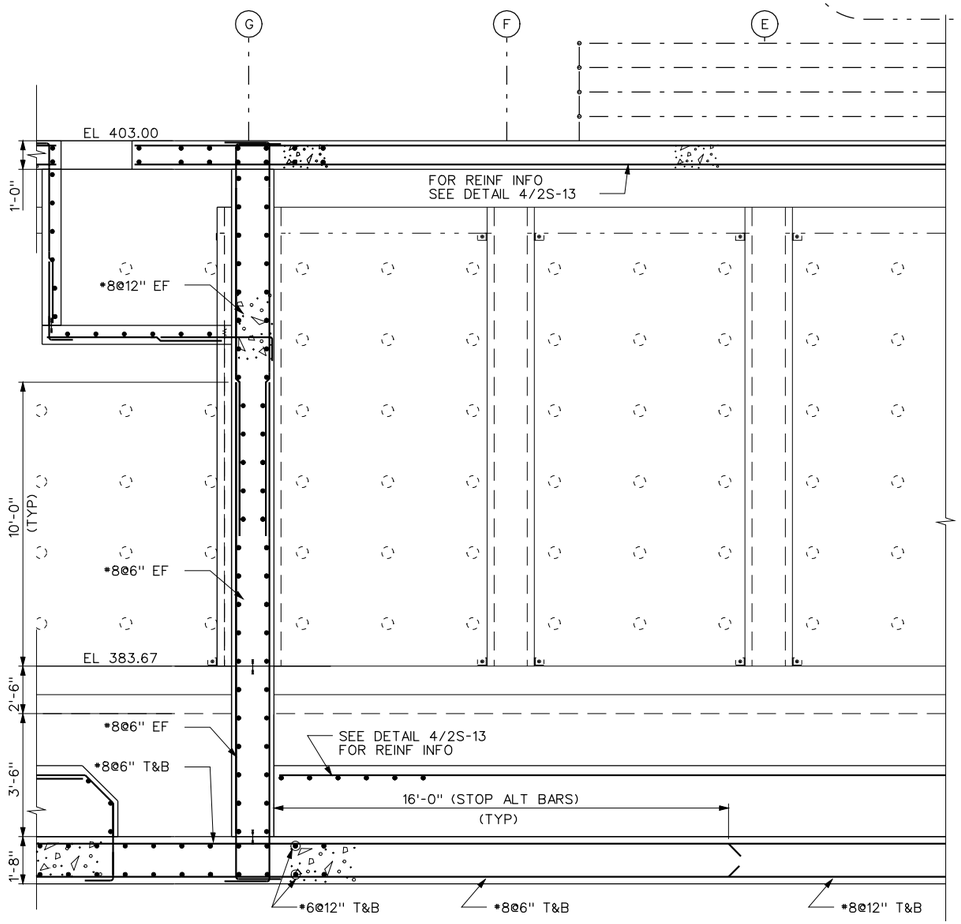
Plot Date: 02-OCT-2008 13:58



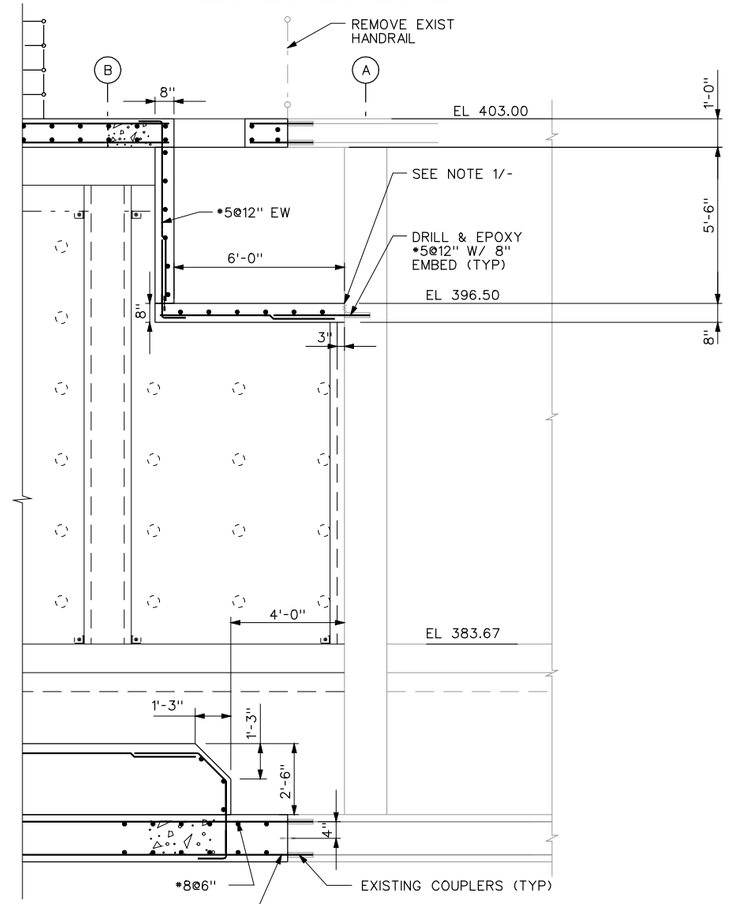
NOTES:

1. CONTRACTOR TO PROVIDE HYDROPHILIC WATERSTOP IF EXIST WATERSTOP ISN'T PRESENT OR NOT IN SATISFACTORY CONDITION

SECTION D
3/8"=1'-0"
2S-10
2S-11
2S-12



DETAIL 12
3/8"=1'-0"
-



DETAIL 13
3/8"=1'-0"
-

REV	DATE	BY	DESCRIPTION
A	6/30/08		RECORD DRAWING
C	2-06	BCC	CONFORMED

SCALE: AS NOTED

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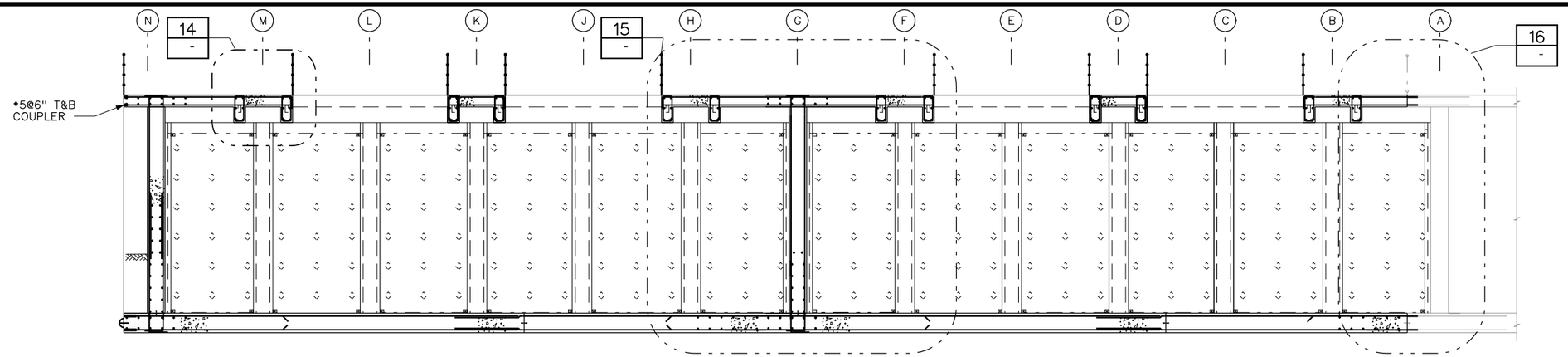
PHASE III EXPANSION

FLOCCULATION SEDIMENTATION BASINS
STRUCTURAL
SECTION AND DETAILS - 4

SHEET
2S-16

Job No: 1481248 File: \\Uswck1netapp1\Design\Projects\Roseville\WTPExpan3\str\rv32s16.dgn Plot Date: 02-OCT-2008 13:59



SECTION E
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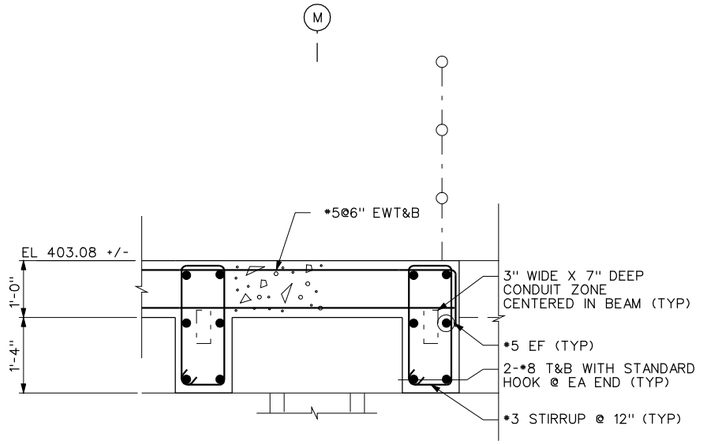
2S-10
2S-11
2S-12



DETAIL 14
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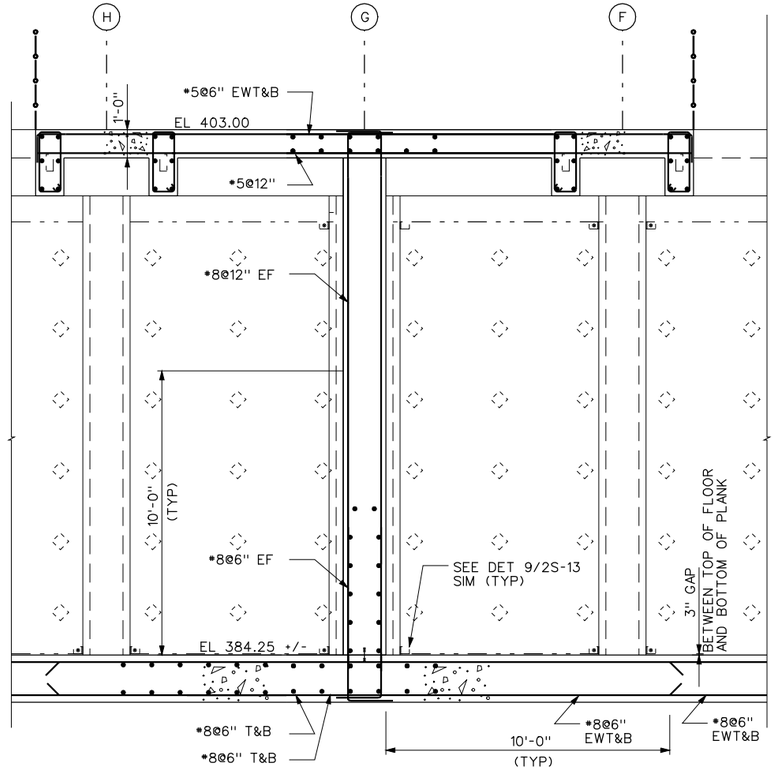
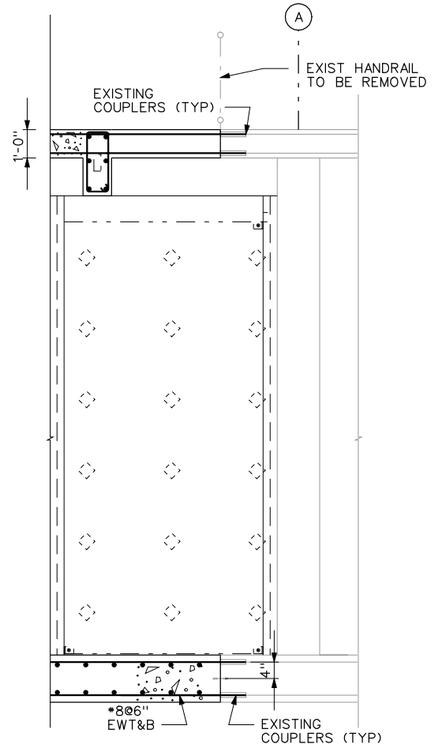
-



DETAIL 15
3/8"=1'-0"
-



DETAIL 16
3/8"=1'-0"
-

REV	DATE	BY	DESCRIPTION
A	6/30/08		RECORD DRAWING
C	2-06	BCC	CONFORMED

SCALE: AS NOTED

WARNING: 0 1/2 1 — IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

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DRAWN B. CROOK
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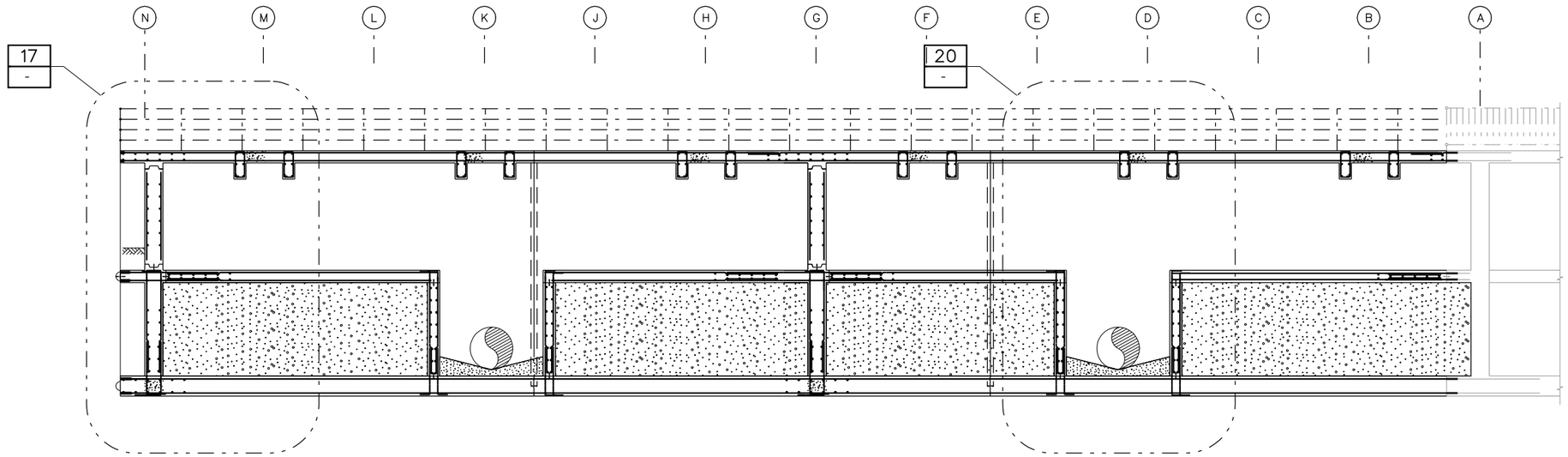
PHASE III EXPANSION

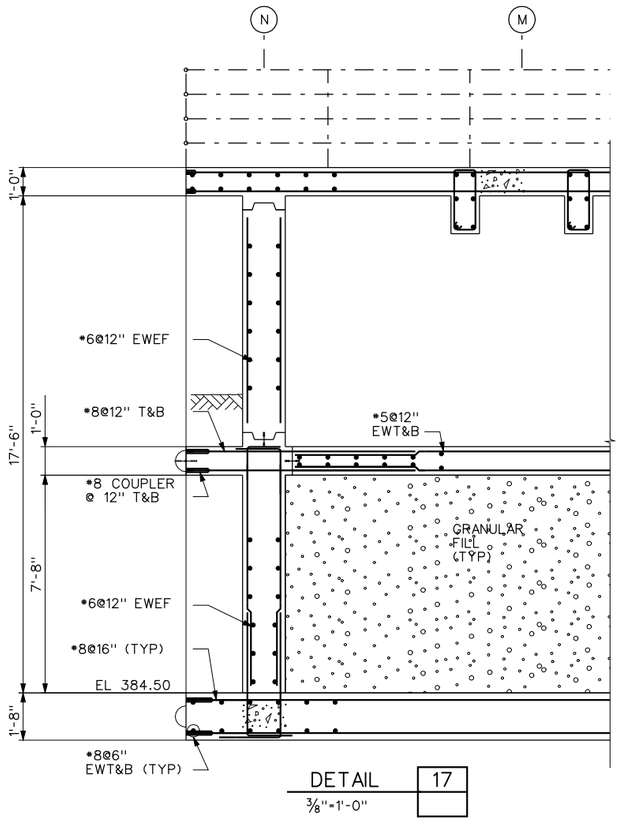
FLOCCULATION SEDIMENTATION BASINS
STRUCTURAL
SECTION AND DETAILS - 5

SHEET
2S-17

Job No: 1481248 File: \\Uswck1netapp1\Design\Projects\Roseville\WTPExpan3\str\rv32s17.dgn Plot Date: 02-OCT-2008 13:59



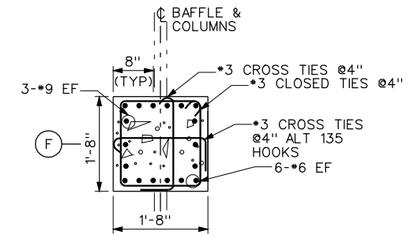
SECTION F
3/16"=1'-0"
2S-10
2S-11
2S-12



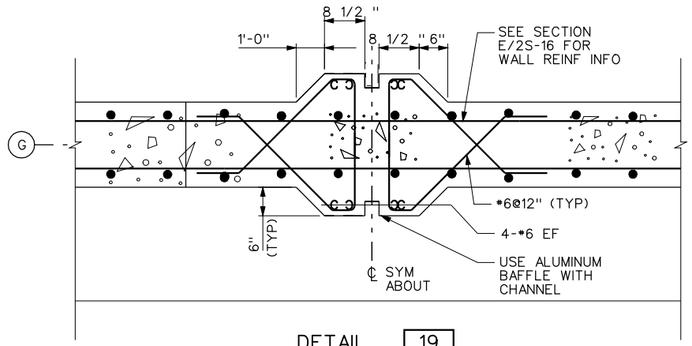
DETAIL 17
3/8"=1'-0"

BAFFLE SLOT NOTES:

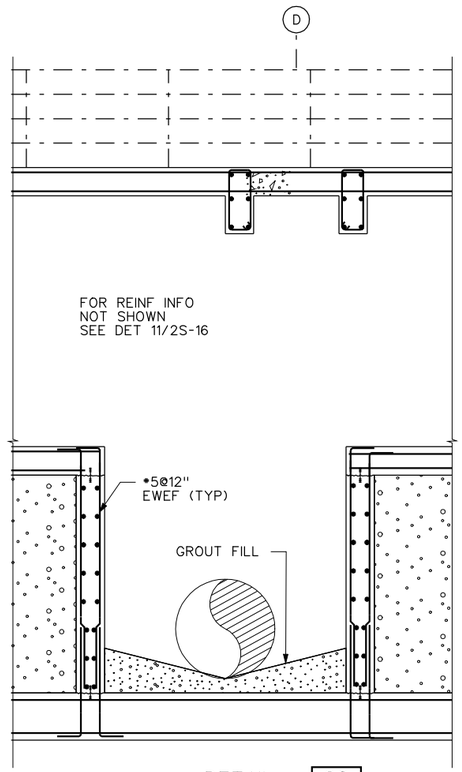
1. SLOT WIDTH SHALL BE A MINIMUM OF 3/8" GREATER THAN DRY BAFFLE BOARD WIDTH AT INNER END.
2. SLOT WIDTH SHALL BE APPROXIMATELY 1" WIDER AT OPENING (OUTER END) THAN AT INNER END
3. DEPTH OF ALL SLOTS SHALL BE 4"
4. COORDINATE WITH SHEET 2M-9



DETAIL 18
3/4"=1'-0"
2S-12



DETAIL 19
3/4"=1'-0"
2S-12



DETAIL 20
3/8"=1'-0"
-

REV	DATE	BY	DESCRIPTION
A	6/30/08		RECORD DRAWING
C	2-06	BCC	CONFORMED

SCALE: AS NOTED

WARNING: 0 1/2 1 — IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED B. CROOK
DRAWN B. CROOK
CHECKED

RECORD DRAWING
This record drawing has been prepared, entirely or in part on the basis of unverified information compiled and furnished by others to the preparer who is not responsible for any inaccuracies, errors or omissions which may have been incorporated into the document as a result

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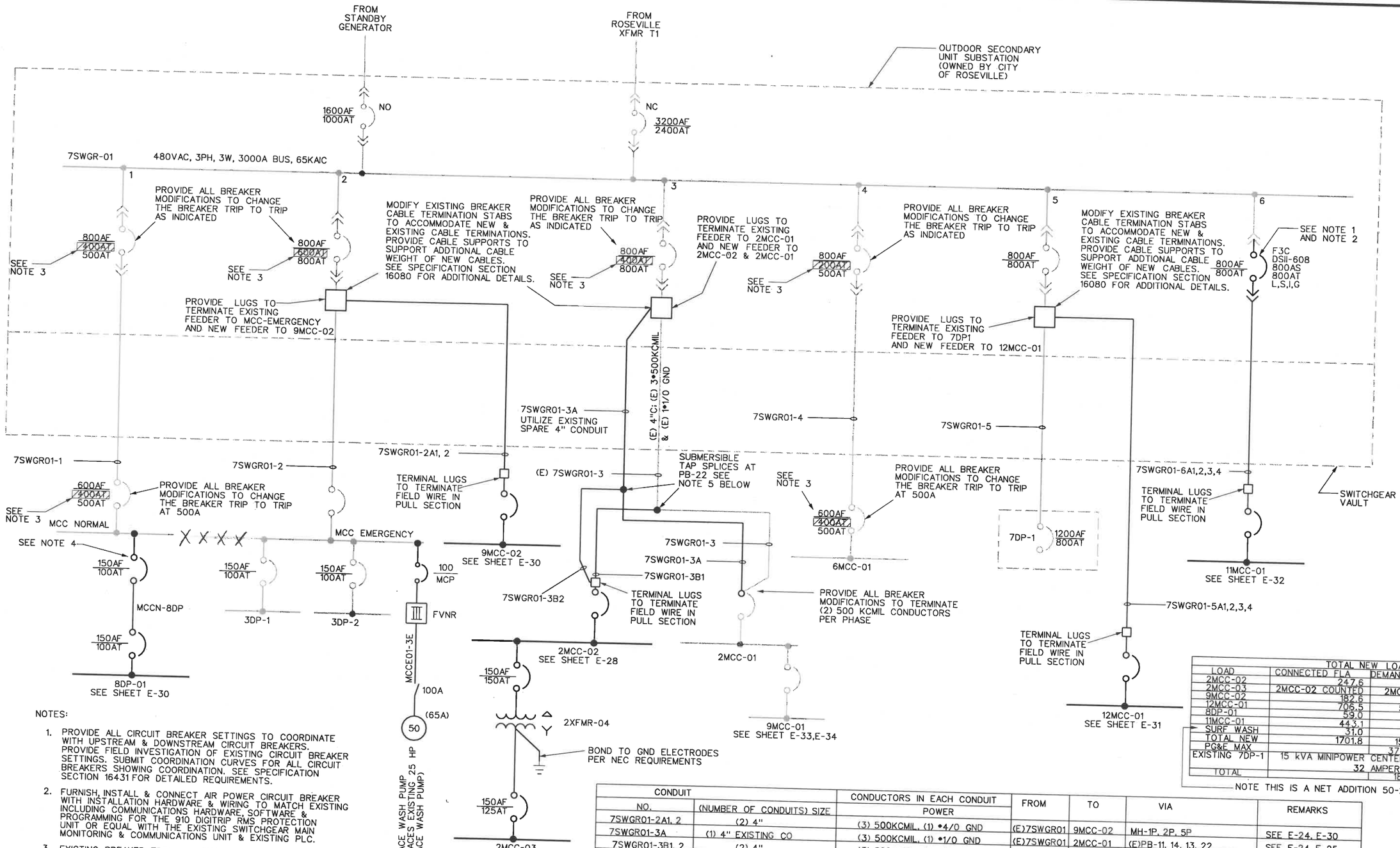
CITY OF ROSEVILLE
ENVIRONMENTAL UTILITIES DEPARTMENT
ROSEVILLE WATER TREATMENT PLANT
PHASE III EXPANSION

FLOCCULATION SEDIMENTATION BASINS
STRUCTURAL
SECTION AND DETAILS - 6

SHEET 2S-18

Job No: 1481248 File: \\Uswck1netopp1\Design\Projects\Roseville WTPExpan3\str\r\v32s18.dgn Plot Date: 02-OCT-2008 13:59

Appendix B. Electrical One-Line Diagram and Electrical Site Plans



NOTES:

1. PROVIDE ALL CIRCUIT BREAKER SETTINGS TO COORDINATE WITH UPSTREAM & DOWNSTREAM CIRCUIT BREAKERS. PROVIDE FIELD INVESTIGATION OF EXISTING CIRCUIT BREAKER SETTINGS. SUBMIT COORDINATION CURVES FOR ALL CIRCUIT BREAKERS SHOWING COORDINATION. SEE SPECIFICATION SECTION 16431 FOR DETAILED REQUIREMENTS.
2. FURNISH, INSTALL & CONNECT AIR POWER CIRCUIT BREAKER WITH INSTALLATION HARDWARE & WIRING TO MATCH EXISTING INCLUDING COMMUNICATIONS HARDWARE, SOFTWARE & PROGRAMMING FOR THE 910 DIGITRIP RMS PROTECTION UNIT OR EQUAL WITH THE EXISTING SWITCHGEAR MAIN MONITORING & COMMUNICATIONS UNIT & EXISTING PLC.
3. EXISTING BREAKER TRIP UNIT SHALL BE REPLACED WITH A NEW TRIP UNIT WITH A TRIP RATING AS SHOWN.
4. CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT A NEW 150AF/100AT BREAKER IN MCC-NORMAL. CONTRACTOR SHALL FIELD DETERMINE BREAKER LOCATION. BREAKER SHALL BE USED TO FEED NEW DISTRIBUTION PANEL 8DP-1 AS SHOWN.
5. SEE THE SITE PLAN SHEET E-25 FOR LOCATION OF PB-22.

TOTAL NEW LOAD			
LOAD	CONNECTED FLA	DEMAND FLA	NOTES
2MCC-02	247.6	201.2	SEE DWG E-28
2MCC-03	2MCC-02 COUNTED	2MCC-02	SEE DWG E-28
9MCC-02	182.6	182.6	SEE DWG E-30
12MCC-01	706.5	557.9	SEE DWG E-31
8DP-01	59.0	59.0	SEE DWG E-30
11MCC-01	443.1	443.1	SEE DWG E-32
SURF WASH	31.0	31.0	THIS SHEET
TOTAL NEW	1701.8	1506.8	
PG&E MAX		377.0	9JUN05
EXISTING 7DP-1	15 kVA MINIPOWER CENTER		SEE NOTE 4 ON
	32 AMPERES		SHEET E-25A.
TOTAL		1883.8	

NOTE THIS IS A NET ADDITION 50-25: 65-34-31A

CONDUIT NO.	(NUMBER OF CONDUITS) SIZE	CONDUCTORS IN EACH CONDUIT POWER	FROM	TO	VIA	REMARKS
7SWGR01-2A1, 2	(2) 4"	(3) 500KCMIL, (1) #4/0 GND	(E)7SWGR01	9MCC-02	MH-1P, 2P, 5P	SEE E-24, E-30
7SWGR01-3A	(1) 4" EXISTING CO	(3) 500KCMIL, (1) #1/0 GND	(E)7SWGR01	2MCC-01	(E)PB-11, 14, 13, 22	SEE E-24, E-25
7SWGR01-3B1, 2	(2) 4"	(3) 500KCMIL, (1) #1/0 GND	(E)PB-22	2MCC-02		SEE E-25, E-28
7SWGR01-5A1,2,3,4	(4) 4"	(3) 500KCMIL, (1) #4/0 GND	(E)7SWGR01	12MCC-01	MH-11P, 1P, 2P	SEE E-24, E-31
7SWGR01-6A1,2,3,4	(4) 4"	(3) 500KCMIL, (1) #4/0 GND	(E)7SWGR01	11MCC-01	MH-11P,1P,2P,3P,4P,6P	SEE E-25, E-32
7SWGR01-X1, 2	(2) 4" CO	SPARE RACEWAY	(E)7SWGR01	11MCC-01	MH-11P,1P,2P,3P,4P,6P	SEE E-25, E-32
12MCC01-X1, 2	(2) 4" CO	SPARE RACEWAY	12MCC-01	MH-2P		SEE E-24, E-31
9MCC-02A,B	(2) 4" CO	SPARE RACEWAY	9MCC-02	MH-2P	MH-5P	SEE E-24, E-30
MCCN-8DP	(1) 1.5"	(3) #1/0, (1) #2 GND	MCC N	8DP-01	OVERHEAD CEILING SPACE	SEE E-30 & 8E-2
MCCE01-3E	(1) 1.5"	(3) #1/0, (1) #2 GND	MCC E	8PMP451	OVERHEAD CEILING SPACE	8E-2

REV	DATE	BY	DESCRIPTION
C	2-06	CMR	CONFORMED
2	2-06	CMR	ADDENDUM NO. 3
1	2-06	CMR	ADDENDUM NO. 1

SCALE: NONE

WARNING: 0 ½ 1 — IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED A. SORLEY
DRAWN A. SORLEY
CHECKED C. QUACH

CONFORMED DRAWING

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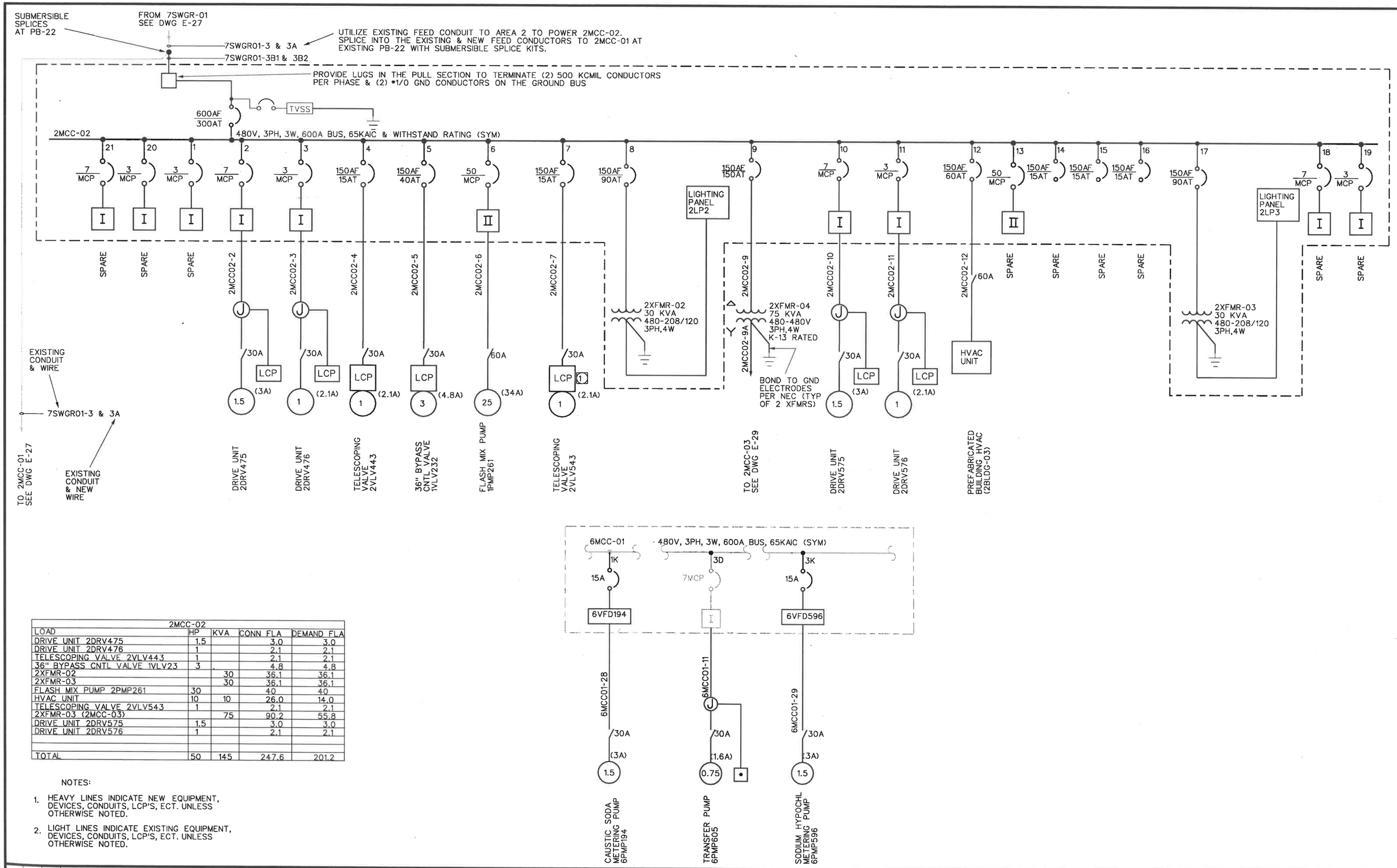
ENVIRONMENTAL UTILITIES DEPARTMENT
ROSEVILLE WATER TREATMENT PLANT
PHASE III EXPANSION

ELECTRICAL
MAIN SINGLE LINE DIAGRAM

SHEET E-27

Plot Date: 24-FEB-2006 14:08
File: N:\Projects\Roseville\WTPExpan3\ele\rose27.dgn
Job No: 1481248



2MCC-02				
LOAD	HP	KVA	CONN FLA	DEMAND FLA
DRIVE UNIT 2DRV475	1.5		3.0	3.0
DRIVE UNIT 2DRV476	1		2.1	2.1
TELESCOPING VALVE 2VLV443	1		2.1	2.1
36" BYPASS CNTL VALVE 1VLV23	3		4.8	4.8
2XFMR-02		30	36.1	36.1
2XFMR-03		30	36.1	36.1
FLASH MIX PUMP 2PMP261	30		40	40
HVAC UNIT	10	10	26.0	14.0
TELESCOPING VALVE 2VLV543	1		2.1	2.1
2XFMR-03 (2MCC-03)		75	90.2	55.8
DRIVE UNIT 2DRV575	1.5		3.0	3.0
DRIVE UNIT 2DRV576	1		2.1	2.1
TOTAL	50	145	247.6	201.2

NOTES:

1. HEAVY LINES INDICATE NEW EQUIPMENT, DEVICES, CONDUITS, LCP'S, ECT. UNLESS OTHERWISE NOTED.
2. LIGHT LINES INDICATE EXISTING EQUIPMENT, DEVICES, CONDUITS, LCP'S, ECT. UNLESS OTHERWISE NOTED.

REV	DATE	BY	DESCRIPTION
C	2-06	CMR	CONFORMED
1	2-06	CMR	ADDENDUM NO. 1

SCALE: NONE

WARNING: 0 ½ 1 — IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

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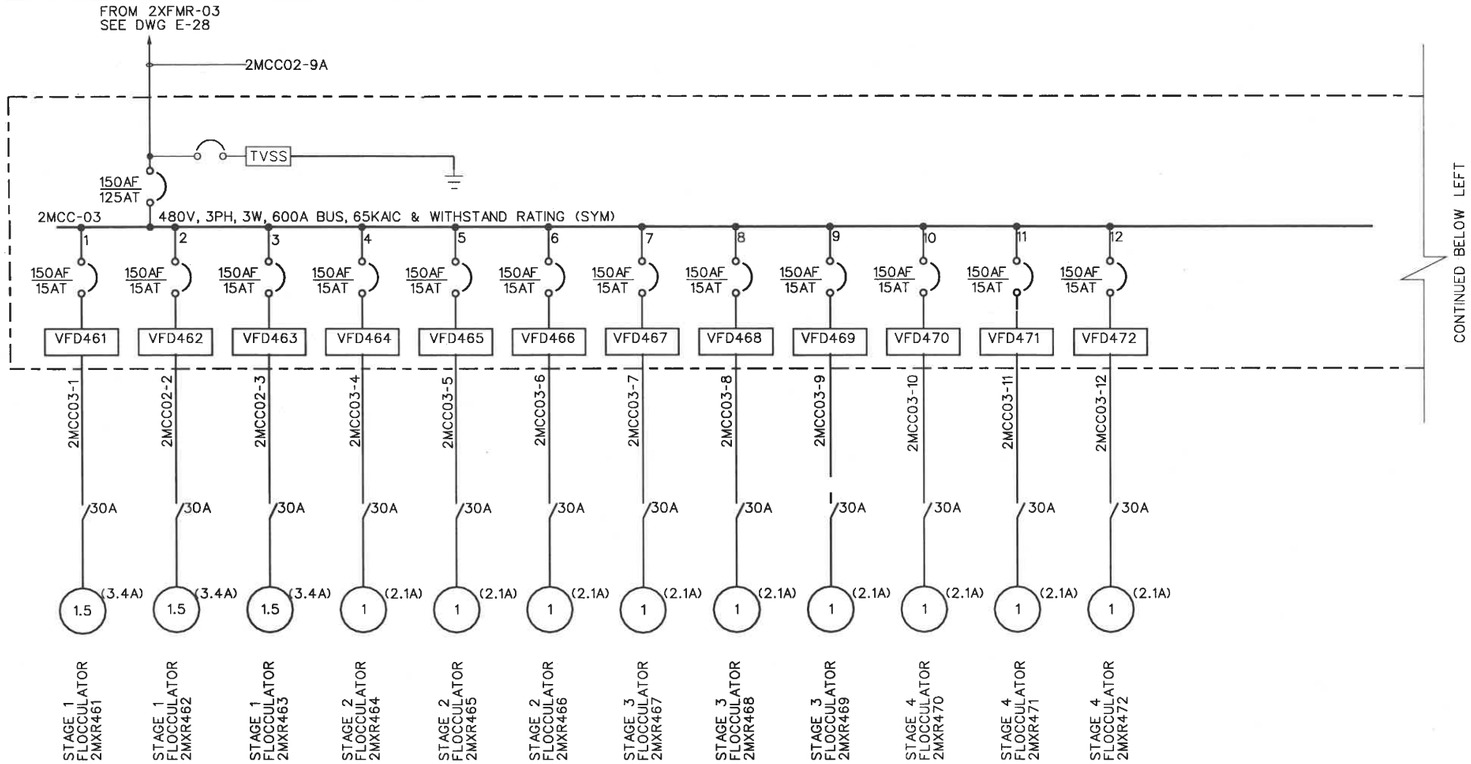
ENVIRONMENTAL UTILITIES DEPARTMENT
ROSEVILLE WATER TREATMENT PLANT
PHASE III EXPANSION

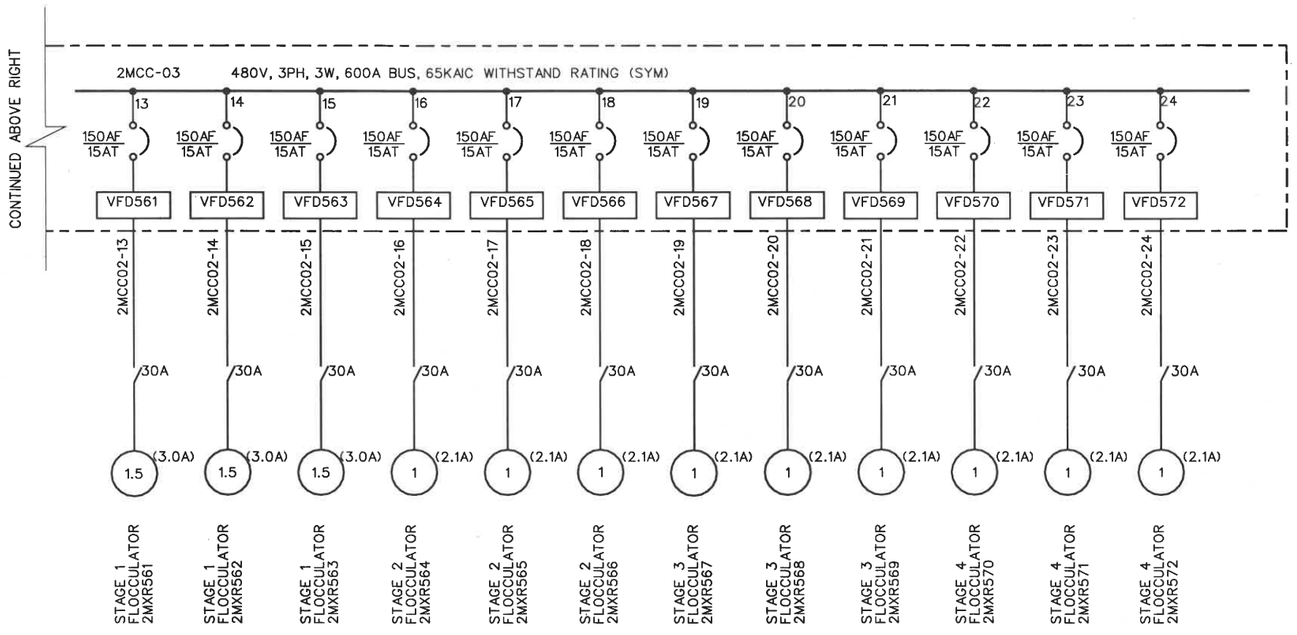
FLOCCULATION SEDIMENTATION BASIN NO. 2, 3 AND EXISTING CHEMICAL BUILDING
ELECTRICAL
SINGLE LINE DIAGRAM

SHEET E-28

Job No: 1481248 File: N:\Projects\Roseville\WTPExpan3\xle\rose28.dgn Plot Date: 19-FEB-2006 14:24



2MCC-03		
LOAD	HP	FLA
FLOC 2MXR461	1.5	3.0
FLOC 2MXR462	1.5	3.0
FLOC 2MXR463	1.5	3.0
FLOC 2MXR464	1	2.1
FLOC 2MXR465	1	2.1
FLOC 2MXR466	1	2.1
FLOC 2MXR467	1	2.1
FLOC 2MXR468	1	2.1
FLOC 2MXR469	1	2.1
FLOC 2MXR470	1	2.1
FLOC 2MXR471	1	2.1
FLOC 2MXR472	1	2.1
FLOC 2MXR561	1.5	3.0
FLOC 2MXR562	1.5	3.0
FLOC 2MXR563	1.5	3.0
FLOC 2MXR564	1	2.1
FLOC 2MXR565	1	2.1
FLOC 2MXR566	1	2.1
FLOC 2MXR567	1	2.1
FLOC 2MXR568	1	2.1
FLOC 2MXR569	1	2.1
FLOC 2MXR570	1	2.1
FLOC 2MXR571	1	2.1
FLOC 2MXR572	1	2.1
TOTAL	27	55.8



REV	DATE	BY	DESCRIPTION
C	2-06	CMR	CONFORMED

SCALE

WARNING
0 ½ 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED A. SORLEY
DRAWN A. SORLEY
CHECKED C. QUACH

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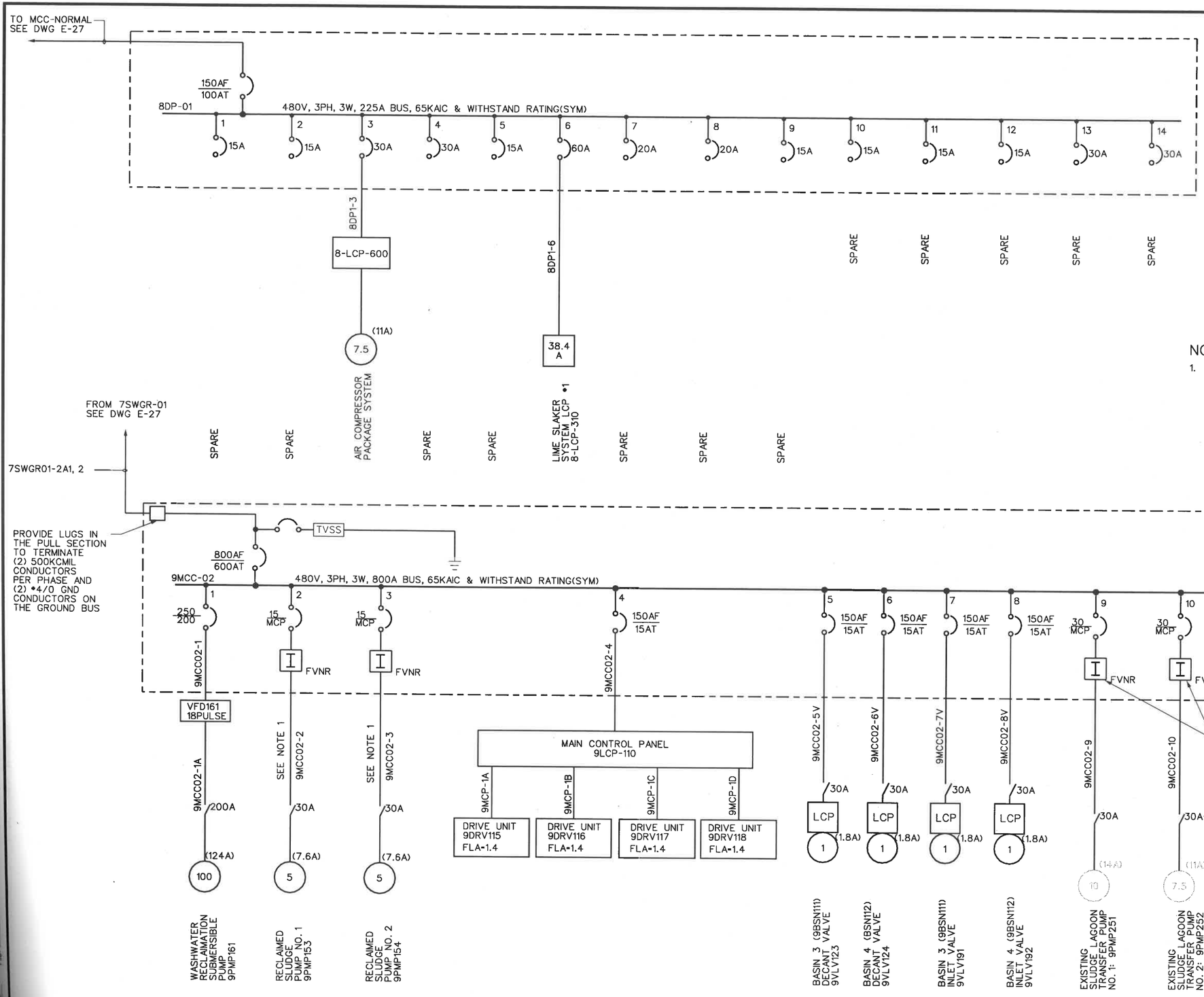
ROSEVILLE WATER TREATMENT PLANT
PHASE III EXPANSION

FLOCCULATION SEDIMENTATION BASIN NO. 2, 3
ELECTRICAL
SINGLE LINE DIAGRAM

SHEET
E-29

Job No: 1481248 File: N:\Projects\Roseville\WTPExpan3\ele\rose29.dgn Plot Date: 19-FEB-2006 14:24



8DP-01			
LOAD	HP	KVA	FLA
LIME SLAKER SYSTEM	21.0		38.4
AIR COMPRESSOR	7.5		11.0
TOTAL	28.5		49.4

9MCC-02			
LOAD	HP	KVA	FLA
WW RECLAIM SUBMERSIBLE PUMP 9PMP161	100		124.0
RECLAIMED SLUDGE PUMP NO. 1 9PMP153	5		7.6
RECLAIMED SLUDGE PUMP NO. 2 9PMP154	5		7.6
RECLAIM SLUDGE LCP 9LCP110		8.3	10.0
DECANT VALVE 9VLV123	1		2.1
DECANT VALVE 9VLV124	1		2.1
INLET VALVE 9VLV191	1		2.1
INLET VALVE 9VLV192	1		2.1
EX SLUDGE LAGOON XFER PMP 9PMP251	10		14.0
EX SLUDGE LAGOON XFER PMP 9PMP252	7.5		11.0
TOTAL			182.6

NOTES:

1. NEW LARGER 5 HP PUMPS 9PMP153 AND 9PMP154 SHALL REPLACE EXISTING 3HP PUMPS LOCATED IN THE EXISTING RECLAIMED SLUDGE SUMP. THE 3 HP PUMPS SHALL BE RELOCATED TO THE RECLAIMED BASIN DRAIN SUMP PUMP STATION (SEE DWG 9I-1, 9M-6, 9M-9, E-33, E-34). CONDUCTORS SHALL BE ROUTED THROUGH EXISTING CONDUITS 9MCC01-4 AND 9MCC01-5. CONDUITS SHALL BE RELABELED 9MCC02-2 AND 9MCC02-3.

FOR BIDDING PURPOSES UTILIZE DIAGRAM L ON CONTRACT SHEET E-44 FOR THE CONTROLS TO THE FVNR STARTERS FOR 9PMP251 AND 9PMP232. THE EXISTING PUMPS HAVE EXISTING CONTROLS IN 9MCC01. THE CONTRACTOR SHALL PROVIDE A FIELD INVESTIGATION AND MATCH THE EXISTING CONTROLS PROVIDED IN 9MCC02 TO THE EXISTING CONTROLS IN 9MCC01. THE CONTRACTOR SHALL EXEND ALL CONTROL WIRE FROM 9MCC01 TO 9MCC02 TO IMPLEMENT THE EXISTING CONTROLS IN THE NEW STARTER LOCATIONS. PROVIDE CONDUIT, WIRE AND DESIGN TO IMPLEMENT THE EXISTING CONTROLS IN THE NEW MCC WITH THE NEW STARTERS. SUBMIT THE FIELD INVESTIGATION RESULTING CONTROL DIAGRAMS FOR 9PMP251 AND 9PMP232.

REV	DATE	BY	DESCRIPTION
C	2-06	CMR	CONFORMED
B	2-06	CMR	ADDENDUM NO. 3
A	2-06	CMR	ADDENDUM NO. 1

SCALE

WARNING
0 ½ 1
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DRAWN A. SORLEY
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ENVIRONMENTAL UTILITIES DEPARTMENT
ROSEVILLE WATER TREATMENT PLANT
PHASE III EXPANSION

OPERATIONS BUILDING AND WASHWATER BASIN
ELECTRICAL
SINGLE LINE DIAGRAM

SHEET
E-30

Plot Date: 06-MAR-2006 13:38
File: N:\Projects\Roseville\WTPExpn3\ele\rose30.dgn
Job No. 181245

FROM 7DP-1
SEE DWG E-27

7SWGR01-5A1,2,3,4

PROVIDE LUGS IN THE PULL SECTION TO TERMINATE (4) 500KCMIL CONDUCTORS PER PHASE AND (4) #4/0 GND CONDUCTORS TO THE GROUND BUS

TVSS

800AF / 700AT

12MCC-01

480V, 3PH, 3W, 800A BUS, 65KAIC & WITHSTAND RATING(SYM)

CONTINUED BELOW LEFT

CONTINUED ABOVE RIGHT

12MCC-01			CONN	DEM
LOAD	HP	KVA	FLA	FLA
CONDENSING UNIT HP-12-1		6	7.0	7.0
12-XFMR-01		30	36.1	36.1
12-XFMR-02		30	36.1	36.1
MIXER 12MXR201	10		14.0	14.0
SUMP PUMP 12PMP100	0.75		1.6	1.6
SUMP PUMP 12PMP051	0.5		1.1	1.1
SUMP PUMP 12PMP052	0.5		1.1	0
INDUCTOCAP (LEAD IMAG KVA)		96.0	0	0
FILTER PANELBOARD 3DP-3		19.2	23.0	23.0
FILTER PANELBOARD 3DP-4		24.3	29.2	29.2
UNIT HEATER UH-12-1		5	6.0	6.0
UNIT HEATER UH-12-2		5	6.0	6.0
UNIT HEATER UH-12-3		5	6.0	6.0
UNIT HEATER UH-12-4		5	6.0	6.0
UNIT HEATER UH-12-5		5	6.0	6.0
FILTER GALLERY SF-3-1	0.75		1.6	1.6
12-XFMR-03		30	36.1	36.1
SURFACE WASH PUMP 12PMP411	50		65	65
BACKWASH PUMP 12PMP311	100		124	124
BACKWASH PUMP 12PMP321	100		124	0
MONORAIL 12ME111	0.5HP+3HP		5.9	5.9
MONORAIL 12ME112	0.5HP+3HP		5.9	5.9
MONORAIL 12ME113	0.5HP+3HP		5.9	5.9
ROLLUP DOOR 12ME114	0.5		1.1	1.1
CLEARWELL EX FAN EF-12-1	0.25		0.7	0.7
CLEARWELL EX FAN EF-12-2	0.25		0.7	0.7
FILTER GALLERY FAN EF-3-1	0.50		1.1	1.1
WORKSHOP BLDG 13 DP-01		109.6	131.8	131.8
TOTAL			706.5	557.9

REV	DATE	BY	DESCRIPTION
2	2-06	CMR	ADDENDUM NO. 2
1	2-06	CMR	ADDENDUM NO. 1

SCALE

WARNING
0 ½ 1
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DESIGNED A. SORLEY
DRAWN A. SORLEY
CHECKED C. QUACH

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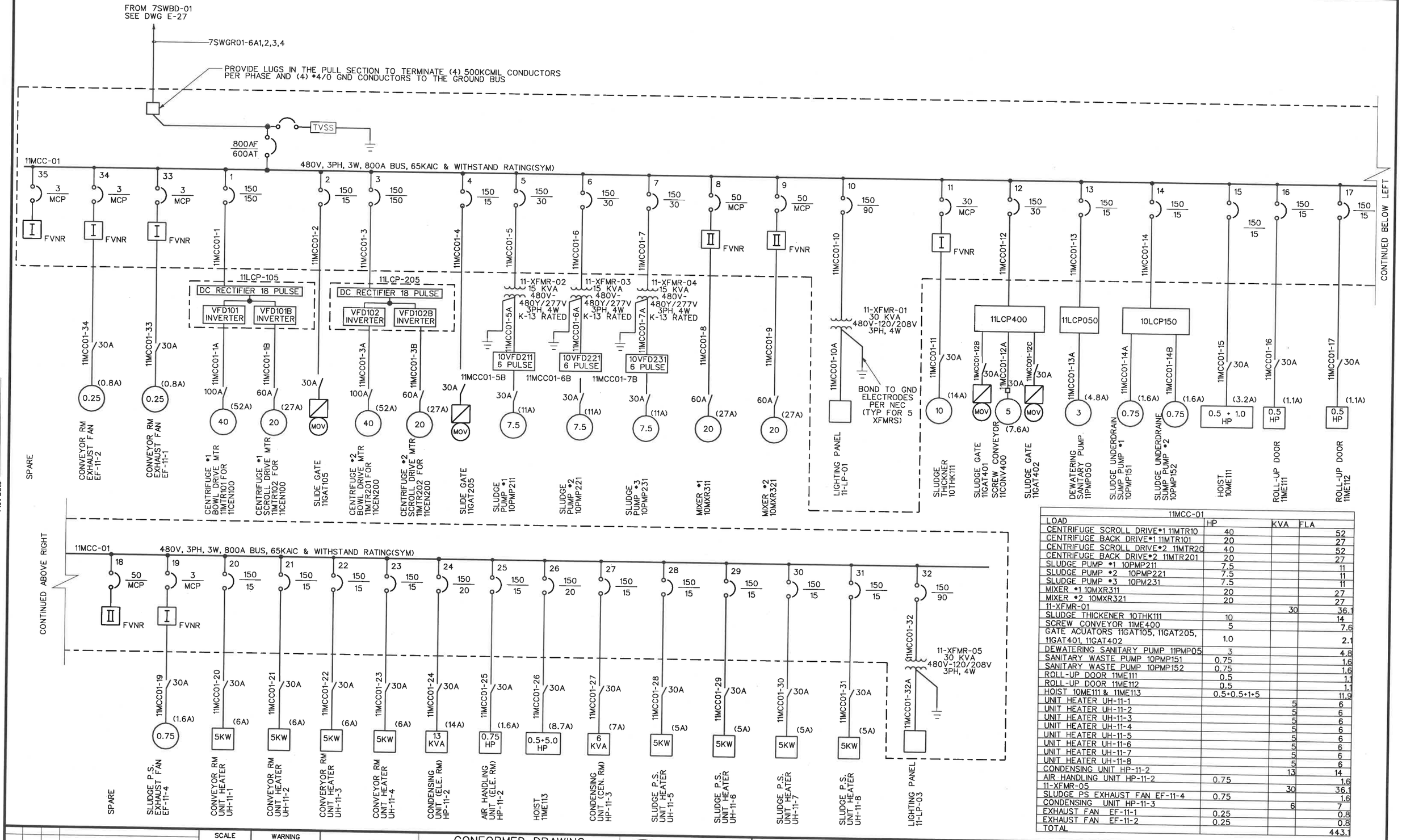
ROSEVILLE WATER TREATMENT PLANT
PHASE III EXPANSION

EAST CLEARWELL BUILDING
ELECTRICAL
SINGLE LINE DIAGRAM

SHEET
E-31

Job No: 1481248 File: N:\Projects\Roseville\WTPExpan3\eleV\ose31.dgn Plot Date: 24-FEB-2006 14:09



11MCC-01			
LOAD	HP	KVA	FLA
CENTRIFUGE SCROLL DRIVE#1 11MTR10	40		52
CENTRIFUGE BACK DRIVE#1 11MTR101	20		27
CENTRIFUGE SCROLL DRIVE#2 11MTR20	40		52
CENTRIFUGE BACK DRIVE#2 11MTR201	20		27
SLUDGE PUMP #1 10PMP211	7.5		11
SLUDGE PUMP #2 10PMP221	7.5		11
SLUDGE PUMP #3 10PM231	7.5		11
MIXER #1 10MXR311	20		27
MIXER #2 10MXR321	20		27
11-XFMR-01		30	36.1
SLUDGE THICKENER 10THK111	10		14
SCREW CONVEYOR 11ME400	5		7.6
GATE ACUATORS 11GAT105, 11GAT205, 11GAT401, 11GAT402	1.0		2.1
DEWATERING SANITARY PUMP 11PMP05	3		4.8
SANITARY WASTE PUMP 10PMP151	0.75		1.6
SANITARY WASTE PUMP 10PMP152	0.75		1.6
ROLL-UP DOOR 11ME111	0.5		1.1
ROLL-UP DOOR 11ME112	0.5		1.1
HOIST 10ME111 & 11ME113	0.5+0.5+1+5		11.9
UNIT HEATER UH-11-1		5	6
UNIT HEATER UH-11-2		5	6
UNIT HEATER UH-11-3		5	6
UNIT HEATER UH-11-4		5	6
UNIT HEATER UH-11-5		5	6
UNIT HEATER UH-11-6		5	6
UNIT HEATER UH-11-7		5	6
UNIT HEATER UH-11-8		5	6
CONDENSING UNIT HP-11-2		13	14
AIR HANDLING UNIT HP-11-2	0.75		1.6
11-XFMR-05		30	36.1
SLUDGE PS EXHAUST FAN EF-11-4	0.75		1.6
CONDENSING UNIT HP-11-3		6	7
EXHAUST FAN EF-11-1	0.25		0.8
EXHAUST FAN EF-11-2	0.25		0.8
TOTAL			443.1

REV	DATE	BY	DESCRIPTION
C	2-06	CMR	CONFORMED
2	2-06	CMR	ADDENDUM NO. 2
1	2-06	CMR	ADDENDUM NO. 1

SCALE: NONE

WARNING: 0 ½ 1 — IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED A. SORLEY
DRAWN A. SORLEY
CHECKED C. QUACH

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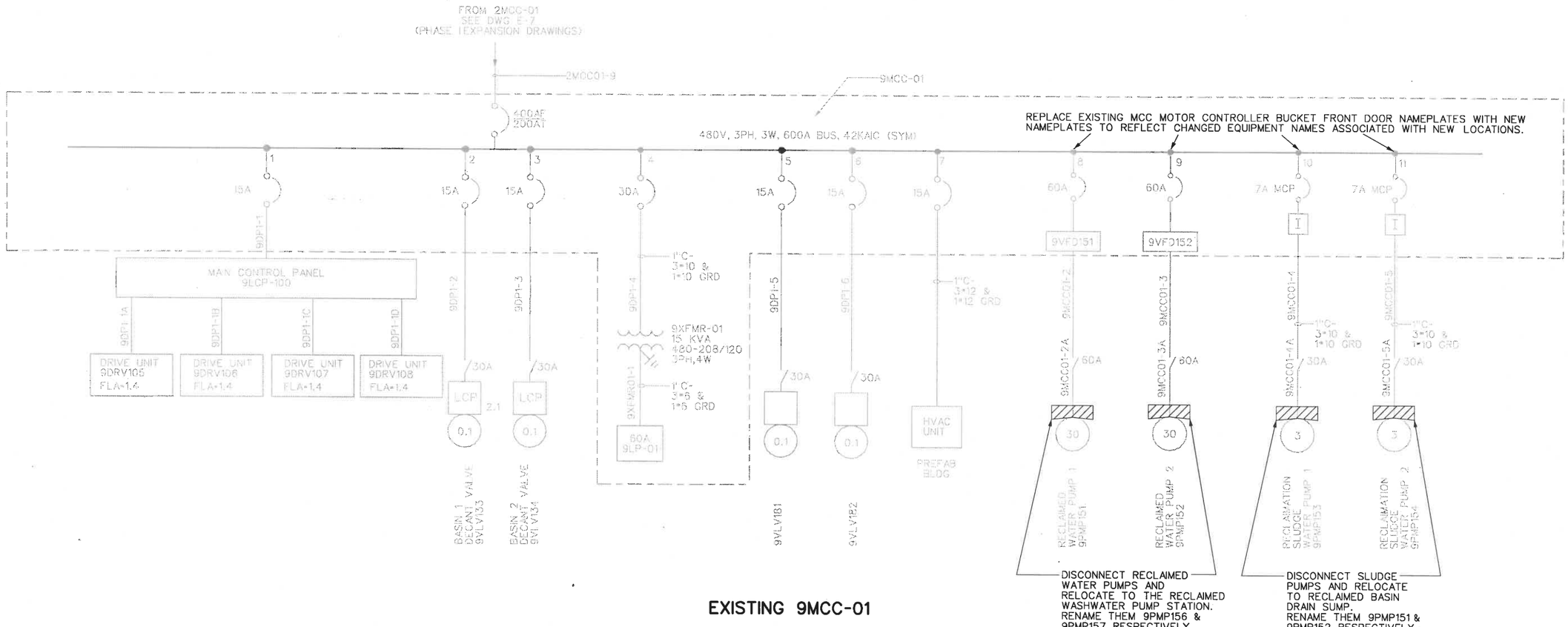
ENVIRONMENTAL UTILITIES DEPARTMENT
ROSEVILLE WATER TREATMENT PLANT
PHASE III EXPANSION

MECHANICAL DEWATERING BUILDING
ELECTRICAL
SINGLE LINE DIAGRAM

SHEET E-32

Job No: 1481248 File: N:\Projects\Roseville WTPExpan3\ele\rose32.dgn Plot Date: 27-FEB-2006 14:59



EXISTING 9MCC-01

Plot Date: 19-FEB-2006 14:24
File: N:\Projects\Roseville\WTPExpan3\ele\rose33.dgn
Job No: 1481248

REV	DATE	BY	DESCRIPTION
C	2-06	CMR	CONFORMED

SCALE

WARNING
0 ½ 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED A. SORLEY
DRAWN A. SORLEY
CHECKED C. QUACH

CONFORMED DRAWING
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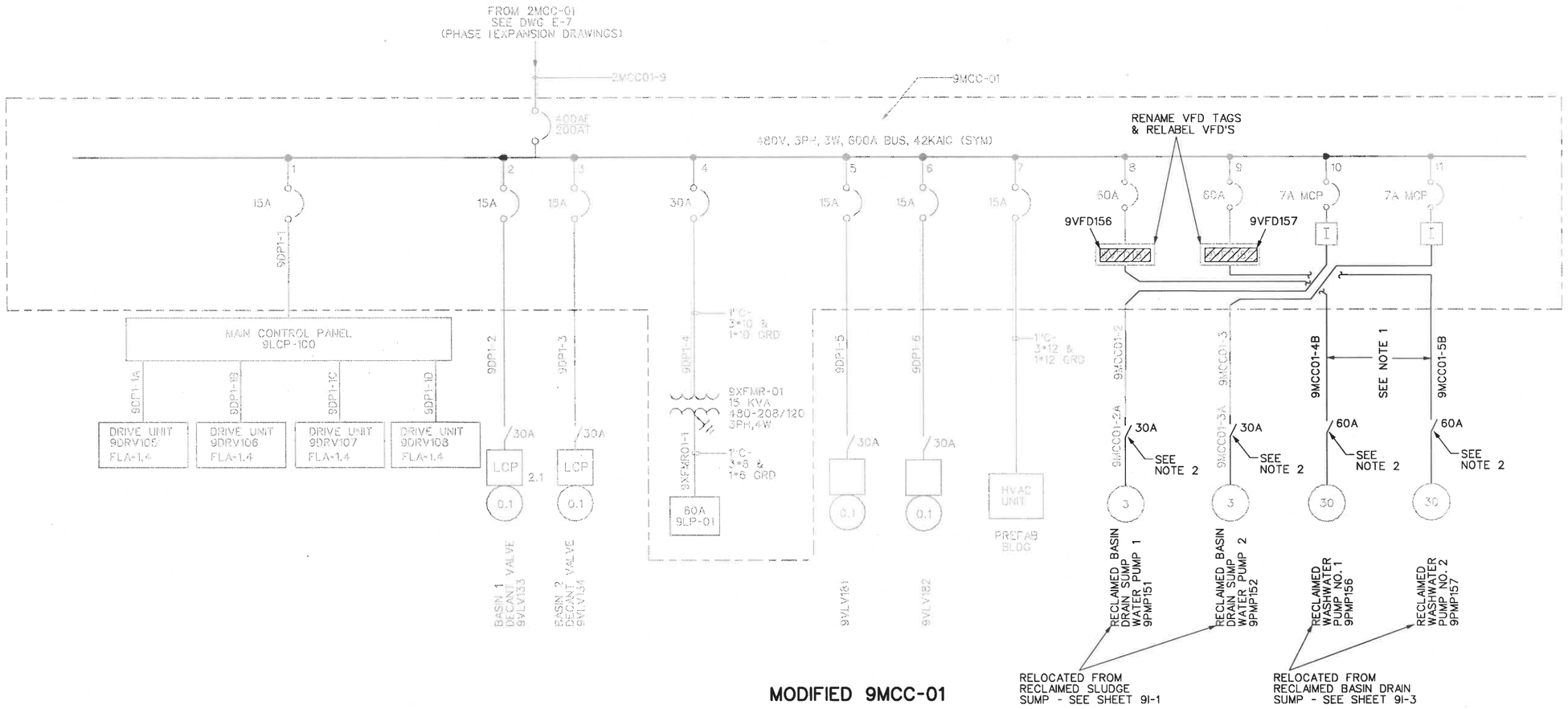
CITY OF ROSEVILLE
ENVIRONMENTAL UTILITIES DEPARTMENT
ROSEVILLE WATER TREATMENT PLANT
PHASE III EXPANSION

WATER RECLAMATION/SLUDGE HANDLING
ELECTRICAL
SINGLE LINE DIAGRAM

SHEET
E-33



MODIFIED 9MCC-01

NOTES:

1. RELOCATE EXISTING RECLAIMED BASIN DRAIN SUMP PUMPS #1 AND #2 (PREVIOUSLY TAGGED 9PMP151 AND 9PMP152) TO NEW RECLAIMED WASHWATER PUMP STATION (RETAG PUMPS 9PMP156 AND 9PMP157 RESPECTIVELY). EXISTING VFDS SHALL BE USED TO DRIVE THE TWO PUMPS. ROUTE NEW FEEDER 9MCC01-4B AND 9MCC015B TO NEW PUMP LOCATION. EXISTING CONDUITS 9MCC01-4 AND 9MCC01-5 SHALL BE USED TO ROUTE A NEW FEED TO PUMP 9PMP153 AND 9PMP154. SEE DWG E-30.
2. EXISTING DISCONNECT SWITCHES SHALL BE RELOCATED WITH THE PUMPS.

REV	DATE	BY	DESCRIPTION
C	2-06	CMR	CONFORMED

SCALE

WARNING
0 ½ 1
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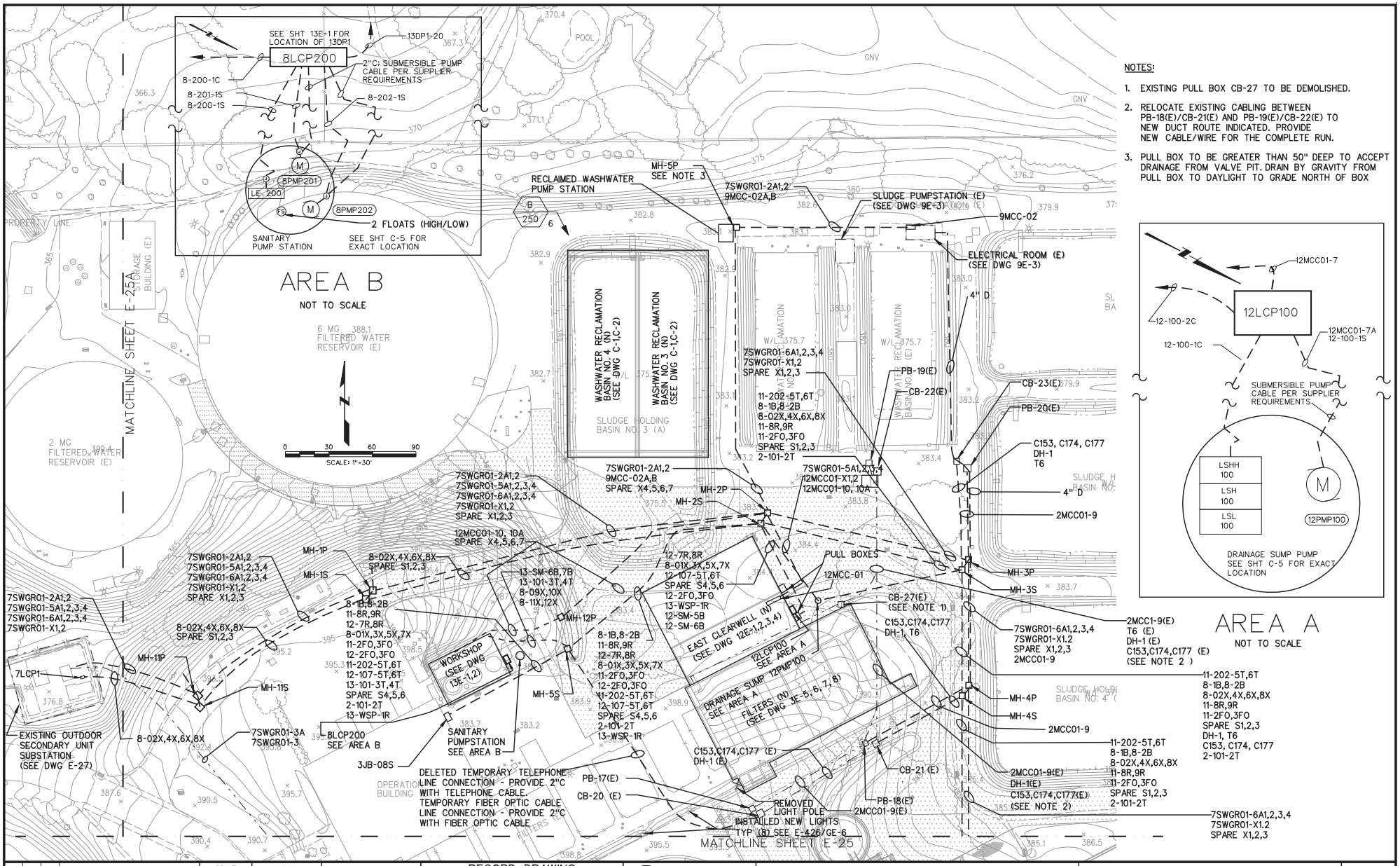
PHASE III EXPANSION

WATER RECLAMATION/SLUDGE HANDLING
ELECTRICAL
MODIFIED SINGLE LINE DIAGRAM

SHEET
E-34

Job No: 1481248 File: N:\Projects\Roseville\WTPExpan3\ele\rose34.dgn Plot Date: 19-FEB-2006 14:24



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C	2-06	CMR	CONFORMED
A	2-06	CMR	ADDENDUM NO. 1

SCALE 1" = 30'

WARNING 0 ½ 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED B. MARTYN
DRAWN B. MARTYN
CHECKED C. QUACH

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ENVIRONMENTAL UTILITIES DEPARTMENT
ROSEVILLE WATER TREATMENT PLANT
PHASE III EXPANSION

ELECTRICAL SITE PLAN NORTH

SHEET E-24

Job No: 1481248
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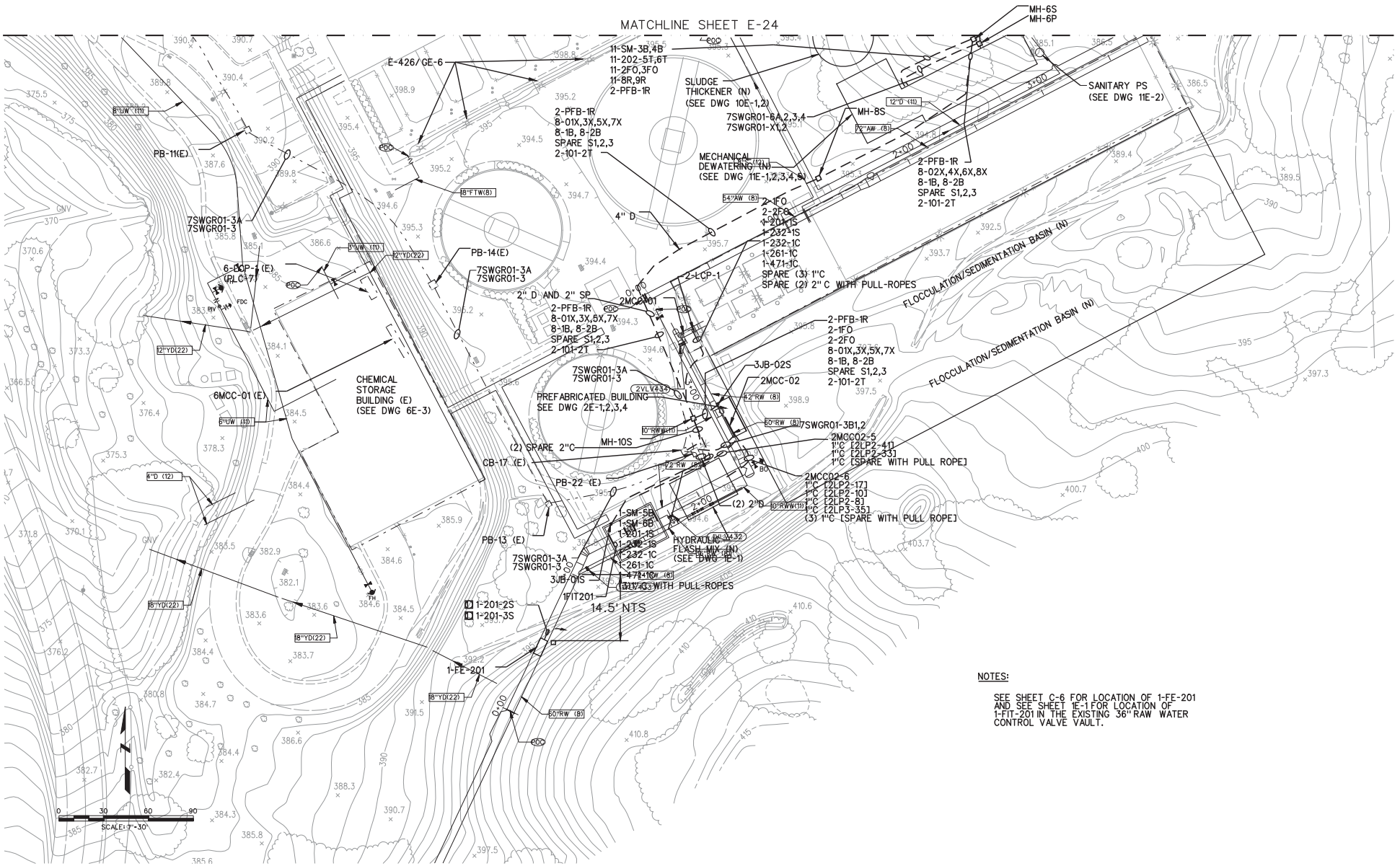

NOTES:

SEE SHEET C-6 FOR LOCATION OF 1-FE-201 AND SEE SHEET 1E-1 FOR LOCATION OF 1-FIT-201 IN THE EXISTING 36" RAW WATER CONTROL VALVE VAULT.

REV	DATE	BY	DESCRIPTION
4	6/30/08		RECORD DRAWING
C	2-06	CMR	CONFORMED
1	2-06	CMR	ADDENDUM NO. 1

SCALE 1" = 30'

WARNING 0 ½ 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED A. SORLEY
DRAWN B. MARTYN
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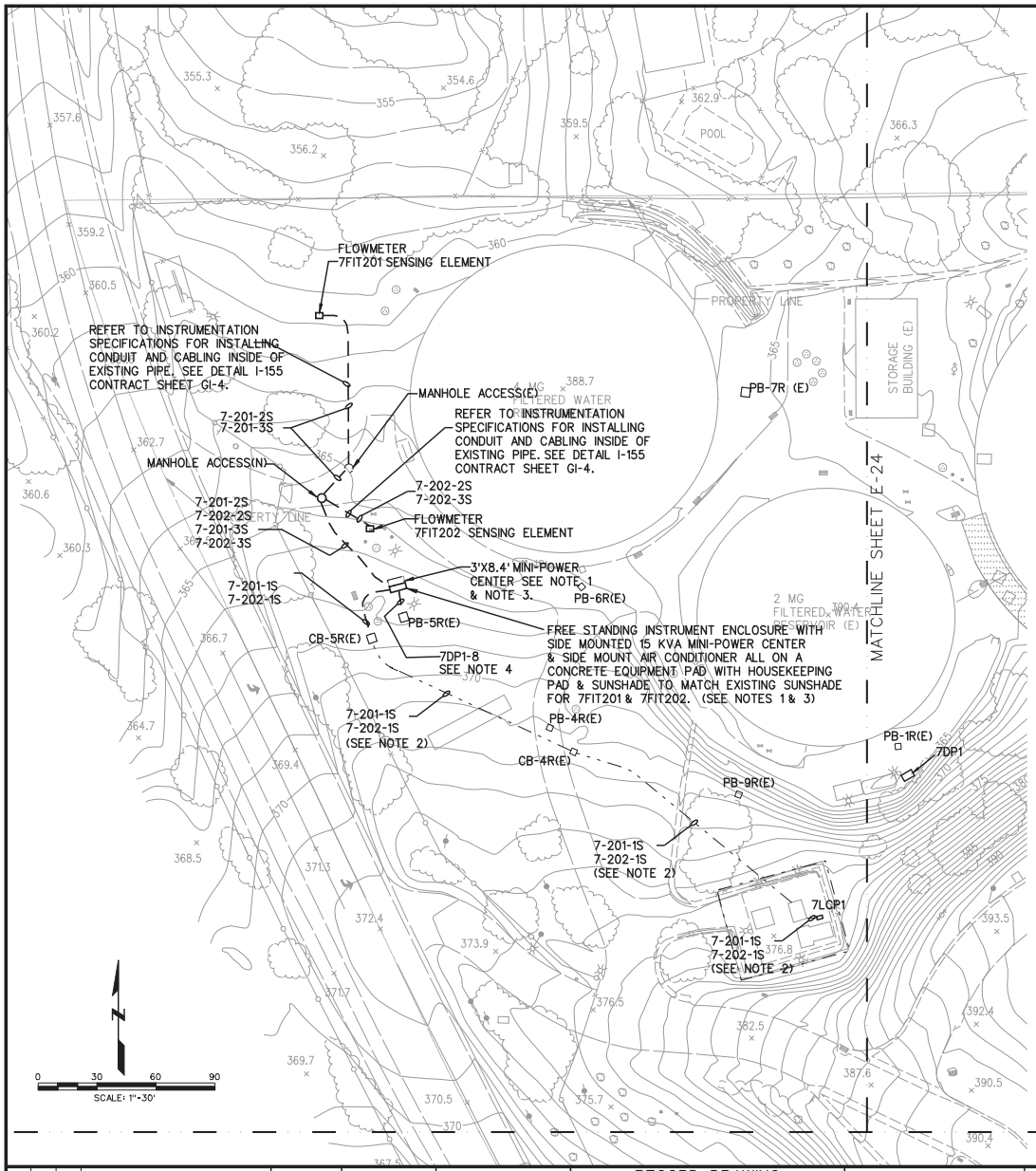
ROSEVILLE WATER TREATMENT PLANT
PHASE III EXPANSION

ELECTRICAL SITE PLAN
SOUTH

SHEET E-25

Job No: 1481248 File: \\Uswck1s02\NWDD\Projects\Roseville\WTPExpan3\ele\rose25.dgn Plot Date: 14-OCT-2008 13:08



NOTES:

1. PROVIDE (2) 15 AMP BREAKERS FOR 7FIT201 AND 7FIT202 IN THE NEW 15 KVA MINI-POWER CENTER
2. USE EXISTING SPARE CONDUITS SP155RE AND SP157RE
3. PROVIDE SIDE MOUNT 240V AIR CONDITIONER TO KEEP THE INTERIOR FREE STANDING ENCLOSURE TEMPERATURE BELOW 90 DEGREES FAHRENHEIT. PROVIDE A 2-POLE CIRCUIT BREAKER SIZED FOR THE AIR CONDITIONER UNIT IN THE 15 KVA MINI-POWER CENTER. PROVIDE CODE COMPLYING WIRING AND TEMPERATURE CONTROLS. PROVIDE (1) GFCI WP 20A MAINTANCE DUPLEX RECEPTACLE WIRED TO (1) 20A CIRCUIT BREAKER. PROVIDE (11) 20A SINGLE POLE SPARE CIRCUIT BREAKERS IN ADDITION TO THE (2) 15A FIT POWER BREAKERS AND (1) A/C TWO POLE FEEDER BREAKER AND (1) 20A SINGLE POLE MAINTENACE RECEPTACLE OUTLET.
4. PROVIDE (2) #2 & #4 GND BETWEEN THE NEW 15 KVA MINI-POWER CENTER & 7DP1 CIRCUIT 8 & 10 THAT IS CONTROLLED BY AN EXISTING SPARE 60A 480V 3-P CIRCUIT BREAKER IN CIRCUITS 8/10/12. PROVIDE A J-BOX AND SPLICE AND TAP #4 WIRE TO THE #2 WIRE IF NEEDED TO TERMINATE AND ACCOMMODATE THE MAIN BREAKER LUGS IN THE MINI-POWER CENTER. PROVIDE THE MINI-POWER CENTER WITH 60A 480V MAIN AND 80A 240V SECONDARY BREAKERS. UTILIZE THE SPARE 1.5"C BACK TO 7DP1. THE EXISTING CONDUIT ROUTE INLCUDES EXISTING PB-5R, 4R, 9R AND 1R. THE NUMBERS FOR THE 1.5" CONDUIT SPARES ARE SP119RE, SP120RE, SP121RE AND SP122RE.

REV	DATE	BY	DESCRIPTION
A	6/30/08		RECORD DRAWING
C	2-06	CMR	CONFORMED
A	2-06	CMR	ADDENDUM NO. 3

SCALE: 1" - 30'

WARNING: IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE (0, ½, 1)

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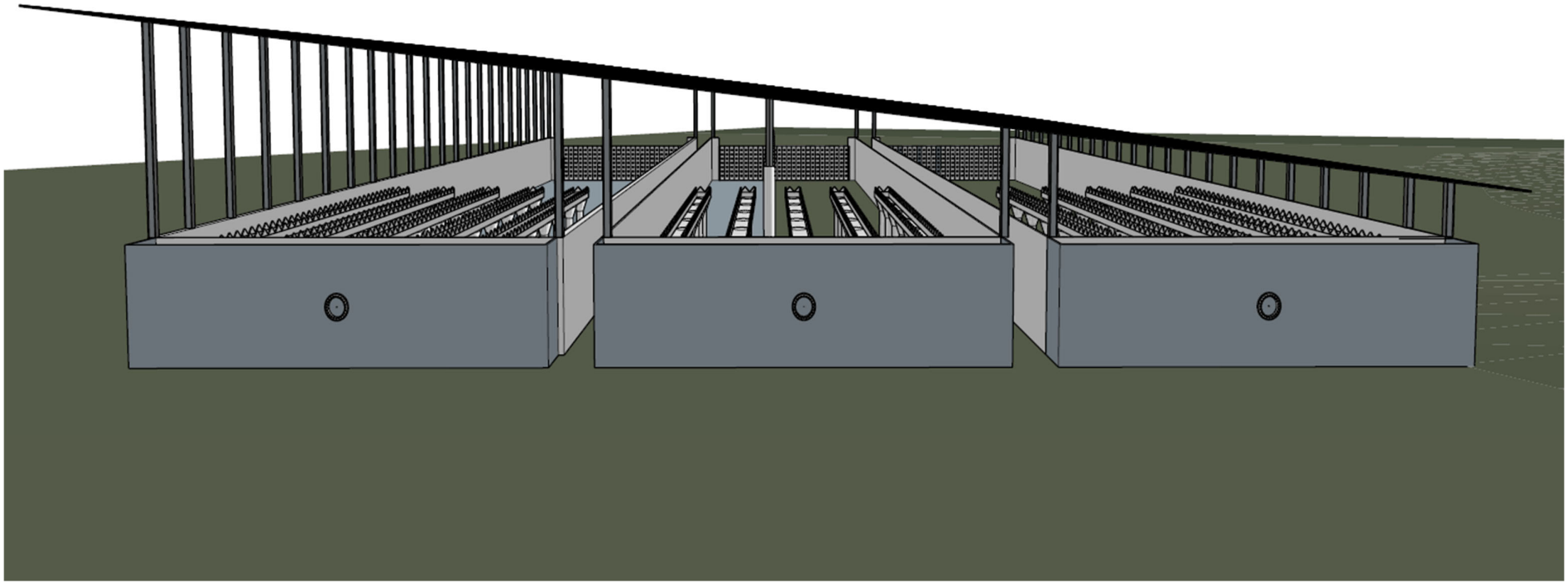
ENVIRONMENTAL UTILITIES DEPARTMENT
ROSEVILLE WATER TREATMENT PLANT
PHASE III EXPANSION

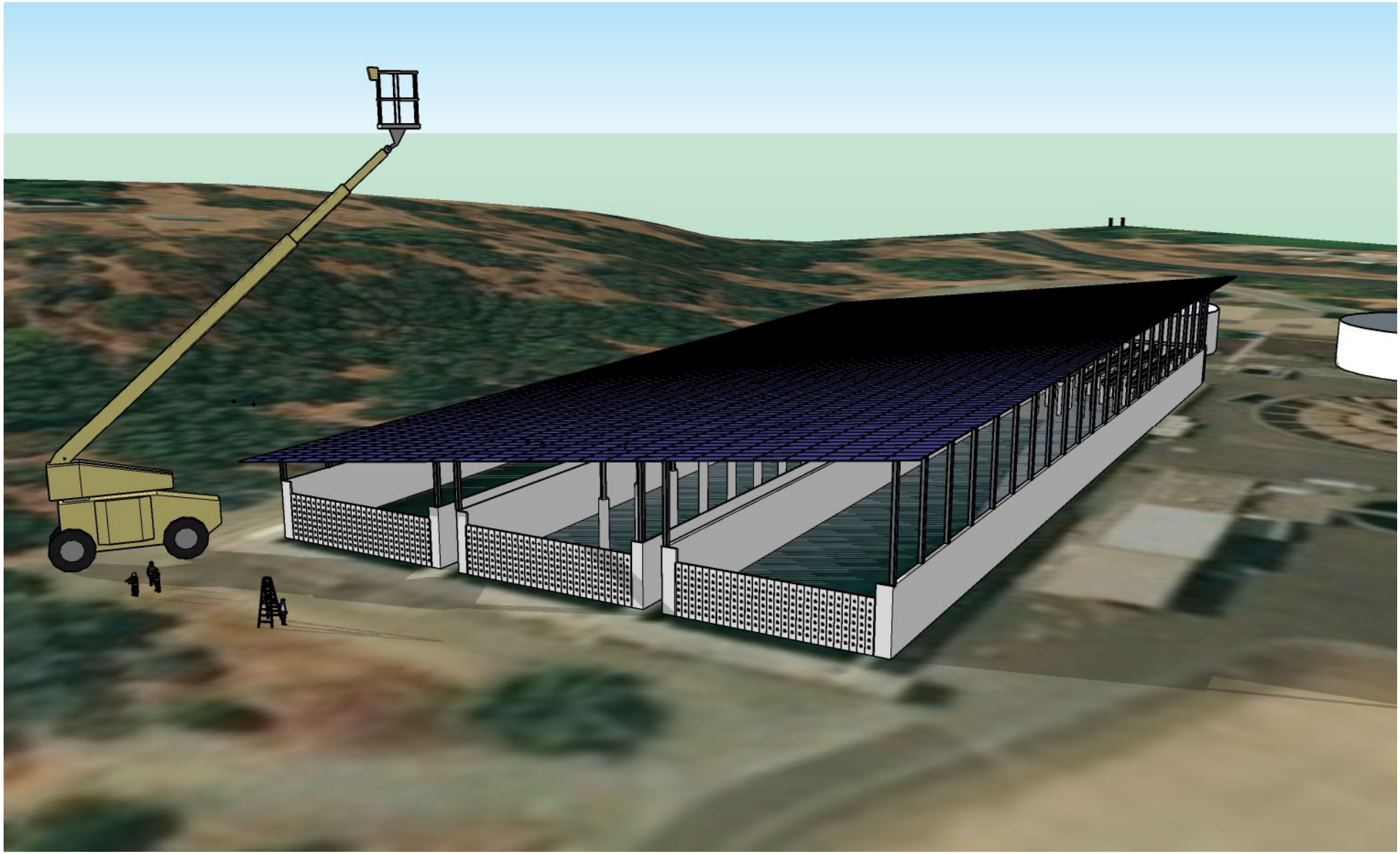
ELECTRICAL SITE PLAN
NORTH

SHEET
E-25A

Plot Date: 14-OCT-2008 13:08
File: N:\Projects\Roseville\WTPExpan3\elevrose25a.dgn
Job No: 1481248

Appendix C. Preliminary Site Plan and Solar PV Array Rendering





Grant Application Development for the Barton Road Water Treatment Plant Solar Energy/BESS

Preliminary Engineering Report

May 6, 2022

City of Roseville

Contents

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C.7 Cost Estimate 16

C.8 Property Acquisitions 17

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C.11 Budget Breakdown 20

Appendix A. PG&E Carbon Footprint Calculator Assumptions

Appendix B. Helioscope Solar Report

Introduction

This Preliminary Engineering Report has been prepared in accordance with the requirements of Form ED-900C – EDA Application Supplement for Construction Programs as part of the City of Roseville's (Roseville) Fiscal Year 2021 American Rescue Plan Act Economic Adjustment Assistance application for the Barton Road Water Treatment Plant (Barton Road WTP) Solar Energy and Storage System Project (Project). The primary goal of the Project is to provide resilient and sustainable power to Roseville's primary water treatment facility (and their only surface water treatment plant), Barton Road WTP, ensuring a reliable water supply for residents, businesses, and critical healthcare facilities. Roseville is the largest city in Placer County, California. By 2050, Roseville's population is projected to grow to nearly 300,000 residents. The Project will make the WTP highly resilient to increasing threats to the region's power supply by installing 998-kilowatts of direct current (kWdc) solar photovoltaic (PV) panels, and a 500-kilowatt alternating current (kWac) battery energy storage system (BESS). Once constructed, the Project will provide a backup energy supply of a minimum of 96 hours to the Barton Road WTP in the event of a power outage, allowing for continued treatment and delivery of high-quality water to Roseville's customers.

Barton Road Water Treatment Plant

The Project will be located at Roseville's existing Barton Road WTP which is located in the community of Granite Bay, California approximately two miles east from Roseville's boundaries and less than a mile west of Folsom Lake, which is owned and operated by the U.S. Department of the Interior, Bureau of Reclamation. Untreated water supplies received at the Folsom Lake Pumping Plant are conveyed to the Barton Road WTP. This facility is vital to Roseville's 148,000 residents and 9,000 businesses, millions of visitors each year, and healthcare facilities throughout the greater Sacramento-Placer region, providing up to 100 million gallons per day of treated surface water supply.

Project Need and Purpose

Energy infrastructure, a resource of critical importance to Roseville's economic health, businesses, and residents, has become increasingly unreliable throughout the greater Sacramento-Placer region and statewide. At present, power to the Barton Road WTP is supplied by Pacific Gas and Electric (PG&E). PG&E's grid reliability has declined markedly in recent years and has become more vulnerable to extreme weather, wildfire, cyber-attack, earthquake, vandalism, grid failure, climate disruption, Public Safety Power Shutoffs, and Senate Bill 100. The Project will provide a backup energy supply of a minimum of 96 hours to the Barton Road WTP in the event of a power outage, allowing for continued treatment and delivery of high-quality water to Roseville's customers. This has become more important than ever in light of both short-term (e.g., pandemic and public health emergency preparedness) and long-term needs (e.g., drought resiliency and wildfire protection).

The Project components include solar PV modules mounted on a racking canopy structure, a BESS, microgrid controls, a diesel generator, and electrical wiring. The entire solar PV, BESS, and microgrid controls system will be installed behind the meter which is interconnected with the PG&E distribution system that is currently serving the power load at the Barton Road WTP. The existing 500-kilowatt (kW) diesel generator that provides standby power will be included in the new microgrid. The generator will augment the solar power and BESS when there is a sustained grid power outage.

The solar array is sized to provide energy resilience during long duration power outages. The system will also provide near "net zero" energy performance for the Barton Road WTP on an annual basis and will minimize carbon emissions associated with operations. Power produced by the solar array will be approximately 1,500,000-kilowatt-hours (kWh) per year, about equal to the annual energy consumption of the Barton Road WTP. This will significantly reduce the cost of energy for Roseville and will contribute to California's renewable

portfolio standards as well as potential federal or state mandates around renewable energy. The electricity delivered by PG&E has a Greenhouse Gas (GHG) Emission rate of 0.542 pounds of carbon dioxide per kWh. By replacing the PG&E power with the Project, the reduction of GHG emissions is more than 780,000 pounds (see Appendix A).

Energy produced by the solar array or the diesel generator (which is expected to be minimal) will be stored by the BESS. The BESS can also store power supplied by the electrical grid. When a power outage occurs, the BESS will immediately pick up the load of the Barton Road WTP. In addition, the BESS can be used daily to shave the peak energy demand. Solar PV without energy storage is not an effective way to peak shave because power production is reduced on cloudy days. Shaving the peak demand of the Barton Road WTP with energy storage not only reduces demand charges and further reduces the utility costs but also supports grid stability by reducing the load on the regional power grid when the grid is most stressed. The State of California and the California Independent System Operator are both highly in favor of projects of this type because they generate renewable energy while also supporting grid stability through peak energy demand reductions.

The Project will ensure that the Barton Road WTP can serve the community with clean, reliable water under any grid condition, as well as reduce the Barton Road WTP's GHG emissions and contribute to the stability of the regional electrical grid. This Preliminary Engineering Report describes the Project's components, construction methods, permitting requirements, schedule, and budget.

C.1 Description of Project Components

Provide a general description of all project components involved in the project. Indicate whether the project involves the construction of new infrastructure or facilities or the renovation or replacement of existing ones. Describe each of the project components in terms of dimensions, quantities, capacities, square footage, etc.

The Project includes installation of new PV modules with a racking canopy structure, a BESS, microgrid controls, and electrical wiring at the Barton Road WTP. The existing diesel generator will be incorporated into the microgrid as a standby power supply but is expected to rarely operate. Each of these project components is further described below.

Solar Photovoltaic Modules: To produce the required 1,500,000-kWh of electricity per year, about 2,500 solar PV modules will be installed on a canopy structure that is designed for the purpose of supporting the solar array. The solar array will include solar modules, often referred to as panels, direct current (DC) combiner boxes, and inverters which turn the DC power into alternating current (AC) power. The actual number of solar modules to be installed depends on the capacity of the module selected by the construction contractor and approved for use during construction. The inverters will be capable of synchronizing for operation in parallel with power supplied by PG&E. The estimated useful life of the solar PV modules is 25-years.

Solar Module Racking Canopy Structure: The solar array will include a structural steel, rigid frame, long span canopy racking system to support the solar modules. The canopy will be installed above the existing flocculation/sedimentation basins at the Barton Road WTP for an effective use of space. The structure will be designed in accordance with professional standards for construction loads (ASCE7) and solar PV arrays (SEOC PV-2). The overall footprint of canopy is approximately 56,000-square feet (160-feet by 350-feet) and the estimated useful life is 25-years.

Battery Energy Storage System: The BESS will supply up to 500-kWac of electricity demand. It will have 4,000-kWh of energy storage using lithium-ion batteries. The system will be a modular, skid mounted system with integrated cooling and fire suppression systems. The dimensions are approximately 10-feet by 40-feet. It will be located close to the existing substation in a 20-foot by 60-foot fenced enclosure. The controls and inverters have an estimated useful life of 25-years, but the batteries are estimated at 15-years.

Microgrid Controls: The controller will monitor the supply of power from the electrical grid and the new solar array, as well as control the components of the microgrid. While the controls have an estimated useful life of 20-years, this equipment may come with a recommendation to upgrade to newer generations in a shorter amount of time.

Diesel Generator: The existing 500-kW diesel generator will be connected to the microgrid to provide standby power. The diesel generator will be used to charge the battery when the solar resource is insufficient. This would typically occur if there were a long duration outage in the middle of winter when the sun is at its lowest angle.

Electrical Wiring: Underground electrical conduits and wiring will connect the components of the microgrid to the existing Barton Road WTP substation with an estimated useful life of 25-years.

C.2 Components

A statement verifying that the project components described in the engineering report are consistent with the EDA investment project description that is provided in Section B.2 of Form ED-900. Engineering reports that describe project components that are inconsistent with the EDA investment project description in Section B.2 of Form ED-900 will not be considered valid.

The project components described in Section C.1 of this Preliminary Engineering Report are consistent with the Economic Development Agency investment project description provided in Section B.2 of Form ED-900 of Roseville's American Rescue Plan Act Economic Adjustment Assistance application.

C.3 Drawings

Drawings showing the general layout and location of the existing site conditions and of the project components as well as location of any project beneficiary identified in Section B.9 of Form ED-900 that provide economic justification for the project, if any. Rough dimensions and quantities for major project components should be shown and labeled on the drawings. Drawings should clearly identify the project components that are being proposed. Applicants are encouraged to clarify such drawings, for example, through color coding, labeling, and other appropriate methods.

The following figures are included:

1. Existing site layout
2. Proposed site layout
3. Project beneficiaries*
4. Solar array coverage
5. Single-line diagram
6. Electrical layout
7. Examples of solar canopies

* In addition to the residents and businesses of Roseville, Table 1 lists the project beneficiaries identified in Section B.9 of Form ED-900, including those that have submitted support letters. Figure 3 shows the locations of the listed project beneficiaries, but it must be noted that geographically, the affected/benefited area extends beyond the physical location.

Table 1. Project Beneficiaries

Beneficiary Name	NAICS Code	Industry	Support Letter Received
Penumbra Inc.	334510	Health Care	✓
Kaiser Permanente	622110	Health Care	✓
Sutter Roseville Medical Group	000622	Health Care	✓
McKesson	446199	Health Care	
Adventist Health	923120	Health Care	✓
Sun City Roseville	813910	Senior Facility	✓
Eskaton	623990	Senior Facility	
Maidu Villages/Project Go Inc.	236115	Senior Facility	
PRIDE Industries	624310	Vocational Rehabilitation Services	
TSI Semiconductors	334413	Manufacturing	✓

Figure 1. Existing Site Layout

Figure 2. Proposed Project Components

Figure 3. Project Beneficiary Location Map

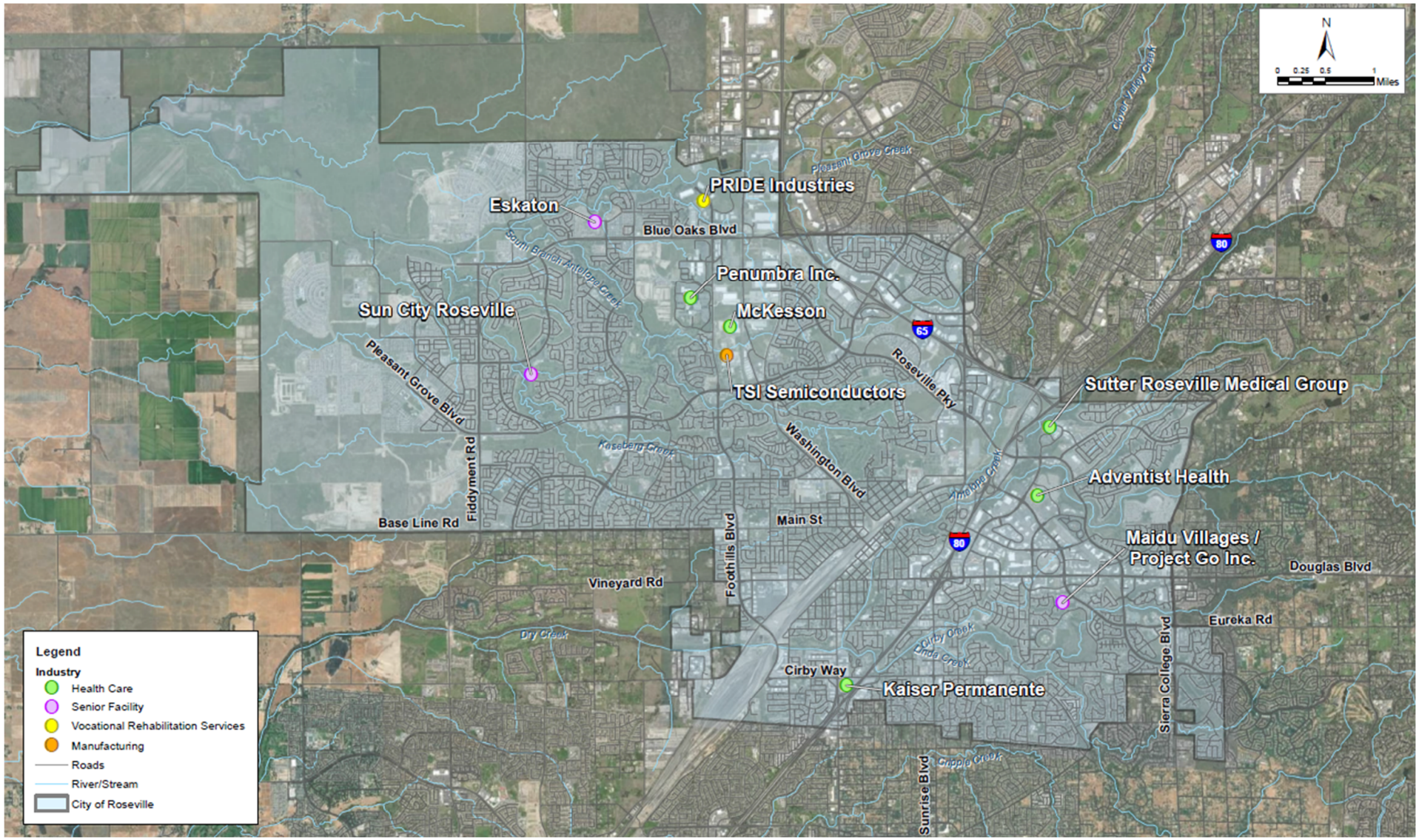


Figure 4. Solar Array Coverage

To see the full Helioscope solar analysis report, see Appendix B.

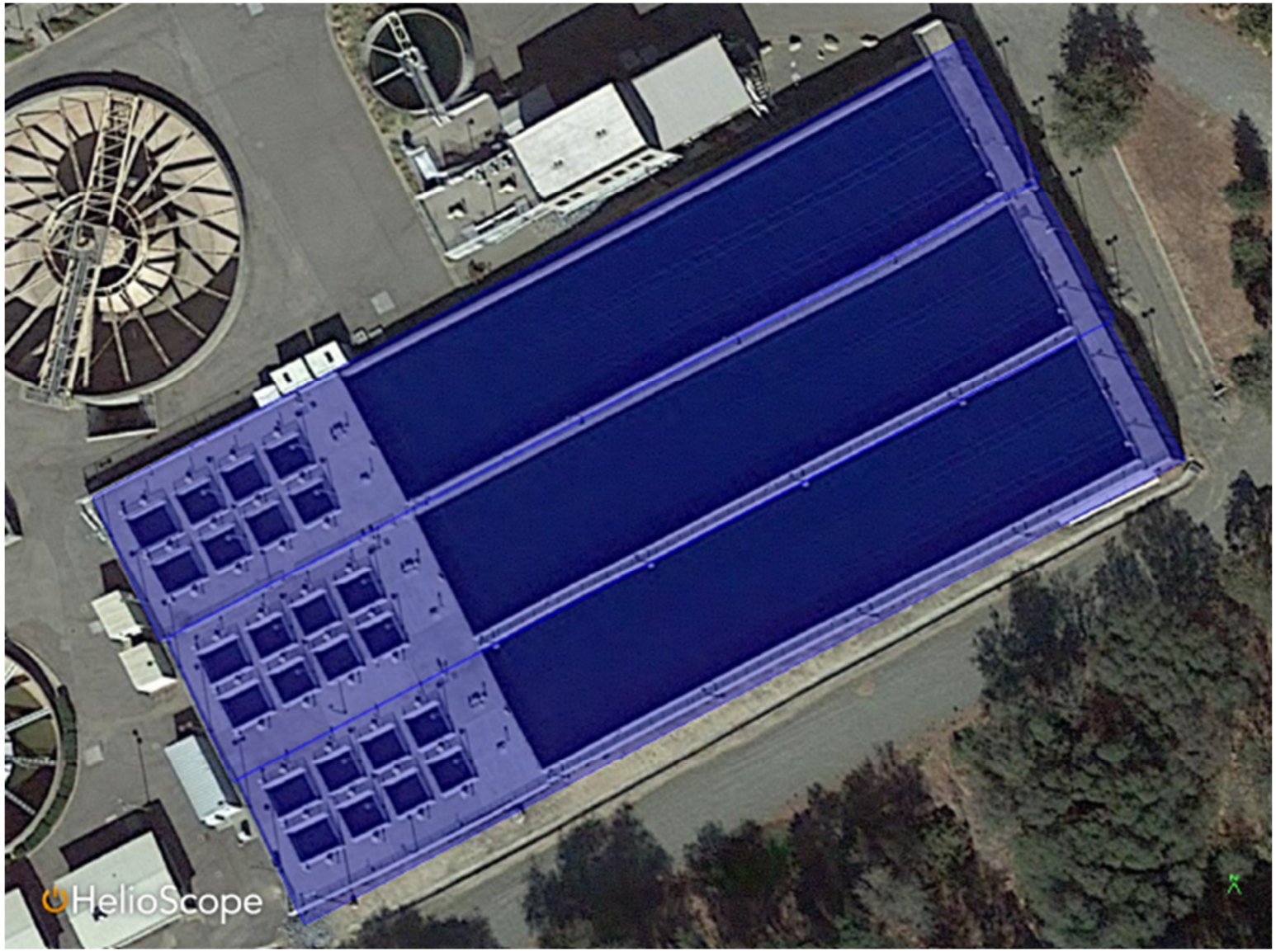
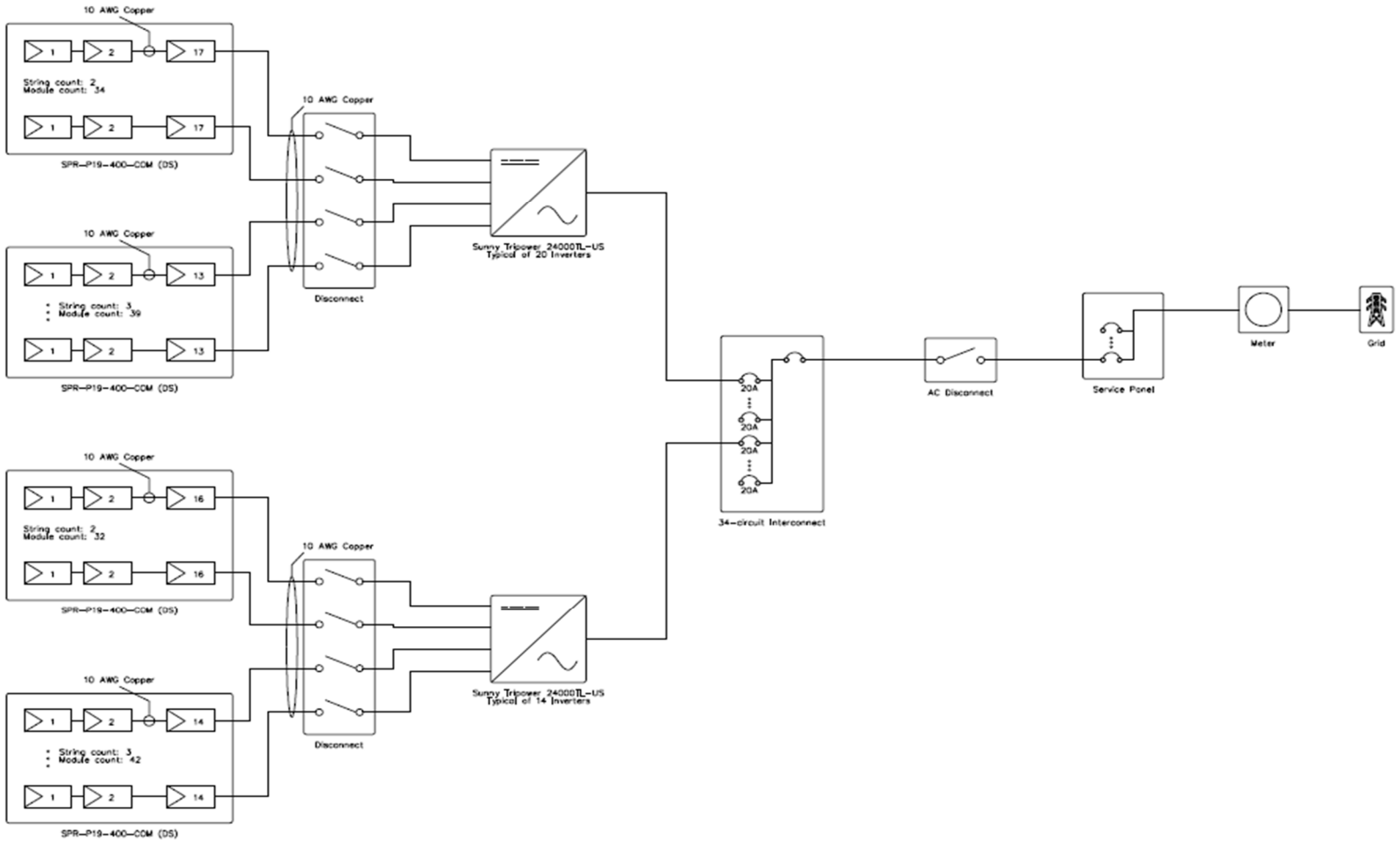


Figure 5. Single-Line Diagram for the Solar Array



Module Specifications	
2496x Sunpower SPR-P19-400-COM (DS)	
STC Rating	400 W
Vmp	43.7 V
Imp	9.25 A
Voc	52.7 V
Isc	9.79 A

Inverter Specifications	
34x SMA Sunny Tripower 24000TL-US	
Max AC Power Rating	24.06 kW
Max Input Voltage	1,000 V

Wire Schedule		
Tier	Wire	Length
String	170x 10 AWG	24044ft

Figure 6a. Existing and Proposed Underground Electrical

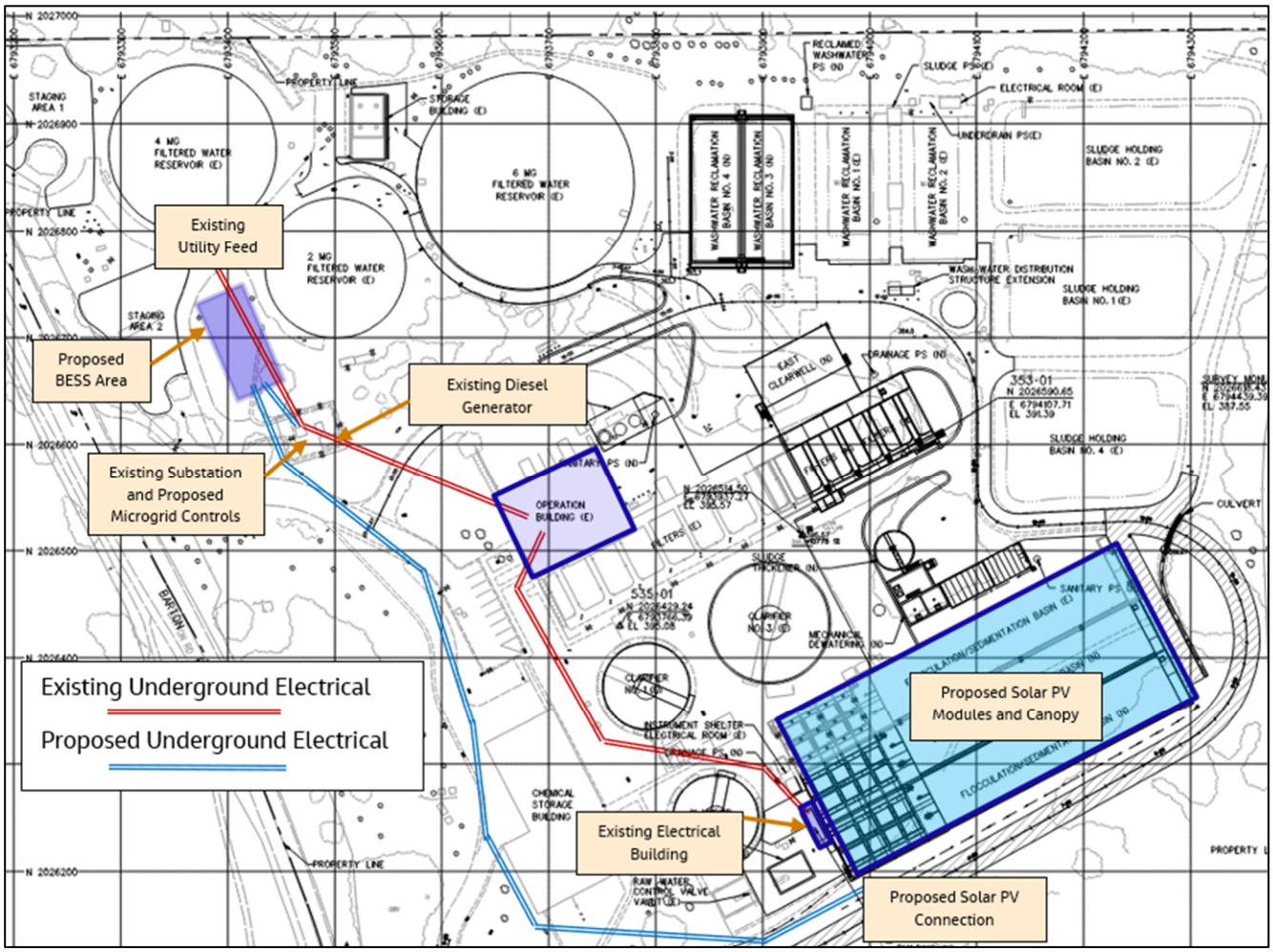


Figure 6b. Typical Ductbank Detail (Encasement and Support)

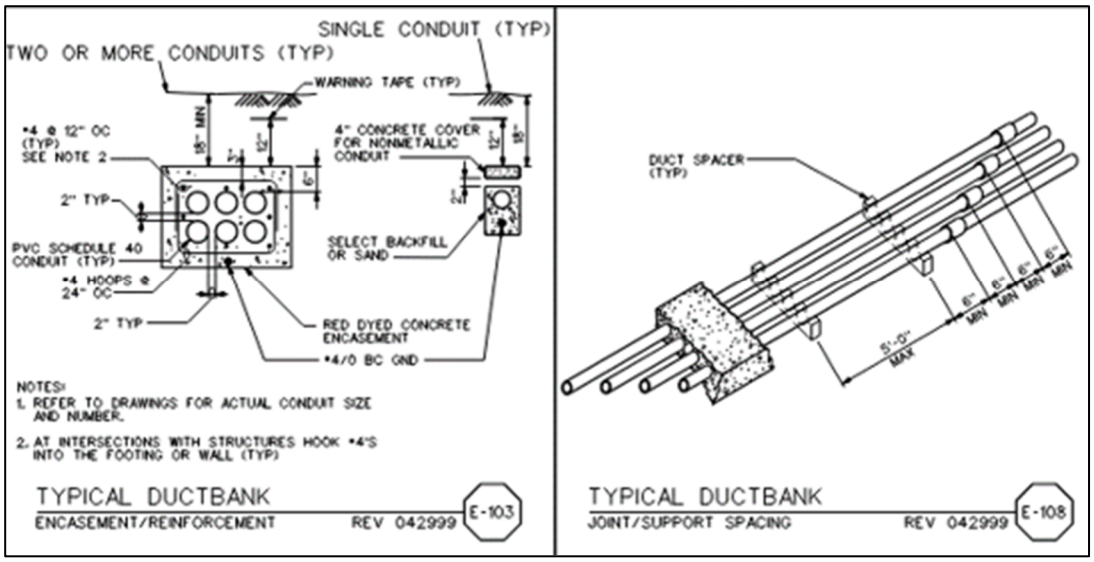
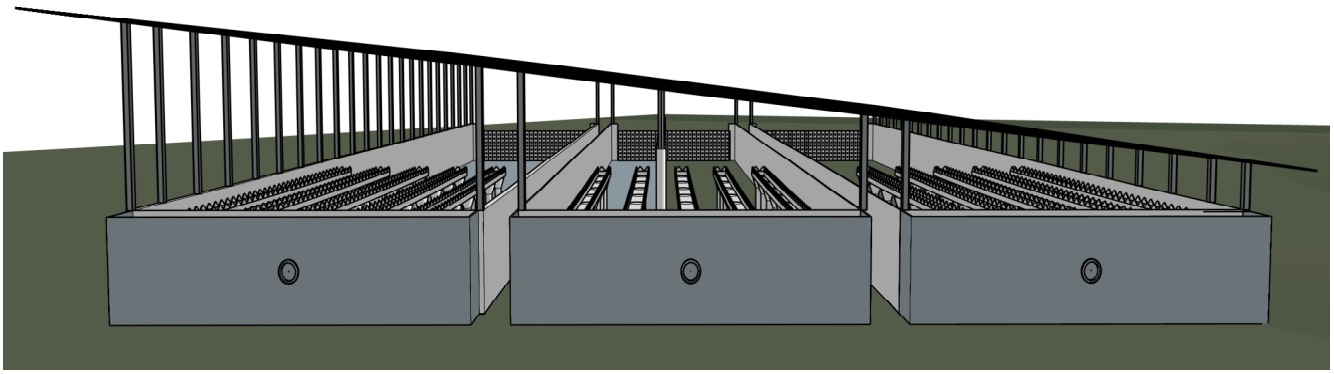


Figure 7a. Solar Canopy Racking Example

Figure 7b. Solar Canopy Racking Example

Figure 7c. Proposed Solar PV Array Rendering



C.4 Feasibility Analysis

A feasibility analysis for the constructability of the project. Include a review of the existing conditions and note particular features, alignments, and circumstances affecting construction of project components.

This project was identified in 2021 through a comprehensive Energy Resilience Assessment of the entire Roseville water treatment and distribution system. The assessment identified priority sites and infrastructure in the utility system, evaluated the existing conditions, analyzed energy consumption and existing standby power systems, and evaluated Roseville's ability to provide reliable standby power during a short-term or long-term outage. In addition, the assessment provided a thorough analysis of the threats to the supply of power from PG&E and the broader transmission and distribution system throughout the western United States. Many aspects were analyzed including climate disruption, cyber security, natural disasters, terrorist threats, utility company reliability, and grid instability. The assessment identified the Barton Road WTP as the highest priority site and with the least reliable power supply. The assessment also identified solar PV with battery energy storage as the optimal solution to provide energy resilience. The use of additional diesel generators and fuel storage was not considered due to the environmental liability. Other limitations for a diesel generator include use only during an outage, which results in high operational costs. A solar PV plus BESS solution, however, can be operated every day to reduce the requirements for power from the grid and to shave the peak demand helping to ease grid congestion. This provides resilience, sustainability, and economic benefits.

To develop the Project at the Barton Road WTP, a site visit was conducted to further explore the feasibility of installing the proposed system and to develop a basis of design. The existing site conditions are shown in Section C.3 Figure 1 with the proposed locations for new equipment shown in Section C.3 Figure 2. The primary challenge was to determine where to locate the solar PV array on the property due to the significant size of the system and the constrained site. Early analysis indicated that to cost effectively design and build the array, it should be one structure in a single location rather than on varied structures in multiple locations across the property. Using small systems would require exponentially more design, construction effort, and routing of utilities through a congested site. Additional criteria required minimal environmental impact from the project.

Potential sites (see Figure 8) and findings for the solar array included:

1. Top of the Clearwells - ruled out due to their inadequate size, age, and lack of information on their structural capacity
2. Sludge lagoons - ruled out due to their smaller size which would provide inadequate power production capacity
3. Small parking lot - ruled out due to their smaller size which would provide inadequate power production capacity
4. Filter deck - ruled out due to their smaller size which would provide inadequate power production capacity
5. Flocculation/sedimentation basins - selected as the optimal site because the size of the basins provides the amount of area required for the solar array to produce enough power to provide energy resilience.
6. Open space to the south of the existing facility - ruled out because the removal of dozens of protected oak trees would be required

The opportunity to design and build one larger array is significantly more cost effective than designing and building multiple arrays in the other possible locations. Both the design and construction efforts would be more costly, and the underground electrical wiring would have to be routed for much greater distances with additional conflicts with existing underground utilities. An added benefit of the flocculation/sedimentation basins is that the existing concrete basins were evaluated by structural engineers at solar racking manufacturing companies and

they were determined to be structurally adequate to support the proposed solar array. This eliminates the need to excavate and build new foundations on the site.

To determine the power demand and electrical energy use for properly sizing the BESS, utility bills and 15-minute time interval data for the electrical consumption at the Barton Road WTP were analyzed. The engineering analysis that supports the sizing of the solar array and BESS is provided in Appendix A.

The Basis of Design development also included coordination with the WTP staff regarding the sequence of operations for the solar array, BESS, diesel generator, substation, and microgrid power systems. This alignment further ensured the feasibility of the project. Other parameters included clearance height requirements for the canopy-type array and routing requirements for underground utilities.

The Project will reduce utility costs while enhancing energy resilience at the Barton Road WTP, and it will support the stability of the regional electric grid. The system will be installed on the Barton Road WTP property behind the PG&E electric meter. Power produced by the solar PV array will power the plant and charge the battery. During times of peak production, excess power will be net metered and supplied to the electric grid.

The use of behind the meter battery storage provides significant benefits. A PV array that is *not* coupled to a battery storage system performs in an intermittent fashion. When the sun shines, power is produced, and must be consumed or supplied to the grid. This can create detrimental problems for utility companies and the California Independent system operator because they must constantly match electrical generation to electrical load. When solar arrays produce at peak performance, it can be challenging for the distribution system to accept the excess available power. When the solar resource dissipates in the evening, the utility companies must quickly ramp up additional generation resources to meet the demand.

When battery storage is provided, excess generation can be stored in the battery which can be discharged when the distribution system most heavily loaded. This is typically in the evenings when the solar resource is dropping off. The importance of battery storage is evidenced by the California Self Generation Incentive Program (SGIP). SGIP no longer incentivizes solar PV systems but provides incentives for battery storage since storage is extremely important in maintaining grid stability.

Figure 8. Potential Site Locations

C.5 Construction Method

The proposed method of construction. Indicate whether construction procurement will be done through competitive bid or other method. Indicate if any portion of the project is to be done by design/build, construction management at risk, the applicant's own forces, or a third-party construction manager. If an alternate construction procurement method (other than traditional design/bid/build with sealed competitive bid process) is proposed, a construction services procurement plan must be provided to EDA for approval in accordance with EDA's regulation at 13 C.F.R. § 305.6(a).

The Project will be procured through a design-build (DB) contract. Source selection will be completed through a Best Value process with both qualifications and price used as evaluation factors. The DB approach is considered optimal because the solar array, including the structural racking system, solar modules, combiner boxes, and inverters, work as a system. There are many solar developers in the industry that have proprietary systems and designs available for use. It would not be an effective use of resources to have an engineering firm complete a detailed design that dictates the structural, electrical, and material details of the array. The solar developers should be allowed to compete with their proprietary designs that have proven successful on other projects.

C.6 Construction Contracts

The number of construction contracts anticipated. If multiple contracts are proposed, describe the project components included in each contract. If separate contracts are anticipated for demolition or site work, the budget information cost classification should reflect the estimated costs for these components. If project phasing is proposed, a project phasing request must be provided to EDA for approval per EDA's regulation at 13 C.F.R. § 305.9(a).

One DB contract is required for a contractor to complete the final design in accordance with the performance specifications and to construct the system. This contract will include obtaining an interconnection agreement with PG&E. An interconnection agreement is required when an entity connects generating equipment to the utility company's distribution system.

A second contract is required for consulting services to support Roseville staff for design reviews, submittal reviews, construction monitoring, and commissioning.

C.7 Cost Estimate

A current detailed construction cost estimate for each of the project components. Show quantities, unit prices, and total costs and provide a basis for the determination of construction contingencies. The total of this estimate should match the construction line item of the SF-424C.

The following table provides a breakdown of estimated construction costs including labor and the main components of the proposed solar array system. Price per unit values were obtained from a combination of the Solar Energy Industries Association and National Renewable Energy Lab, as well as other similar Jacobs projects. For complete list of estimated costs, see Section C.11. The contingency line item is based on an industry standard of 4.5-percent.

Table 2. Estimated Construction Costs

Component	Price per Unit	Quantity	Units	Subtotals
Labor, Installation, Civil Work	$1	998,000	Wdc	$998,000
Solar Panels	$0.51	998,000	Wdc	$508,980
Canopy Steel	$0.40	998,000	Wdc	$399,200
Wire	$0.08	998,000	Wdc	$79,840
Inverters	$0.08	998,000	Wdc	$79,840
Interconnection	$0.40	998,000	Wdc	$399,200
BESS Inverters	$1,500	500	Wac	$750,000
BESS Batteries	$300	4000	Wh	$1,200,000
Microgrid Control(s)	$325,000	1	each	$325,000
Contingency	$0.25	998,000	Wdc	$249,500
			Total	$4,989,560

Definitions:
Wdc – watts of power, direct current
Wac – watts of capacity for inverters, alternating current
Wh – watt hours of energy produced or stored in batteries

C.8 Property Acquisitions

Real property acquisition. If the budget includes costs for acquisition of real property, include a current fair market value appraisal completed by a certified appraiser for the property to be purchased.

No property acquisition is required for the Project. All equipment will be located on Roseville property and the substation is owned by Roseville.

C.9 Permits

A list of all permits required for the proposed project and their current status. Identify all permits required; include the timeline to obtain the permits and discuss how the permitting relates to the overall project schedule. If the project crosses a railroad right-of-way or is within a railroad right-of-way, explain any permitting or approvals that may be required from the railroad or other authority and the timeframe for obtaining these permits or approvals.

The Project is located at the Barton Road WTP, which is Roseville property. The Project will include no offsite connections. Expected permits required for the Project include the following:

- **City of Roseville Building Permit**: Roseville's Building Division will need to review the new electrical hookups to ensure code compliance. An application will be filed when the contractor advances the project to final design. With project construction expected to start in December 2023, the application should be filed in Spring 2023.

- **PG&E Interconnection Agreement:** PG&E will require an interconnection agreement for the new system. The process will be initiated when the contractor advances the project to final design. With project construction expected to start in December 2023, the application should be filed in Spring 2023.

Local environmental review will be limited to Roseville's preparation of a California Environmental Quality Act exemption. There are no natural or cultural features on the site that would require federal, state, or local permits.

C.10 Project Schedule

An overall estimated project schedule. This schedule should agree with the project schedule outlined in the ED-900. Include the number of months for each of the following:

- *design period;*
- *period of time to obtain required permits;*
- *period of time to obtain any required easements or rights-of-way;*
- *solicitation of bids and awarding of contracts, and*
- *construction period.*

Table 3 shows the planning-level procurement and project schedule. Assumptions include EDA grant approval will be provided by mid-September 2022 followed shortly by an award of a DB contract (no bids).

Table 3. Estimated Procurement Schedule

Stage	Duration (months)	Approximate Completion Dates
RFP Released by the City	-	November 25, 2022
Pre-Proposal Conference	0.5	December 2, 2022
Deadline for Final Questions	0.25	December 7, 2022
City Responses to Written Questions	0.25	December 9, 2022
Proposal Submission Deadline	0.5	December 21, 2022
Interviews as needed	1	January 18, 2023
Contract Negotiations	1	February 17, 2023
Contract Approval by City Council	2	April 14, 2023
Commencement of Services	0.25	April 21, 2023
Design	6-8	December 2023
Permit Acquisition	3-6	Concurrent with Design
Interconnection Agreement with PG&E	12	Concurrent with Design and Construction
Construction and Equipment Procurement	9-12	December 2024

C.11 Budget Breakdown

Overall project budget breakdown. For each "cost classifications" line item that the applicant indicates will be included in the project budget on Form SF-424C, the applicant must provide a breakdown of the proposed project costs and tasks that is consistent with the detailed construction cost estimate for the project provided in the PER.

Table 4 provides the overall estimated project cost breakdown using cost classifications from Form SF-424C. As mentioned in Section C.7, price per unit values were obtained from a combination of the Solar Energy Industries Association and National Renewable Energy Lab, as well as other similar Jacobs projects.

The following two funding sources will be used for the costs listed below. No other federal funds are expected at this time.

- Federal Share – ED-900C EDA
- Non-Federal Share - this local agency fund includes the City of Roseville Water Rehabilitation Fund issued through water utility rate revenue for rehabilitation projects

The funding source has been identified for each line item, as well as a summary of the total requested federal and non-federal shares. As previously agreed, the federal share will cover 80-percent of the total allowable cost with the non-federal share matching the remaining amount.

Table 4. Estimated Budget Breakdown

Component	Price per Unit	Quantity	Units	Subtotals	Funding Source
1. Administrative and Legal Expenses					
Management and Reporting	$435,657	1	Each	$ 435,657	Non-Federal Share
2. Land, Structures, Rights-of-Way, Appraisals, etc.					
N/A				$ -	-
3. Relocation Expenses and Payments					
N/A				$ -	-
4. Architectural and Engineering Fees					
Design & Development	$0.30	998,000	Wdc	$ 299,400	Non-Federal Share
5. Other Architectural and Engineering Fees					
Permitting	$0.05	998,000	Wdc	$ 49,900	Non-Federal Share
6. Project Inspection Fees					
Owner's Project Manager	$0.42	998,000	Wdc	$ 419,160	Non-Federal Share
7. Site Work					
N/A				$ -	-
8. Demolition and Removal					
N/A				$ -	-
9. Construction					
Labor, Installation, Civil Work	$1	998,000	Wdc	$ 998,000	Federal Share
10. Equipment					

Component	Price per Unit	Quantity	Units	Subtotals	Funding Source
Solar Panels	$0.51	998,000	Wdc	$ 508,980	-
Canopy Steel	$0.40	998,000	Wdc	$ 399,200	-
Wire	$0.08	998,000	Wdc	$ 79,840	-
Inverters	$0.08	998,000	Wdc	$ 79,840	-
Interconnection	$0.40	998,000	Wdc	$ 399,200	-
BESS Inverters	$1,500	500	Wac	$ 750,000	-
BESS Batteries	$300	4000	Wh	$ 1,200,000	-
Microgrid Control(s)	$325,000	1	Each	$ 325,000	-
			Equipment Total	$ 3,742,060	Federal Share
11. Miscellaneous					
Margin – Overhead & Profit	$0.40	998,000	Wdc	$ 399,200	Non-Federal Share
12. Subtotal				**$ 6,343,377**	
13. Contingencies					
Contingency*	$0.25	998,000	Wdc	$ 249,500	Federal Share ($205,676) Non-Federal Share ($43,824)
14. Subtotal				**$ 6,592,877**	
15. Project (Program) Income					
N/A				$ -	-
16. TOTAL PROJECT COSTS					**$ 6,592,877**
Costs Not Allowable for Participation (Line 1)					**$ 435,657**
Total Allowable Cost					**$ 6,157,220**
17. Federal Assistance Requested (80%)					**$ 4,925,776**

Definitions:
Wdc – watts of power, direct current
Wac – watts of capacity for inverters, alternating current
Wh – watt hours of energy produced or stored in batteries

* The contingency estimate is based upon an industry standard of 4.5- to 5-percent of construction.

Appendix A. PG&E Carbon Footprint Calculator Assumptions

Pacific Gas and Electric Company
Carbon Footprint Calculator
Assumptions

General Information

1. Typical PG&E Residential Customer – Monthly Household Energy Use[1]
- Electricity Usage: 540 kilowatt-hours (kWh)
- Natural Gas Usage: 45 therms (winter 60 / summer 24)

2. ClimateSmart Rates[1]
- Electricity: $0.00254 per kWh
- Natural Gas: $0.06528 per therm

3. PG&E Carbon Dioxide (CO_2) Emissions Rates[2]
- Electric: 0.524 lbs CO_2 per kWh
- Natural Gas: 13.446 lbs CO_2 per therm

Minimizing Your Carbon Footprint – Estimated Avoided CO_2 Emissions

1. Switch to Compact Fluorescent Light Bulbs
Avoid 34 lbs CO_2 per bulb per year

Assumptions:
- *Compares a 100-watt incandescent bulb to a 23-watt compact fluorescent.*
- *Lighting used 2.34 hours per day.[3]*
- *PG&E emissions rate (electric): 0.524 lbs CO_2 per kWh.*

2. Install an Energy-Efficient Clothes Washer
Avoid 260 lbs CO_2 per year

Assumptions:
- *Avoid up to 15 therms per year and up to 128 kilowatt-hours per year.*
- *Based on California Energy Commission-rated Tier 3, 2.65 cubic feet clothes washer supplied by a gas water heater. Savings will vary greatly depending upon number of loads and size of washer, whether front- or top-loading, and whether electricity or natural gas is used for water heating.*
- *PG&E emissions rate (natural gas): 13.446 lbs CO_2 per therm.*
- *PG&E emissions rate (electric): 0.524 lbs CO_2 per kWh.*

3. Purchase an Energy-Efficient Water Heater
Avoid 120 lbs CO_2 per year

Assumptions:
- *Avoid up to 9 therms per year.*
- *30 to 50 gallon 0.63 Energy Factor (EF) natural gas water heater. EF is a measure of energy efficiency.*
- *PG&E emissions rate (natural gas): 13.446 lbs CO_2 per therm.*

4. Install High Efficiency Central Furnace
Avoid 1,000 lbs CO_2 per year

Assumptions:
- *Avoid up to 74 therms per year.*

- *Based on installation of a more efficient furnace (94% AFUE) to replace a less efficient unit (70% AFUE) of the same size (67.611 kBtuh rating). AFUE stands for Annual Fuel Utilization Efficiency and is a measure of heating efficiency on an annual basis.*
- *PG&E emissions rate (natural gas): 13.446 lbs CO_2 per therm.*

5. Install Solar Electric Panels
Avoid 3,300 lbs CO_2 per year

Assumptions:
- *Typical residential system is 3-5 kW.*
- *18% capacity factor.*
- *Operating 8,760 hours per year.*
- *PG&E emissions rate (electric): 0.524 lbs CO_2 per kWh.*

6. Switch to Hybrid-Electric Vehicle
Avoid 2,900 lbs CO_2 per year

Assumptions:
- *12,000 miles per year for average automobile.*[4]
- *Compares hybrid-electric subcompact with comparable vehicle: 2007 Toyota Prius (46 miles per gallon average fuel efficiency) and (non-hybrid) 2007 Honda Civic (29 miles per gallon average fuel efficiency).*[5]
- *Burning 1 gallon of gasoline produces 19.4 lbs CO_2.*[6]

Average Per Capita CO_2 Emissions (Energy and Vehicle Use)

1. Average Californian
22,941 lbs CO_2 per person

Assumptions:
- *2005 California Per Capita Electricity Usage: 7,032 kWh.*[7]
- *2005 California Per Capita Natural Gas Usage: 422 therms.*[7]
- *California Emissions Rate for Delivered Electricity: 0.879 lbs CO_2 per kWh.*[8]
- *Emissions Rate for Natural Gas: 13.446 lbs CO_2 per therm.*[9]
- *12,000 miles per year and 21 miles per gallon for average passenger vehicle.*[10]
- *Burning 1 gallon of gasoline produces 19.4 lbs CO_2.*[6]

2. Average American
32,607 lbs CO_2 per person

Assumptions:
- *2005 United States Per Capita Electricity Usage: 12,347 kWh.*[7]
- *2005 United States Per Capita Natural Gas Usage: 504 therms.*[7]
- *United States Emissions Rate for Delivered Electricity: 1,363 lbs CO_2 per kWh.*[8]
- *Emissions Rate for Natural Gas: 13.446 lbs CO_2 per therm.*[9]
- *2004 United States Per Capita Vehicle Usage: 464 gallons per person.*[7]
- *Burning 1 gallon of gasoline produces 19.4 lbs CO_2.*[6]

3. Average Global Person
8,750 lbs CO_2 per person[11]

Sources

[1] PG&E's ClimateSmart program, authorized by the California Public Utilities Commission in Decision 06-12-032.

[2] PG&E's ClimateSmart program, authorized by the California Public Utilities Commission in Decision 06-12-032. The most accurate measure of emissions from power generation involves calculating the emissions from each plant operating in the portfolio of generating assets for each hour of the day and year, and this can vary considerably by time of day, year, and with seasonal variations in weather.

To avoid this complex approach, it is common to approximate emissions from electric usage through the use of an average emissions rate such as the California Public Utilities Commission (CPUC)-approved ClimateSmart electric emissions rate of 0.524 lbs CO_2 per kWh. This reasonable approximation is based on the average emissions rate for PG&E's electric portfolio, consistent with the emissions rate that is independently certified and registered each year with the California Climate Action Registry (see www.climateregistry.org). The CPUC-approved ClimateSmart natural gas emissions rate is 13.446 lbs CO_2 per therm.

[3] Database for Energy Efficient Resources, California Public Utilities Commission and California Energy Commission.

[4] Emission Factors (EMFAC) Model 2007 Version 2.3, Average Annual Mileage from Air Basins in PG&E Service Territory.

[5] U.S. Environmental Protection Agency, 2007 Miles-Per-Gallon Updates.

[6] U.S. Environmental Protection Agency, Overview: Pollutants and Programs Average Carbon Dioxide Emissions Resulting from Gasoline.

[7] California Energy Commission.

[8] U.S. Environmental Protection Agency eGRID (Updated April 2007).

[9] California Energy Commission (CEC): Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2002 Update, Page A-24, CEC-600-2005-025, June 2005. The average emissions rate for customer use of natural gas is 11.7 lbs CO_2 per therm. For comparability purposes for this calculator, we use the CPUC-approved ClimateSmart rate of 13.446 lbs CO_2 per therm, which includes both customer use and distribution of natural gas.

[10] Emission Factors (EMFAC) Model 2007 Version 2.3.

[11] World Resources Institute Climate Analysis Indicators Tool Version 3.0 (2002 Emissions Data), which is based on:

- U.S. Department of Energy, Energy Information Administration. 2004. International Energy Annual 2002.
- International Energy Agency. 2004. CO_2 Emissions from Fuel Combustion (2004 Edition).
- Marland, G., T.A. Boden, and R. J. Andres. 2005. Global, Regional, and National Fossil Fuel CO_2 Emissions. in Trends: A Compendium of Data on Global Change. Carbon Dioxide Information Analysis Center, Oak Ridge National Laboratory, U.S. Department of Energy, Oak Ridge, Tenn., U.S.A.
- Population Division of the Department of Economic and Social Affairs of the United Nations Secretariat, 2005. World Population Prospects: The 2004 Revision.

Appendix B. Helioscope Solar Report

Canopy over Sedimentation Tanks R1 (copy 1) Roseville Barton Water Treatment, Granite Bay Placer County California

Report

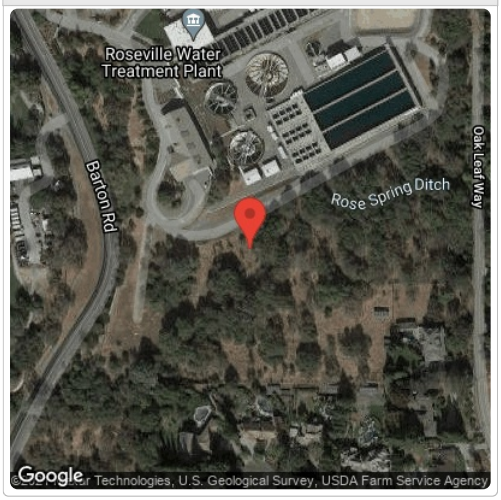
Project Name	Roseville Barton Water Treatment
Project Address	Granite Bay Placer County California
Prepared By	Daniel Ingold dan@powersmith.us

Jacobs

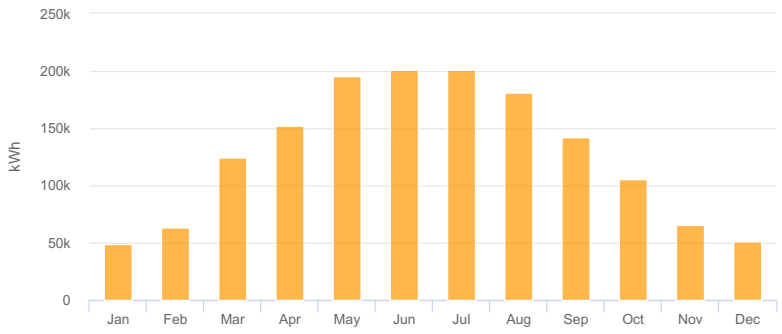
System Metrics

Design	Canopy over Sedimentation Tanks R1 (copy 1)
Module DC Nameplate	998.4 kW
Inverter AC Nameplate	818.0 kW Load Ratio: 1.22
Annual Production	1.531 GWh
Performance Ratio	83.0%
kWh/kWp	1,533.6
Weather Dataset	TMY, 10km grid (38.75,-121.15), NREL (prospector)
Simulator Version	f32791ae32-2bc0e40f0c-8e3c28cfc5-f831c3d7b8

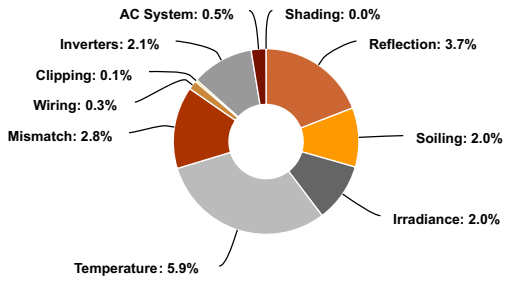
Project Location



Monthly Production



Sources of System Loss



Annual Production

	Description	Output	% Delta
Irradiance (kWh/m²)	Annual Global Horizontal Irradiance	1,849.5	
	POA Irradiance	1,848.2	-0.1%
	Shaded Irradiance	1,848.2	0.0%
	Irradiance after Reflection	1,779.9	-3.7%
	Irradiance after Soiling	1,744.3	-2.0%
	Total Collector Irradiance	**1,744.3**	**0.0%**
Energy (kWh)	Nameplate	1,759,855.1	
	Output at Irradiance Levels	1,724,992.3	-2.0%
	Output at Cell Temperature Derate	1,622,689.7	-5.9%
	Output After Mismatch	1,577,699.7	-2.8%
	Optimal DC Output	1,572,930.2	-0.3%
	Constrained DC Output	1,571,818.2	-0.1%
	Inverter Output	1,538,871.9	-2.1%
	Energy to Grid	**1,531,177.6**	**-0.5%**
Temperature Metrics			
	Avg. Operating Ambient Temp		19.9 °C
	Avg. Operating Cell Temp		29.6 °C
Simulation Metrics			
	Operating Hours		4683
	Solved Hours		4683

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Condition Set

Description	Condition Set 1
Weather Dataset	TMY, 10km grid (38.75,-121.15), NREL (prospector)
Solar Angle Location	Meteo Lat/Lng
Transposition Model	Perez Model
Temperature Model	Sandia Model

Temperature Model Parameters

Rack Type	a	b	Temperature Delta
Fixed Tilt	-3.56	-0.075	3°C
Flush Mount	-2.81	-0.0455	0°C

Soiling (%)

J	F	M	A	M	J	J	A	S	O	N	D
2	2	2	2	2	2	2	2	2	2	2	2

Irradiation Variance	5%
Cell Temperature Spread	4° C
Module Binning Range	-2.5% to 2.5%
AC System Derate	0.50%

Module Characterizations

Module	Uploaded By	Characterization
SPR-P19-400-COM (DS) (Sunpower)	Folsom Labs	DNV GL PVEL SunPower SPR-P19-400-COM.PAN, PAN

Component Characterizations

Device	Uploaded By	Characterization
Sunny Tripower 24000TL-US (SMA)	Folsom Labs	Modified CEC

Components

Component	Name	Count
Inverters	Sunny Tripower 24000TL-US (SMA)	34 (818.0 kW)
Strings	10 AWG (Copper)	170 (24,132.5 ft)
Module	Sunpower, SPR-P19-400-COM (DS) (400W)	2,496 (998.4 kW)

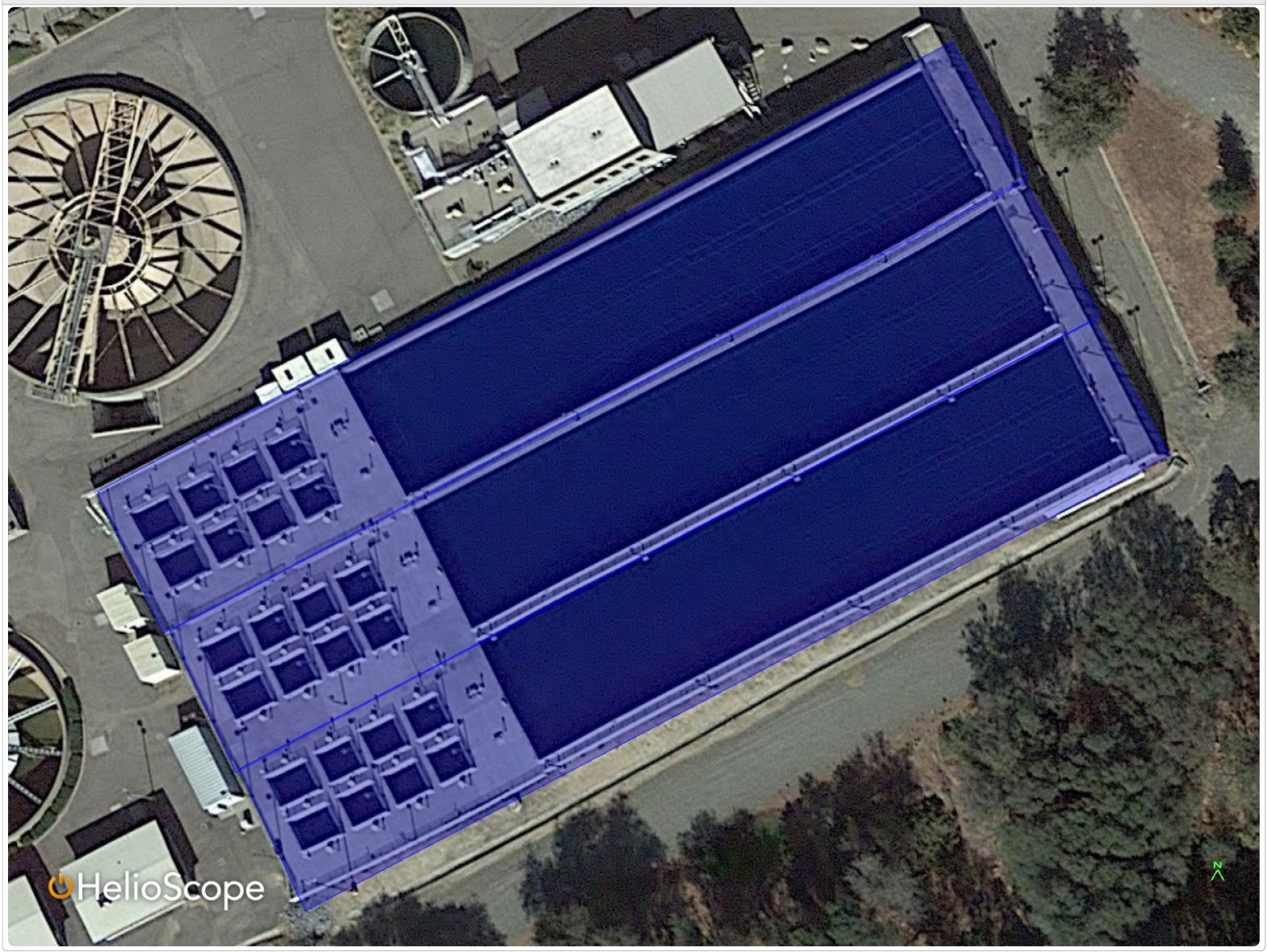
Wiring Zones

Description	Combiner Poles	String Size	Stringing Strategy
Wiring Zone	-	4-17	Along Racking

Field Segments

Description	Racking	Orientation	Tilt	Azimuth	Intrarow Spacing	Frame Size	Frames	Modules	Power
Field Segment 1	Carport	Landscape (Horizontal)	0°	152°	0.0 ft	4x1	208	832	332.8 kW
Field Segment 1 (copy)	Carport	Landscape (Horizontal)	0°	152°	0.0 ft	4x1	208	832	332.8 kW
Field Segment 1 (copy 1)	Carport	Landscape (Horizontal)	0°	152°	0.0 ft	4x1	208	832	332.8 kW

Detailed Layout



CITY OF ROSEVILLE
TRADITION • PRIDE • PROGRESS

Draft Supplement to the Roseville Water Treatment Plant Expansion Project EIR

Prepared for:

City of Roseville

Prepared by:

EIP Associates

July 2005

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DRAFT SUPPLEMENTAL EIR FOR THE ROSEVILLE WATER TREATMENT PLANT EXPANSION

I. PROJECT BACKGROUND

Introduction

Pursuant to the State Guidelines for the California Environmental Quality Act (CEQA Guidelines Section 15050), the City of Roseville (City) is the CEQA lead agency for conducting the environmental review of the proposed Phase 3 expansion of the City's Barton Road Water Treatment Plant (proposed project). As lead agency, the City determined that a Supplemental Environmental Impact Report (SEIR) is appropriate to meet CEQA requirements for the environmental review for the proposed expansion. This document is intended to supplement the 1999 *City of Roseville Water Treatment Plant Expansion Master Plan Project and 60-Inch Raw Water Pipeline Project EIR* (1999 WTPE EIR) and the 2003 *Supplement to the Roseville Water Treatment Plant Expansion Project EIR* (2003 Supplement).

It should be noted that the 1999 WTPE EIR is a "program" EIR. A program EIR, as opposed to a project-level EIR, is prepared "on a series of actions that can be characterized as one large project..." [Section 15168(a) State CEQA Guidelines]. The 1999 WTPE EIR addressed the initial expansion of the plant to 60 million gallons per day (mgd) in sufficient detail as to allow that expansion to occur without additional environmental review. The 1999 EIR recognized, however, that subsequent activities related to future expansions could require additional environmental review. This SEIR is intended to address the proposed construction of facilities required to expand capacity of the WTP to 100 mgd. The expansion of the WTP to 100 mgd was analyzed in the 1999 WTPE EIR at a programmatic level. This supplement to the 1999 WTPE EIR and 2003 Supplement analyzes the environmental effects of the WTP expansion to 100 mgd at a project-specific level.

Background

The City of Roseville's Water Treatment Plant (WTP) is located on Barton Road south of Douglas Boulevard and east of downtown Roseville in western Placer County, California (see Figure 1, Regional Location Map). The plant is on an approximately 31.2-acre parcel of land owned by the City (see Figure 2, Project Location Map). The plant is approximately five and a half miles southeast of Interstate 80 (I-80) within the community of Granite Bay. The site and surrounding properties are designated as Rural Low Density Residential in the Granite Bay Community Plan. The project site is bounded by Barton Road to the west, Oak Leaf Way to the east, and residences to the north and south. The Granite Bay Golf Club is located across Barton Road to the west, and residences are located along Oak Leaf Way to the east.

The Roseville WTP obtains its water supply from Folsom Lake. The quality of raw water obtained from the lake is generally excellent, requiring minimal treatment prior to delivery for domestic use.

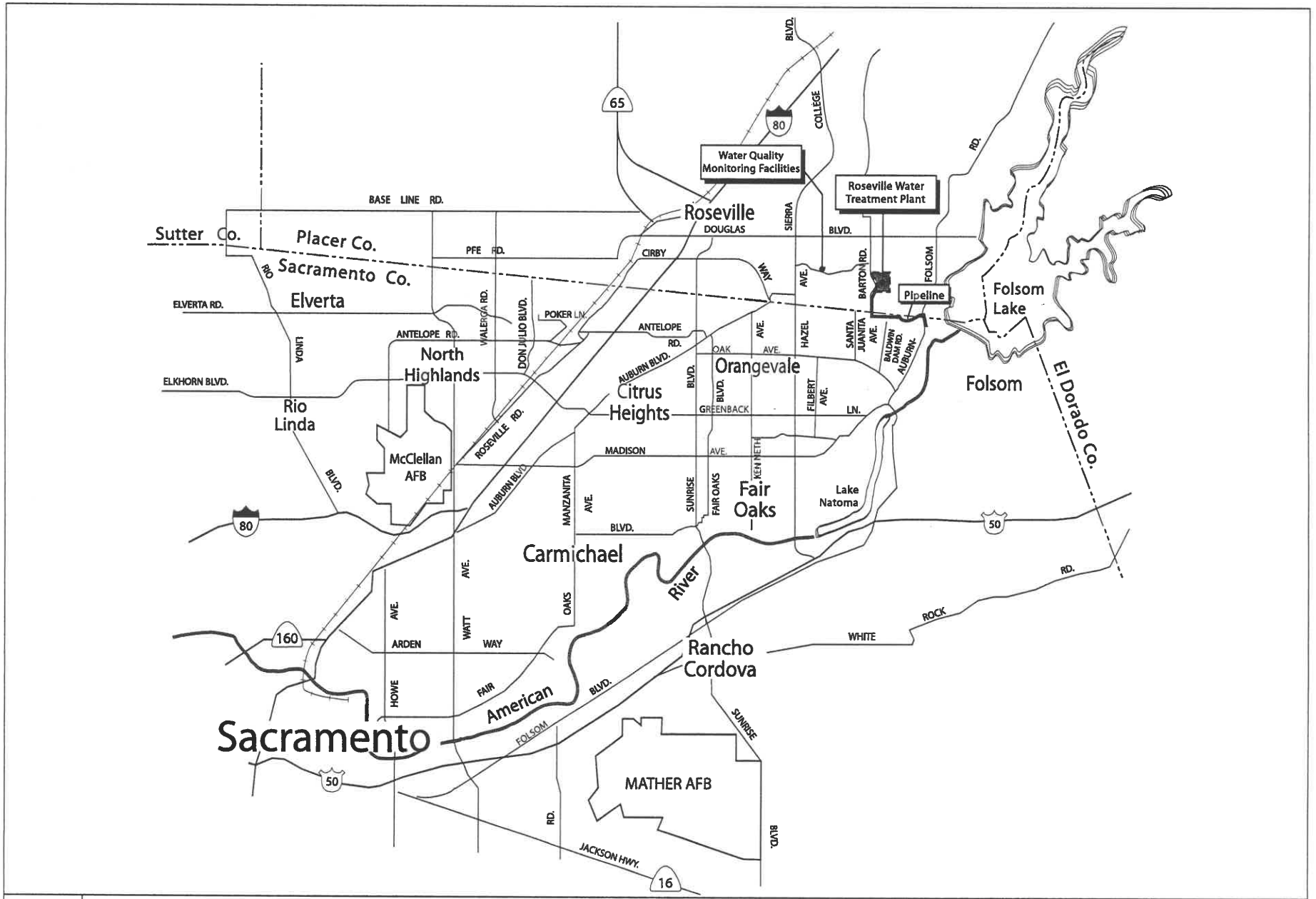


FIGURE 1
Regional Location Map

10966-00

Source: EIP Associates, 2002

Roseville Water Treatment Plant Exp

Not to Scale

EIP ASSOCIATES

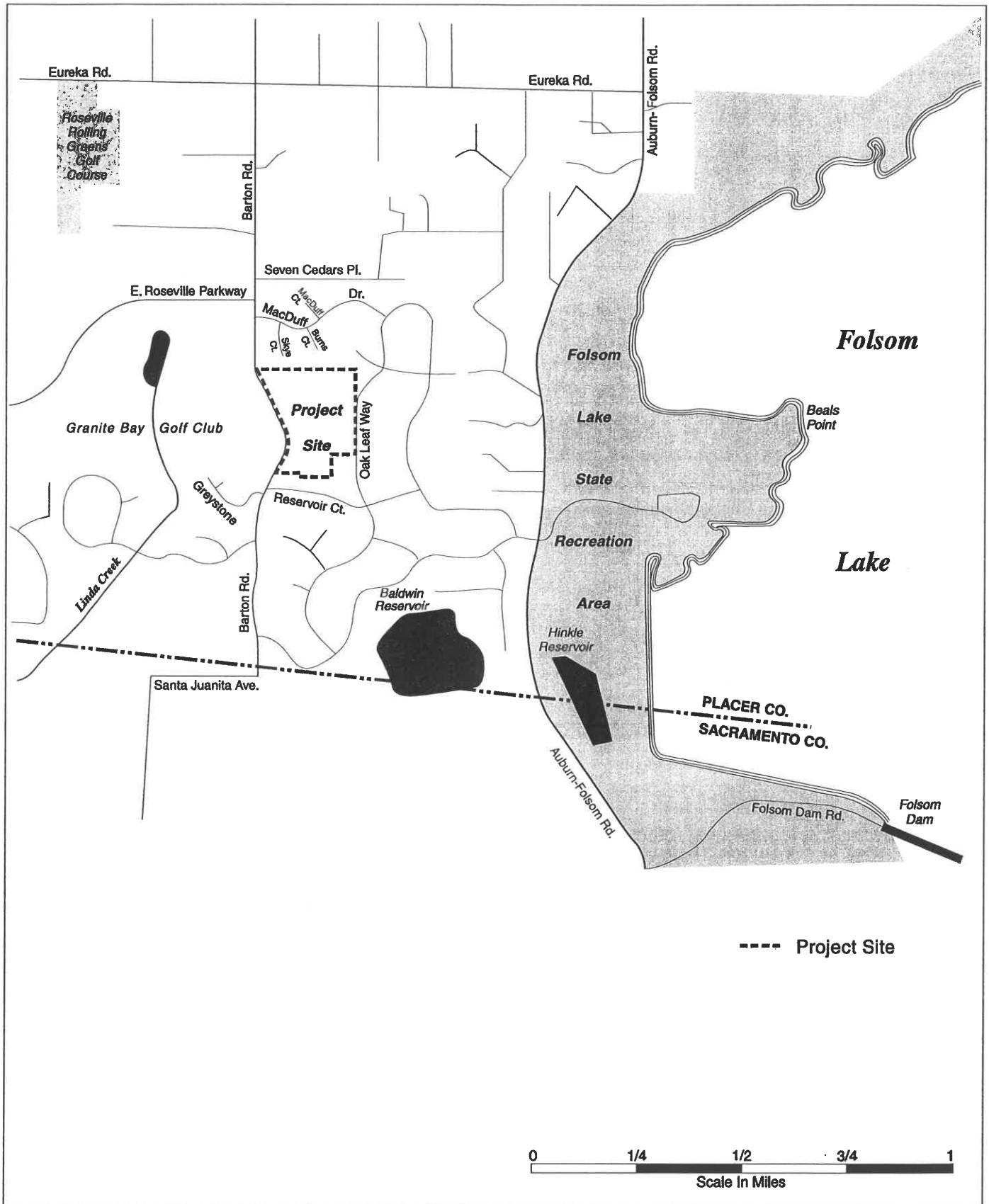


FIGURE 2
Project Location

10966-00

Source: EIP Associates, 2002

Roseville Water Treatment Plant Exp

EIP ASSOCIATES

Roseville's original treatment plant at the Barton Road was completed in 1972 with a rated capacity of 12 mgd. A subsequent expansion of the plant in 1989 expanded the rated treatment capacity at the plant to 48-mgd. In 1999, the City of Roseville adopted the Water Treatment Plant Expansion Master Plan. The Master Plan called for expanding the City's existing treatment facility, in phases, from a treatment capacity of 48 to 100 mgd. These phased expansions would add new facilities and improvements that would increase the plant's treatment capacity to 60 mgd, 75 mgd, and ultimately 100 mgd at full project buildout.

The initial expansion of the WTP from 48 to 60 mgd (referred to herein as the "Phase 2" expansion), was completed in 2001. In 2003, the City approved the construction of a single six million gallon clearwater storage tank, instead of the 2 to 3 tanks projected in the 1999 Master Plan.

The 2003 Supplement evaluated (and provided mitigation for) new potential impacts associated with the construction of the proposed tank, as well as other minor changes to the adopted Master Plan. The tank is now completed, and will provide adequate clearwell storage to accommodate the ultimate expansion of the WTP to 100 mgd. The tank, however, does not affect the plant's current rated capacity of 60 mgd.

In February 2004, the City began the design process for the Phase 3 expansion of the WTP. In October 2004, the City circulated a NOP for a supplement to the 1999 EIR to address the proposed expansion of the WTP to a capacity of 85 mgd. This expansion was referred to in the October NOP as the "Phase 3" expansion. A public scoping session for the Phase 3 Supplemental EIR was subsequently held at the Maidu Community Center on October 28, 2004. Following the scoping session, work on the Phase 3 Draft Supplemental EIR proceeded. Since that time, however, the City has decided to abandon its proposal to complete just Phase 3 improvements. Instead, the City now proposes to combine Phase 3 and Phase 4 expansions identified in the 1999 WTP Master Plan into a single project. By combining these phases, treatment capacity of the WTP would be increased to 100 mgd. This increase in the scope of the project from 85 MGD to 100 MGD is a result of the accelerated construction schedule proposed by landowners within the West Roseville Specific Plan. Staff examined the revised timing of projected water demands and concluded it would be necessary to increase the scope of the Phase 3 expansion to accommodate the increased pace of development.

A second public scoping session for the Supplemental EIR on the WTP Expansion project was held on March 24, 2005 at 7:00 P.M. at the Maidu Community Center, 1550 Maidu Drive, Roseville. Written comments received from attendees of the session were received subsequent to the session and are included in the Appendix B of this Draft Supplement.

The proposed project does not alter the 1999 Master Plan's designated WTP treatment capacity at full buildout, nor does it substantively alter the programmatic impact evaluation of the plan and subsequent conclusions presented in the 1999 WTPE EIR. It is important to note however, that some specific details of a few systems have been altered. These modifications are discussed below in the project description and are considered in this Supplemental Draft EIR.

II. PROJECT DESCRIPTION

Introduction

The following discussion describes facilities that are contained within the 1999 WTPE Master Plan and the proposed modifications to that plan arising from the Phase 3 design process. The discussion also describes the modifications to the Master Plan that were evaluated in the 2003

Supplement and subsequently implemented. Lastly, this section provides an overview of existing conditions on the project site and describes specific elements of the proposed Phase 3 expansion.

WTPE Facilities Proposed Under the 1999 Master Plan

As noted above, the 1999 WTPE EIR evaluated a staged process to expand plant capacity to 60 mgd, 75 mgd and, ultimately, 100 mgd. The 100 mgd capacity was proposed in order to meet anticipated demand at buildout of the City of Roseville's General Plan. Proposed new facilities in the Master Plan included: chemical storage in two locations including near the raw water pipeline and near the existing clearwell and filters; new filters located next to the existing filters; space for a potential future ozonation building near the sedimentation and filtration facilities; four new horizontal sedimentation basins near the existing clarifiers; demolition of the existing washwater basins and construction of a new washwater recovery system; three new sludge lagoons on the southern slopes of the WTP and one new sludge lagoon just south of the existing lagoons on the eastern project boundary; and, a new mixing chamber/clearwell near the chemical feed/disinfection building. The 1999 WTPE EIR project included two potential layouts of reservoir storage for the new mixing chamber/clearwell. One option included providing two new five million gallon (mg) rectangular structures. The other alternative included providing three new 3.3 mg circular tanks. Figure 3 shows the location of proposed facilities to accommodate ultimate plant expansion to 100 mgd as envisioned at that time. The figure shows the option of constructing three new clearwell storage tanks along the northern boundary of the WTP site.

2003 Supplemental WTPE EIR Project

The 2003 Supplemental EIR addressed the proposed construction and operation of one six-million-gallon clearwell storage reservoir and related facilities. As noted above, this tank would be constructed in place of the two or three tanks identified in the 1999 Master Plan.

In addition to the clearwell storage tank, the 2003 project included the construction of interconnecting piping, and a storage building. The locations of the storage tank and storage building are shown in Figure 5 of the 2003 Supplement (see Appendix A).

Existing Environment

Facilities on the site currently include: an operations building, two inlet structures, two 80-foot diameter and one 120-foot upflow-type clarifiers, eight filters, two washwater reclamation basins, four sludge lagoons, and three above-ground water storage tanks. In addition, the site includes a chemical storage building, a storage shed, and a flocculation/sedimentation basin. The remainder of the site is undeveloped with areas that are landscaped immediately adjacent to the operations building. Figure 4 is an aerial photograph of the Barton Road WTP taken on March 9, 2004. Mature stands of native oak woodland dominated by interior live oak and blue oak trees are present throughout a majority of the southern portion of the site. Two small wetland areas exist on the project site along with an intermittent drainage channel located in the western portion of the site.

The drainage channel drains to the west into the Granite Bay Golf Club through a concrete culvert under Barton Road. The entire site is enclosed with chain link fencing, wrought iron fencing, and cinder block walls.

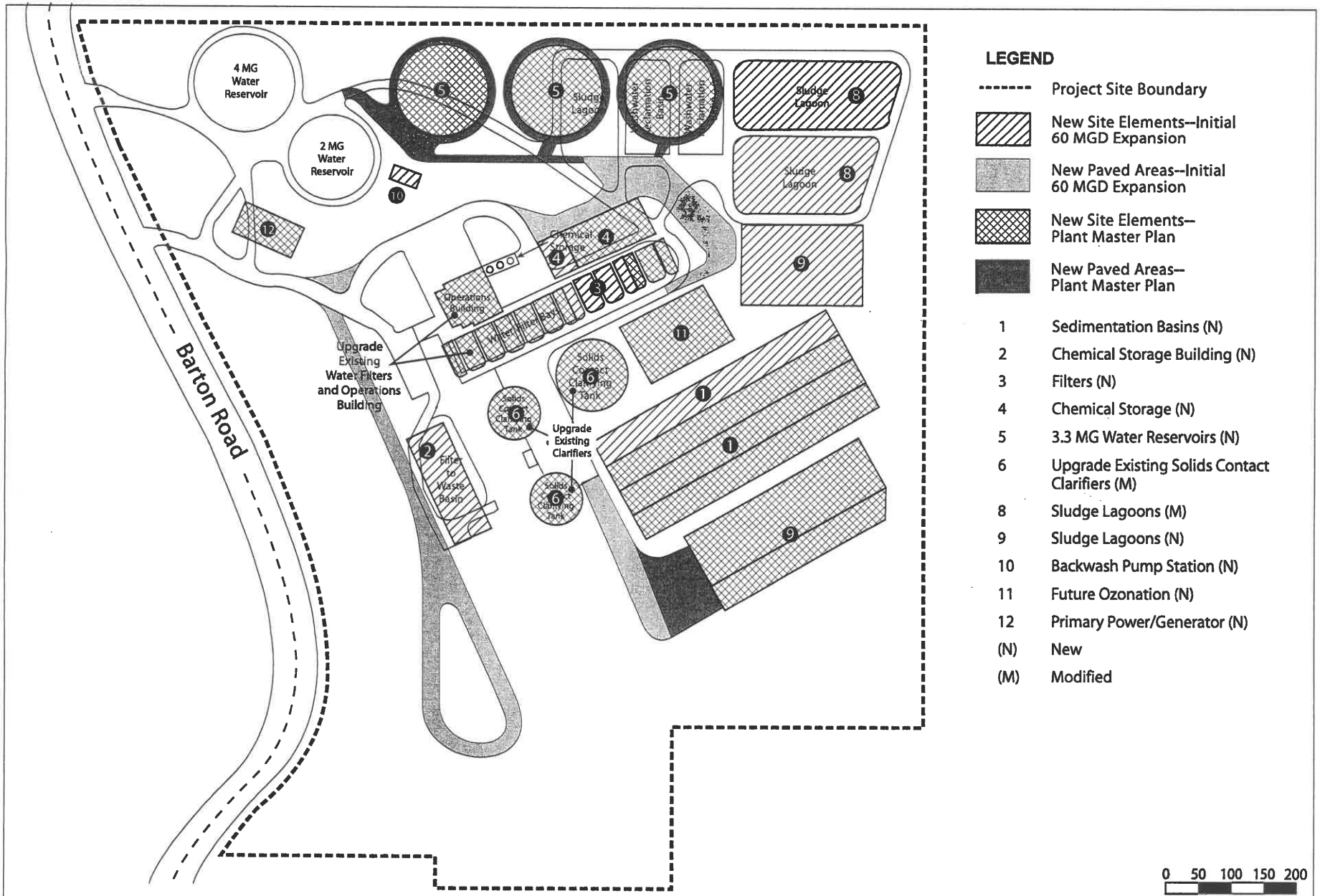


FIGURE 3
1999 Proposed Plant Master Plan

Scale In Feet

10966-00

Source: EIP Associates, 1999

Roseville Water Treatment Plant Expansion

EIP ASSOCIATES

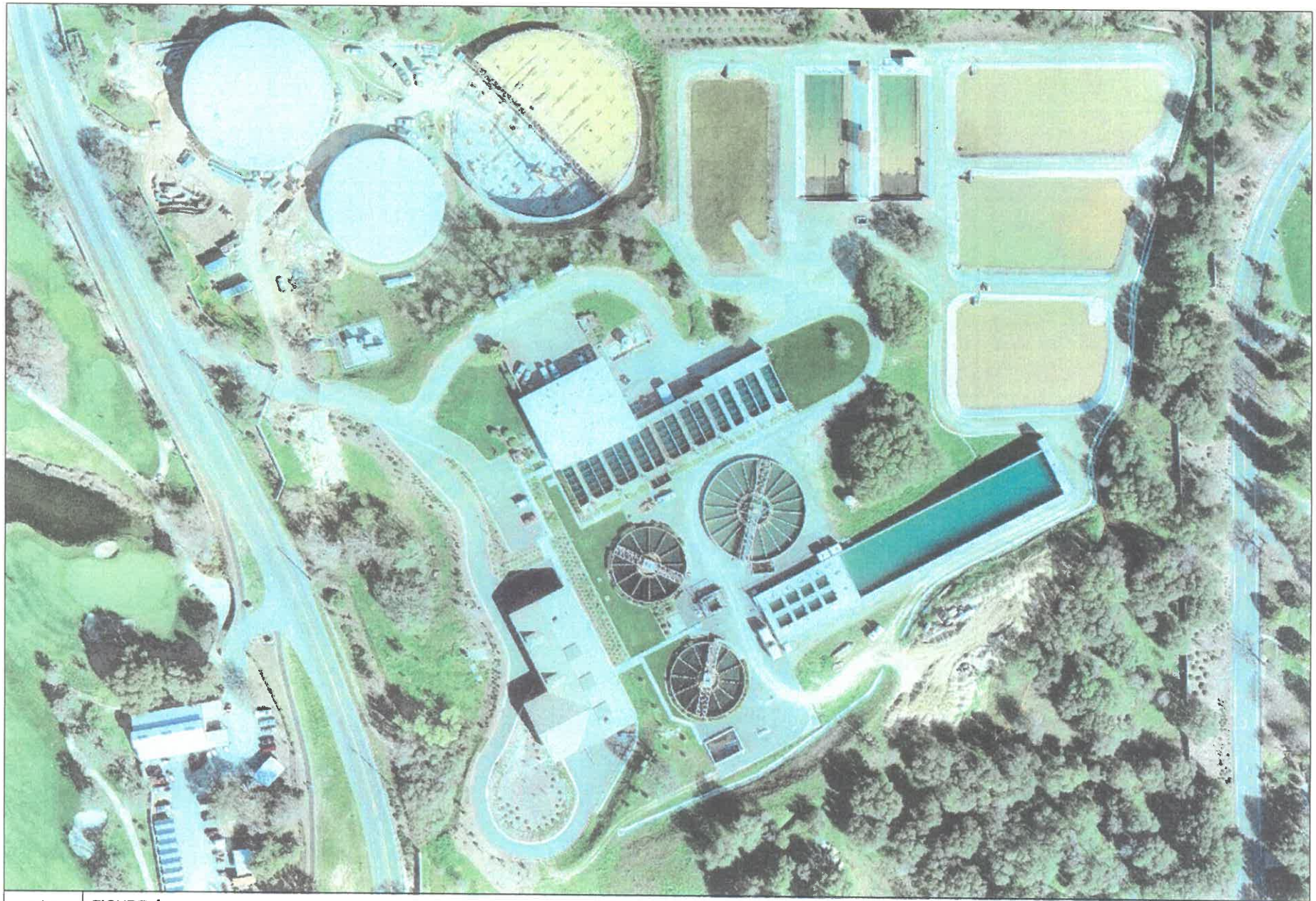


FIGURE **4**
Aerial View of WTP

Source: EIP Associates

10966-00

Roseville Water Treatment Plant Expansion

Not to Scale

EIP ASSOCIATES

At the conclusion of the 1999 WTPE Master Plan process, the City entered into a "settlement agreement" with the Folsom Lake Estates Homeowners Association, Granite Bay Hills Homeowners Association, and Graystone Homeowners Association. The agreement included several items that were agreed to by the parties of the agreement. These included the preparation of a landscape and visual mitigation plan. Numerous improvements to the WTP site have been carried out since 1999 in accordance with the agreement.

In addition, the 2003 Supplement identifies additional landscaping designed to screen the new 6 mg tank from neighboring residential development along a portion of the north property line. The 6 mg tank is approximately 35 feet from the property line. The new landscape consists of dense plantings of native oaks, shrubs and grasses, and redwood trees. Several native oak trees were removed to accommodate grading changes for the new construction. The replacement oak trees used in the landscaping presented in the 2003 Supplement count towards the total replacement number.

Elements of the Proposed Phase 3 Expansion (Proposed Project)

The proposed project would expand plant capacity from 60 to 100 mgd. This modifies the original 1999 Master Plan, which identified this expansion as a 15 mgd increase from 60 to 75 mgd. Provision of the added capacity would be accomplished by increasing the flocculation/sedimentation and filtration capacities at the WTP, increasing the washwater handling capacity, and providing facilities to mechanically dewater solids from the treatment process. Pipelines within the existing site boundaries would connect the new and existing facilities, and allow independent operation of the two process trains between the raw water pipelines and the treated water reservoirs.

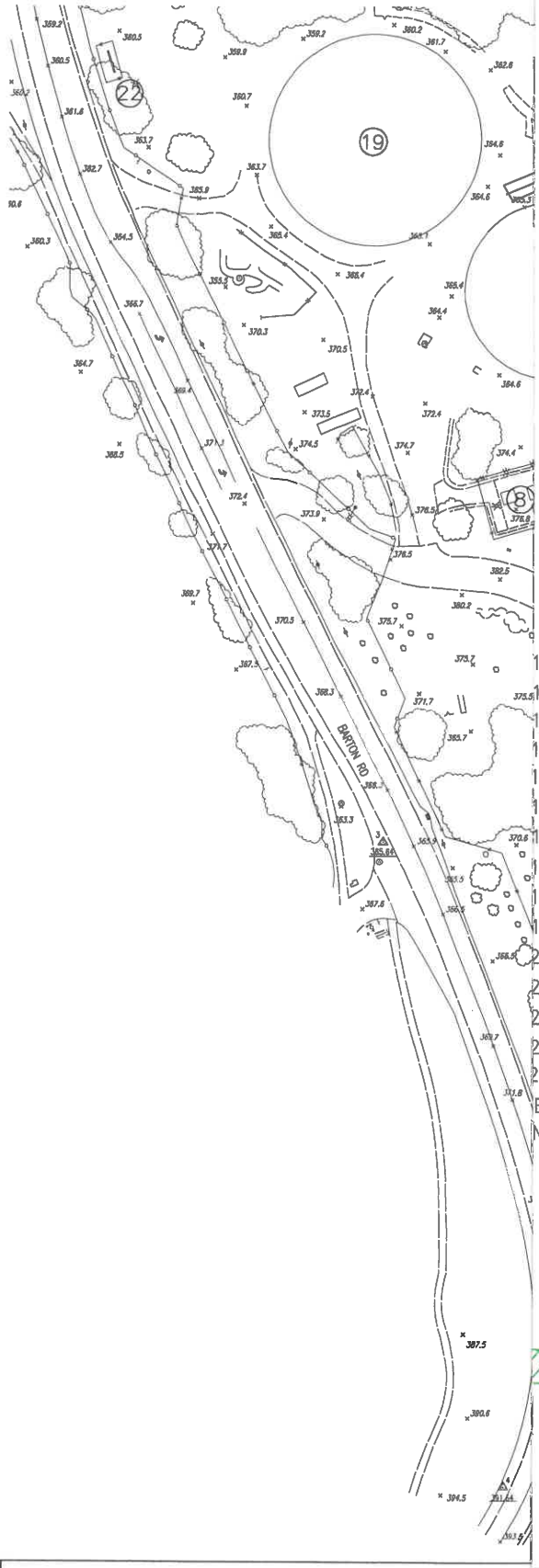
In total, the proposed project would include the following facilities (see Figure 5):

1. Two new flocculation and sedimentation basins,
3. Four new filters,
4. New clearwell structure with backwash pumps,
9. Sludge thickener,
13. Mechanical dewatering facilities,
16. Flash mix facilities,
21. Two new washwater basins,
25. Workshop facility

In addition to the above mentioned facilities, the proposed project would also include the following facilities:

- New connection to 72-inch effluent pipeline
- Modifications to existing chemical storage and feed systems, and
- Off-site chlorine residual monitoring station.

The *City of Roseville, Water Treatment Plant Expansion-Phase III, Preliminary Design Report* was prepared by the project design consultant, MWH, dated November 2004. The following descriptions were taken from that report and summarized. The full report is available for public review at the City of Roseville Environmental Utilities Department, 2005 Hilltop Circle, Roseville. Contact Jim Mulligan at (916) 774-5770.



KEY

1 SEDIMENTATION BASIN (N)
2 CHEMICAL STORAGE BUILDING (E)
- ALUM
- SODIUM HYDROXIDE
- HYDROFLUOSILICIC ACID
- CATIONIC POLYMER
- SODIUM HYPOCHLORITE

3 FILTERS (N)
4 EAST CLEARWELL (N)
- MIXING CHAMBER
- WEIR STRUCTURE
- BACKWASH PUMPS

5 RESERVOIR (E)
6 CIRCULAR CLARIFIERS (E)
7 WASHWATER BASINS (E)
8 ELECTRICAL SUBSTATION/ENGINE GENERATOR (E)
9 SLUDGE THICKENER (N)
10 SLUDGE LAGOONS (E)
11 SLUDGE LAGOONS (E)
12 NOT USED
13 MECHANICAL DEWATERING (N)
14 NOT USED
15 INLET FACILITIES (E)
16 FLASH MIXING (N)
17 FILTERS (E)
18 OPERATIONS BUILDING (E)
19 RESERVOIR (E)
21 WASHWATER BASINS (N)
22 SAN JUAN UTILITY WATER INTERTIE (E)
23 STORAGE FACILITY (E)
24 SEDIMENTATION BASIN (E)
25 WORKSHOP FACILITY (N)
(E) EXISTING
(N) NEW

Proposed Project Expansion (100 MGD)

0 60 120 240

FIGURE **5**
Proposed Project Site Plan - 100 MGD Facility

10966-00

Source: MWH, 2004

Roseville Water Treatment Plant Expansion

EIP ASSOCIATES

Flash Mix Facilities on the Horizontal Sedimentation Train

The current standard in the water industry for flash mix design is diffusion mixing using pumped water jets. The flash mix equipment and chemical feed diffusers will be mounted directly on sections of the pipeline and contained within a below-grade concrete vault.

A 30-hp centrifugal end suction pump will be used to provide approximately 1300 gpm for the flash mix spray nozzle. The jet mixing system and associated chemical diffusers will be located in a below-grade concrete vault providing security, ease of access, and weather protection. In addition, the relocated reclaimed water flow meter and valves will also be located in this vault.

A metal roof will cover the vault and fencing will extend around the top of the vault. All drainage with in the flash mix vault will be directed to a sump. The water in the sump will be pumped into the sump pump piping networked used for the existing valve vault sump pumps.

Two New Flocculation and Horizontal Sedimentation Basins

Two flocculation/sedimentation basins similar to the one constructed under Phase 2 will be installed under the proposed project. The new horizontal flocculation/sedimentation basins will be constructed with a nominal summer flow capacity of 25 mgd each. The basin will be a conventional design using a design overflow rate of 1.2 gpm/ft^2. Sludge collection will be by three parallel chain and flight systems with cross channel chain and flights to a telescoping valve sludge removal system. The telescoping valve will discharge to a sludge connection box. The discharge of the new sludge collection box will connect to the discharge of the existing sludge box. Currently the sedimentation basin sludge flows by gravity to a connection with the clarifier sludge pipe and then onto the sludge drying beds. The proposed facility will modify the discharge of the sludge allowing the sludge from the basins to either flow to the new thickener or to the sludge drying beds.

Four New Filters

The Roseville WTP presently has eight filters, two of which were installed under the Phase 2 expansion. The filtering capacity of the plant is currently 60 mgd. The proposed project includes the installation of four new filters (filters numbers 9, 10, 11 and 12) that will mirror the two filters installed under the Phase 2 expansion. The firm filtering capacity of the WTP will be 100 mgd once the four new filters are operational. Each dual media filter will have two 12 foot by 48 foot cells operating at a maximum loading of 5.5 gallons per minute (gpm) per square foot with one filter offline. The construction of the four new filters will complete the buildout of the filter process to the ultimate capacity.

Two New Washwater Reclamation Basins

The new washwater recovery basin will be sized large enough to handle two filter backwashes (600,000 gallons). The new basin will have a central dividing wall to effectively create two basins. These new basins will be designated Washwater Basins #3 and #4.

The configuration of the new recovery basins would be rectangular, without the sloped sides and bottom of the existing recovery basins. The washwater basins have been sized to maximize the use of the existing sludge basin area. This existing flow splitting structure would be extended, reconfiguring an existing wall to act as a weir and modifying the pipes leading to

the sludge basins to allow overflow from Basins #3 and #4 to be captured at this pit and directed to the sludge basins. In order to alleviate the collection of debris in the new basin, the concrete walls of the new basin would be raised above the top of the existing embankment. The concrete basin would be constructed inside the existing embankment with the existing vegetation. It is assumed that much, if not all of the northern embankment will be removed during construction of the wash water basins, but it will be restored to its original condition, including landscaping, after the new basins are completed.

Sludge Thickener and Mechanical Dewatering Facilities

The original Master Plan (October 1998) stated that solar drying lagoons would provide the long-term solution to sludge handling at the site. The plan called for a total of six basins to be used to partial dry the sludge that would be disposed of offsite. One new sludge holding basin was constructed as part of the 60-mgd expansion located on the east side of the plant just south of existing Basin No. 2. Existing basins 1 and 2 were retrofit with underdrains and concrete bottom to improve drying performance.

These improvements were intended to meet the needs of the 60-mgd expansion but disruption of the normal filling and drying sequence due to construction activities has prevented this operation from being optimized. As a result, it was not clear if sufficient capacity is available to effectively dry residual solids from the expanded plant and continued pumping and off-haul of wet sludge has been necessary. As plant flows and solids production increase, the need for increased solids capacity has become more acute.

The September 2003 update to the Master Plan proposed that a mechanical dewatering system be investigated as part of the next expansion. This investigation was performed as part of the preliminary design effort for the third expansion project. Three dewatering systems were reviewed; pressure filters, belt filter presses and centrifuges. As a result of this review, centrifuges were recommended for the mechanical dewatering system.

The proposed sludge dewatering system consists of the following major components:

- Sludge Thickener – A gravity sludge thickener will be used to thicken the sludge from the clarifiers and the sedimentation basins. When sludge is built up to a certain depth the thickened sludge will be pumped to storage facility. The thickener is designed to store 35,000 gallons of thickened sludge.

- Three Sludge Transfer Pumps (1 or 2 running, 1 on standby) are provided to pump the thickened sludge. The pumps will have manifolds that allow pumping from either the thickener or the storage tanks to the storage tanks and/or to the centrifuges.

- Sludge Storage – A new sludge storage facility is required to store the sludge during periods when the centrifuges are not being operated and should be sized to store four days of thickened sludge, based on operating the centrifuges 3 days a week. The current estimate is that a total of 115,000 gallons of storage is needed. Two 40,000 gallons tanks with mixers should be installed. This capacity plus the storage in the thickener storage will provide the required capacity. The stored sludge will be pumped to the centrifuges.

- Centrifuges – Two 100 gpm centrifuges will provide 20% solid cake, minimum. The centrifuges will have the capacity to divert sludge back to the thickeners when the sludge

does not meet the 20% criteria (i.e. during startup and shutdown). The cake will be conveyed, by a screw conveyor, to disposal bins, for transportation to a landfill.

- Polymer System – A new polymer system will inject polymer upstream of the thickener and the centrifuges.

- Conveyance – The sludge cake will be conveyed by screw conveyor from the discharge of the centrifuges to two disposal bins out side the centrifuge building. Each bin is designed to handle one shift of production of the sludge cake.

- Two of the existing sludge basins will also be required to handle the plant sludge flow during equipment outages and upset conditions.

New Clearwell Structure with Backwash Pumps

As previously described, Phase 3 of the expansion will bring the capacity of the plant up to the ultimate capacity of 100 mgd. The existing, or west clearwell, is currently rated for 80 mgd, which will not accommodate the ultimate future capacity of 100 mgd. In addition it is desired to have the ability to separate the two flow trains that occur at the plant. Therefore this phase includes the construction of a new, or east clearwell, to provide additional capacity and bifurcation of the plant, and to house the new filter backwash system.

New Connection to 72-Inch Effluent Pipeline

With construction of the new east clearwell, a new 72-inch effluent pipeline will be constructed between the east clearwell and the 72-inch pipeline installed during construction of the reservoir. This pipeline connects to the 66-inch and 42-inch transmission mains that carry treated water to the City's service area. The existing clearwell and 54-inch effluent pipeline will stay in service and allow the plant to shut down either pipeline for maintenance while remaining in operation.

Modifications to Existing Chemical Storage and Feed Systems

The Phase 3 expansion of the RWTP will increase capacity from 60 to 100 mgd. This 40-mgd increase in flow will affect the chemical storage and feed systems. The project design report identifies a number of minor modifications to the chemical feed systems currently in operation at the WTP. The chemical systems to be modified include: alum, anionic polymer, cationic polymer, caustic soda, ferric chloride, fluoride, lime, nonionic polymer and sodium hypochlorite. While new chemical storage may require interior modification to the chemical storage building constructed as part of the Phase 2 expansion, the construction of a new storage structure is not proposed for Phase 3.

New Workshop Building

The existing workshop utilized by the plant maintenance staff is currently located in the basement of the Operations Building. A new workshop area is proposed to relocate the existing certain maintenance activities (welding, painting, etc.) away from the main operations building and into a dedicated workshop environment.

The suggested location for this workshop is the site of the abandoned chemical tanks located adjacent to the Operations Building. The proposed building would be a pre-engineered building and occupy an area approximately 45 feet by 30 feet with an approximate height of 16 feet.

Off-Site Chlorine Residual Monitoring Station

After the Phase 3 Expansion, the existing clearwell will not provide sufficient contact time to meet contact time requirements with the current chlorine residual. To achieve the required disinfection credit under all flow conditions (including bypassing the existing clearwell), the final disinfection compliance point will be moved to a location approximately 7,800 feet away from the plant. This new location will provide a minimum contact time of 28 minutes at the WTP's full capacity of 100 mgd with the split between the 42- and 60-inch main transmission pipelines.

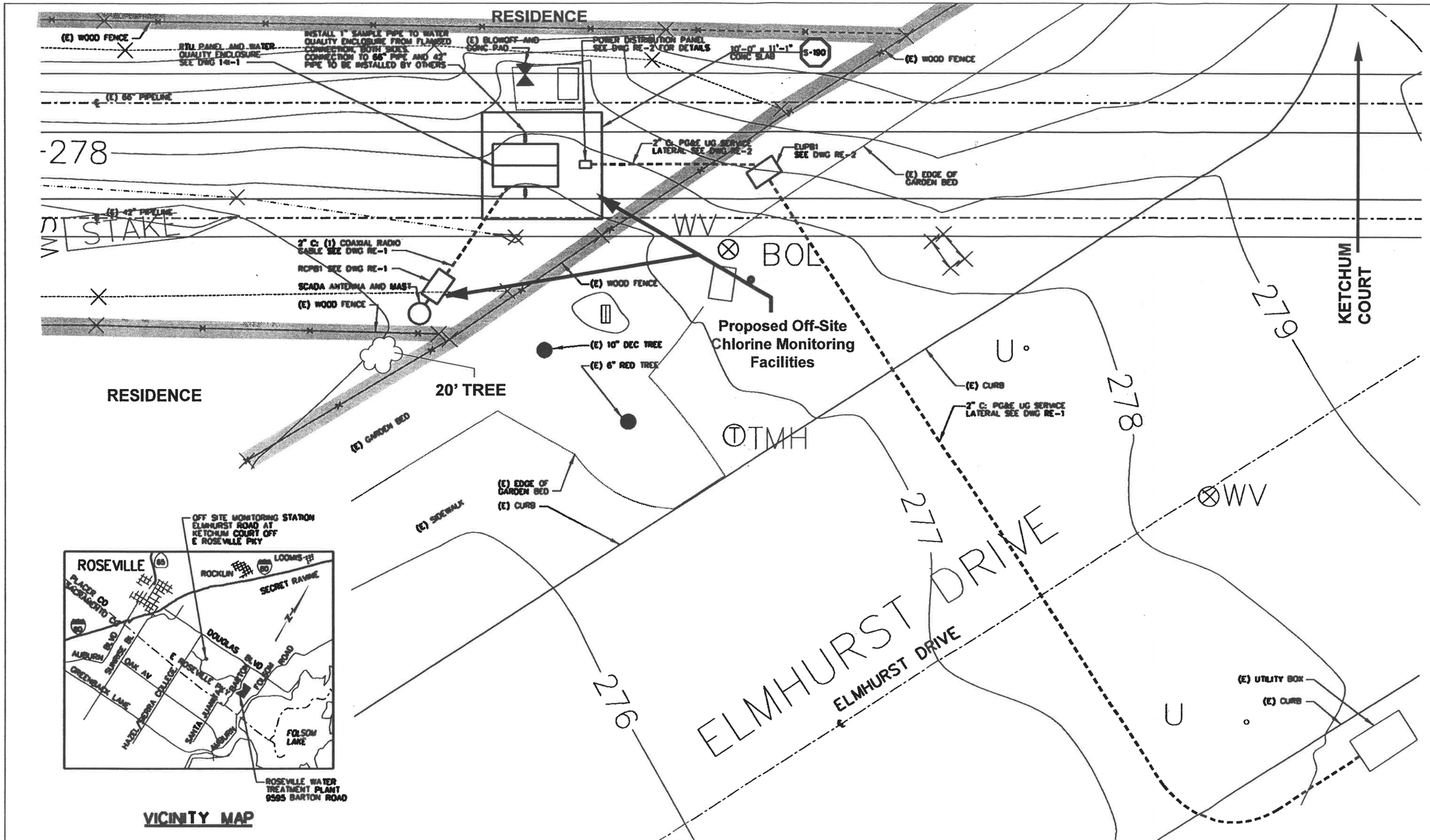
A preliminary review of the requirements for siting the off-site water quality monitoring facility identified a location near the Placer County Fire Station at the intersection of Roseville Parkway and Elmhurst Drive. After further investigation of potential sites, an alternative location was identified near the intersection of Elmhurst Drive and Ketchum Court. The site was chosen because it is located on the City's property and can be accessed from Elmhurst Drive. The off-site monitoring equipment will be located in an approximately 30-foot-wide existing utility easement that contains City and PG&E facilities and is separated from neighboring houses by fences (see Figure 6). The site is generally accessible from the west and current activities in the easement include maintenance of existing utilities and landscaping. There are two residences located adjacent to the proposed off-site monitoring station. These residences are indicated on Figure 6, and are located southwest and north of the off-site monitoring station equipment. A new sidewalk and gate through the subdivision fence will be constructed. Parking is available on Elmhurst Drive.

The site will contain 2 metal cabinets, the dimensions of which are approximately 12 x 12 x 63 inches and 72 x 48 x 72 inches, respectively. The cabinets will house the electrical supply equipment and water quality testing equipment, respectively. Electricity will be supplied from existing PG&E utilities located in the easement. A 4-inch diameter pole approximately 25 feet high with a small radio antenna will also be attached to the water quality enclosure to transmit water quality information to the city's supervisory control and data acquisition (SCADA) system. It is expected that the existing fencing and neighboring trees will shield the equipment from view from the street with the exception of the antenna which will extend about 19 feet above the existing fence.

Landscaping Plan

In addition to the facilities described above, the proposed project includes a landscaping plan for the project site for Phase 3. The landscaping for Phase 3 would be located on the east, south and west sides of the plant facilities. Native oaks will be planted wherever feasible, to replace those removed for the expansion under the City's tree removal permit. In addition, native shrubs and grasses will be used to provide erosion control and an evergreen vegetated screen.

Drip irrigation will be used in establishing the native plants, with the intent that once established the drip irrigation will be turned off. Native oaks including Blue Oak and Interior Live Oak will be planted in Phase 3. In addition, California Sycamore trees will be planted near the main entry on Barton Road, along with native shrubs and grasses. The proposed project landscaping plan is shown in Figures 7, 8, and 9.



VICINITY MAP

FIGURE 6

Off-Site Chlorine Monitoring Station Site Plan

Source: MWH, 2005

Not to Scale

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Roseville Water Treatment Plant Expansion

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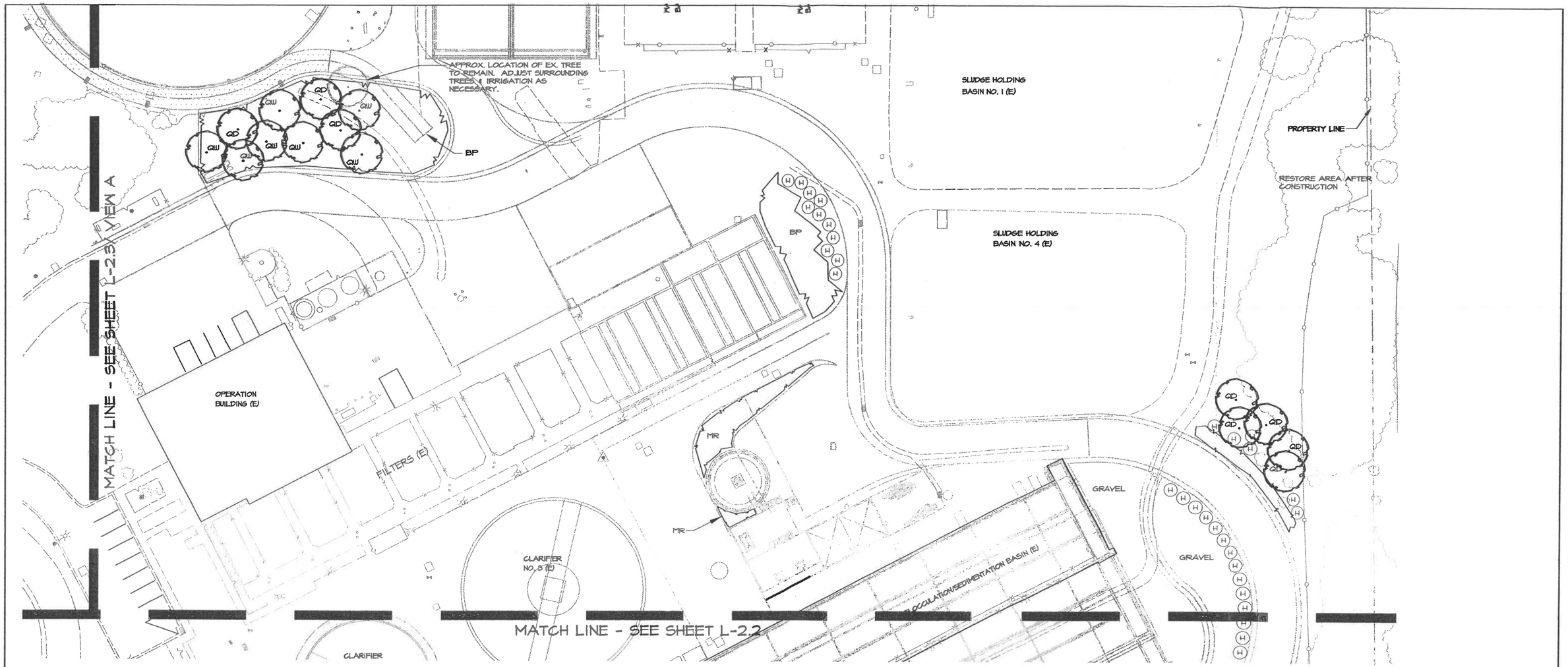


PLANTING NOTES

1. SITE AND DRAWING REVIEW:
THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SITE AND BE FAMILIAR WITH ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID. THE LANDSCAPE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING A BID.

2. SOIL PREPARATION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL GRADING +/- .01 AND POSITIVE SURFACE DRAINAGE OF ALL PLANTING AREAS. NO LOW SPOTS WHICH HOLD STANDING WATER WILL BE ACCEPTED.

3. SOIL AMENDMENTS:
SEE DETAILS. CONTRACTOR SHALL SUBMIT SAMPLE AND/ OR PRODUCT LITERATURE FOR APPROVAL.

4. MAINTENANCE:
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR 90 DAYS FOLLOWING APPROVAL TO BEGIN THE MAINTENANCE PERIOD. REGULAR WATERING, CULTIVATING, WEEDING, REPAIR OF STAKES AND TIES, SPRAYING FOR INSECTS, SHALL BE PERFORMED AS NECESSARY TO MAINTAIN VIGOROUS GROWTH AND GOOD COLOR.

5. GUARANTEE:
ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY, THRIVING CONDITION UNTIL THE END OF THE MAINTENANCE PERIOD. ALL TREES SHALL BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE.

6. SITE OBSERVATIONS:
THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE 48 HOURS PRIOR TO A REQUIRED SITE OBSERVATION. CONTRACTOR TO CALL FOR SITE OBSERVATIONS AT THE FOLLOWING TIMES:

1. TREE DELIVERY & TREE LOCATION STAKING (NO TREES TO BE INSTALLED PRIOR TO THIS OBSERVATION/INSPECTION).
2. TREE & SHRUB INSTALLATION.
3. PRIOR TO BEGINNING MAINTENANCE PERIOD.
4. CONCLUSION OF MAINTENANCE PERIOD.

PRIOR TO FINAL SITE OBSERVATION, ALL LANDSCAPE AREAS ARE TO BE WEED FREE AND ALL PLANTS IN A HEALTHY THRIVING CONDITION. NOTIFY THE LANDSCAPE ARCHITECT 7 DAYS PRIOR TO ANTICIPATED DATE OF THE FINAL SITE OBSERVATION.

7. MULCH:
ALL PLANTINGS SHALL RECEIVE A 3" LAYER OF SHREDDED WOOD MULCH, 3/4" IN LENGTH, AFTER ALL TREES AND SHRUBS HAVE BEEN PLANTED. CONTRACTOR SHALL SUBMIT MULCH SAMPLE FOR APPROVAL.

TREE PRESERVATION NOTES

1. ALL PRUNING SHALL BE THE MINIMUM NECESSARY TO PROVIDE CLEARANCE AND SHALL BE DONE BY AN ARBORIST OR UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST, IN CONFORMANCE WITH INTERNATIONAL SOCIETY OF ARBORICULTURALISTS (I.S.A.) STANDARDS.

2. MINOR ROOTS LESS THAN ONE (1) INCH IN DIAMETER MAY BE CUT, BUT DAMAGED ROOTS SHALL BE TRACED BACK AND CLEANLY CUT BEHIND ANY SPLIT, CRACKED OR DAMAGED AREA. MAJOR ROOTS ONE (1) INCH IN DIAMETER MAY NOT BE CUT WITHOUT APPROVAL OF AN ARBORIST.

3. WORK WITHIN THE PROTECTED ZONES OF TREES TO BE PRESERVED SHALL BE DONE BY AN ARBORIST OR UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST, IN CONFORMANCE WITH INTERNATIONAL SOCIETY OF ARBORICULTURALISTS (I.S.A.) STANDARDS.

4. THE IMPROVEMENT PLANS SHALL BE REVIEWED BY THE ARBORIST PRIOR TO APPROVAL SO THAT FINAL RECOMMENDATIONS CAN BE MADE TO ADDRESS PRESERVATION OF TREES AND/OR MITIGATION MEASURES TO MINIMIZE IMPACTS TO TREES THAT ARE PRESERVED.

5. INSTALL A 5' HIGH MIN. CHAIN LINK FENCE AT THE OUTERMOST EDGE OF THE PROTECTED ZONE OF OAK TREES.

PLANTING LEGEND

Symbol		Botanical Name / Common Name	Size	Qty.	Spacing
TREES					
	QD	Quercus douglasii / Blue Oak	15 gal	42	Per Plan
	QW	Quercus wislizenii / Interior Live Oak	15 gal	36	Per Plan
SHRUBS / GRASSES					
◯	A	Arctostaphylos densiflora 'Sentinel' / Arctostaphylos	5 gal	3	Per Plan
	BP	Baccharis pilularis / Dwarf Coyote Brush	1 gal	630	4' o.c.
⊙	C	Ceanothus 'Blue Jeans' / Wild Lilac	5 gal	5	Per Plan
Ⓗ	H	Heteromeles arbutifolia / Toyon	5 gal	35	Per Plan
Ⓜ	MR	Muhlenbergia rigens / Deer Grass	1 gal	92	4' o.c.
⊙	Z	Zauschneria californica / California Fuchsia	1 gal	25	3' o.c.
SITE AMENITIES					
		Boulders; salvaged on site.	Varies	x	Per Detail

10966-00

FIGURE 7

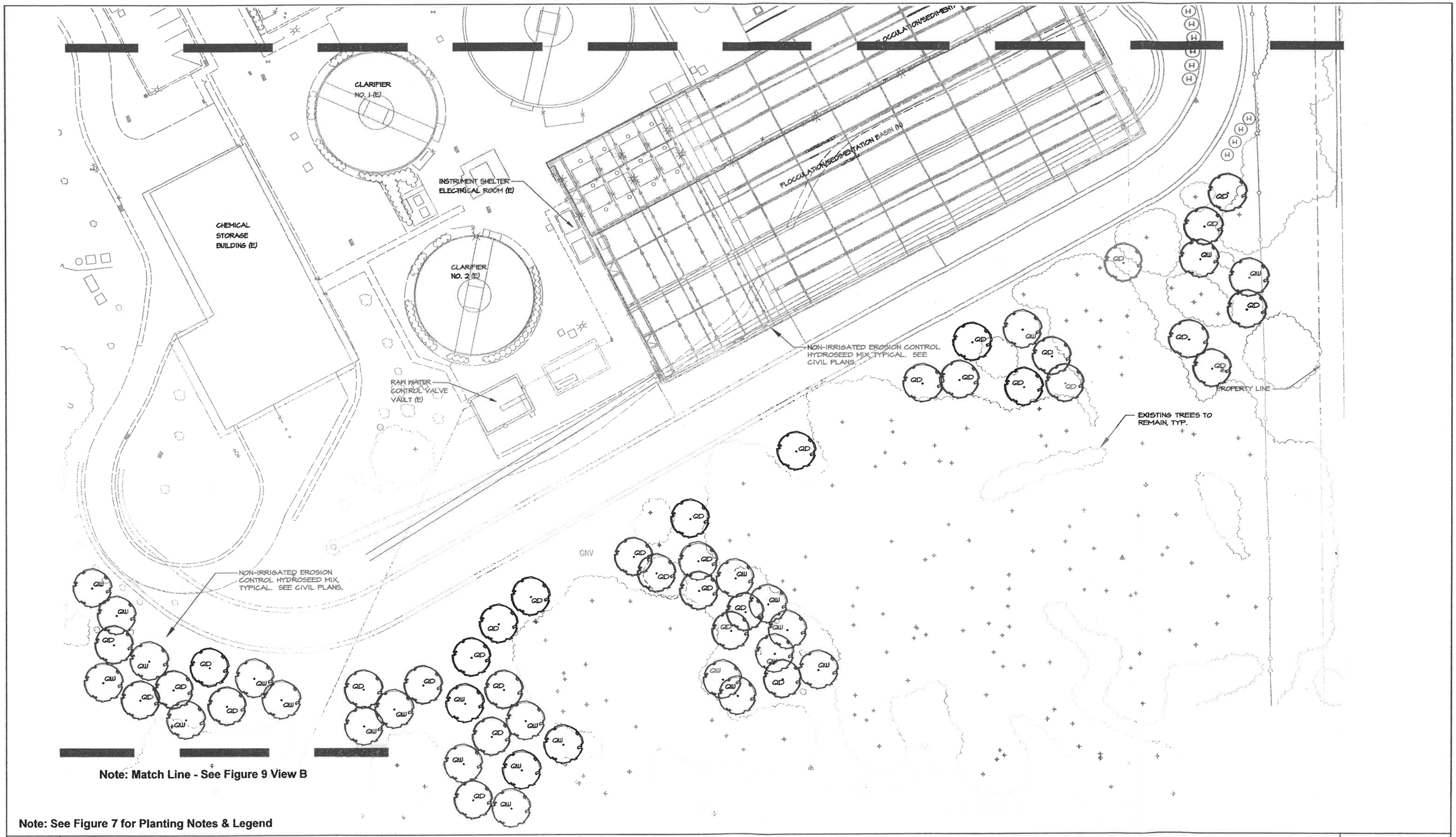
Proposed Landscaping Plan for Northern Section of WTP

Source: City of Roseville, 2005

Roseville Water Treatment Plant Expansion

Scale 1" =30'

EIP ASSOCIATES



Note: Match Line - See Figure 9 View B

Note: See Figure 7 for Planting Notes & Legend

FIGURE **8**

Proposed Landscaping Plan for Southern Section of WTP

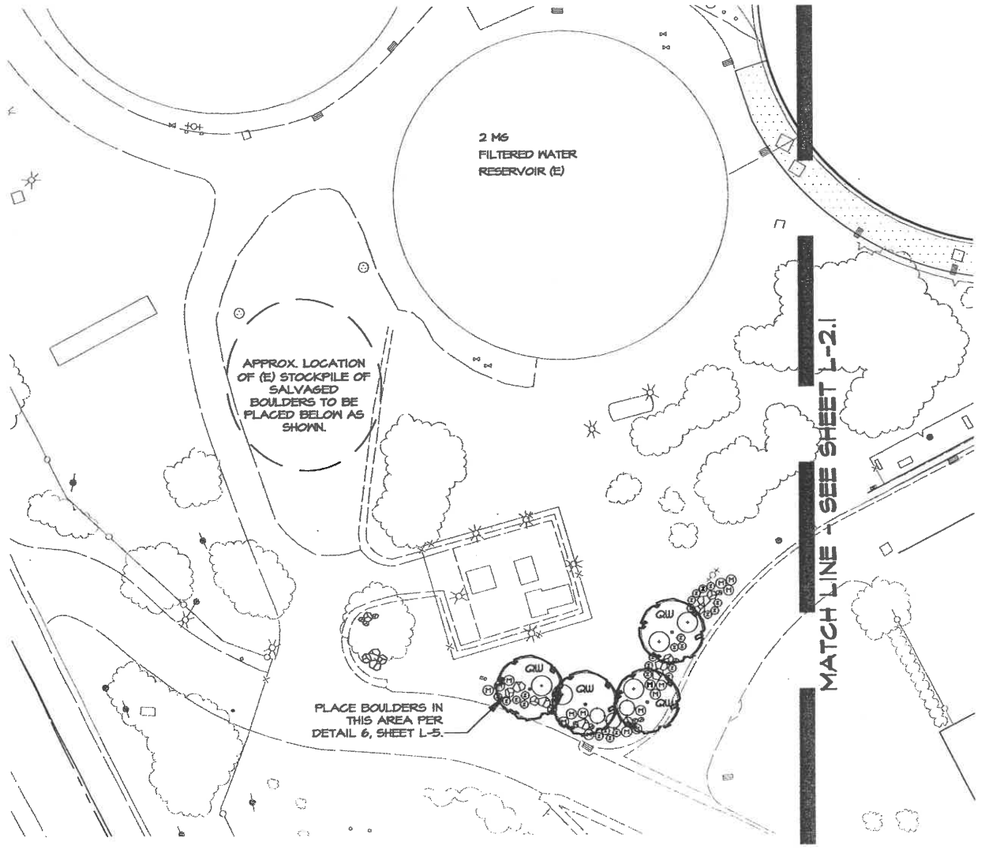
Source: City of Roseville, 2005

Scale 1"=30'

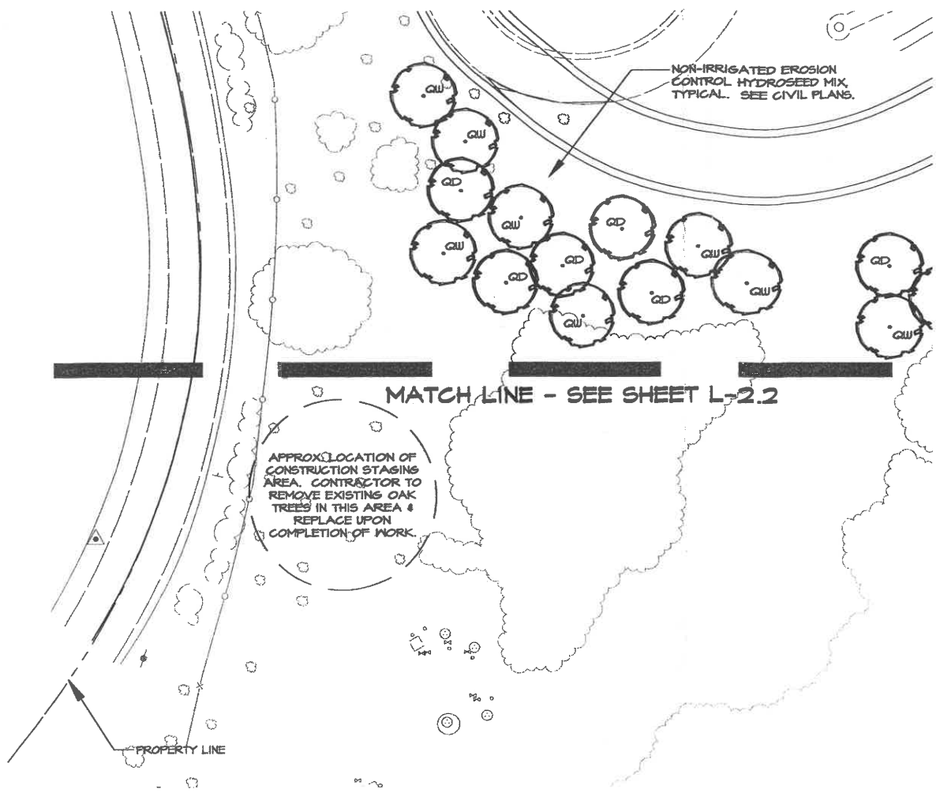
10966-00

Roseville Water Treatment Plant Expansion

EIP ASSOCIATES

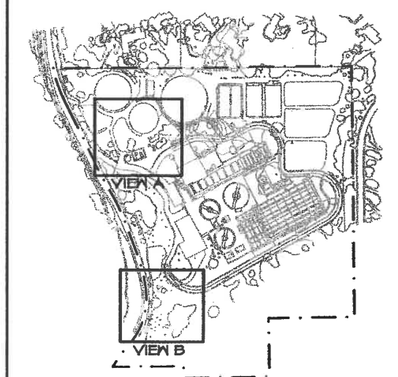


VIEW A



VIEW B

KEY MAP



Note: See Figure 7 for Planting Notes & Legend

10966-00

FIGURE **9**

Supplemental Landscaping Planting Plan

Source: Cunning Engineering, 2005

Roseville Water Treatment Plant Expansion

Scale 1" =30'

EIP ASSOCIATES

1999 WTPE Master Plan Modifications

The systems that have been altered from the original Master Plan and subsequent Master Plan update are as follows:

1. Backwash System: The building that was to house the backwash system under the original Master Plan has been removed from the design. The backwash system (backwash pumps, surface wash pump, and ancillary equipment) that was to be located in the backwash PS has been moved into the new east clearwell.

2. Washwater Recovery: The available area for additional washwater basins will be optimized under the third expansion by providing basins with flat-bottoms and horizontal walls. As a result two basins will be installed as part of the third expansion in lieu of the one basin that was proposed under the original Master Plan.

3. Workshop: The requirement for this building has only recently been identified.

Figure 5, above shows proposed project facilities planned to be constructed as part of the final buildout of the plant as presented in the 1999 WTPE Master Plan. These facilities represent changes to the 1999 WTPE Master Plan and are addressed in this SEIR on a project level.

III. SCOPE OF THE ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) Guidelines Section 15163 state that a lead agency may prepare a supplement to an EIR if any of the conditions described in Section 15162 for a Subsequent EIR are present (Section 15163[a][1]) and if only minor additions or changes to the previous EIR are necessary to make the previous EIR adequately apply to the project in the changed situation (Section 15163[a][2]). The following are conditions contained in CEQA Guidelines Section 15162 that would apply to the preparation of a supplement:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (Section 15162[a][1])

2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (Section 15162[a][2])

3. 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 EIR was certified, as complete or the negative declaration was adopted, shows any of the following: (Section 15162[a][3])

    A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

    B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

    C) 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) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adapt the mitigation measure or alternative.

Upon review of the proposed project, the City has determined that proposed project is consistent with the criteria for preparation of a supplemental EIR as defined above.

This SEIR will supplement the 1999 Water Treatment Expansion Project EIR, which is on file and available for public review at the City of Roseville Environmental Utilities Department located at 2005 Hilltop Circle, Roseville CA, 95747. The SEIR is available for public review at the following locations: the City of Roseville Environmental Utilities Department; Roseville Main Library, 225 Taylor Street, Roseville CA, 95678; and Roseville Maidu Branch Library, 1530 Maidu Drive, Roseville CA 95661. Section 15163 of the CEQA Guidelines encourages the use of a supplement to an EIR if new conditions would require the preparation of a Subsequent EIR and, if these conditions would be minor additions or changes to make the previous EIR adequately apply to the project in the changed situation. The supplement to the EIR need only contain the information necessary to make the previous EIR adequate for the project as revised. In this case, the SEIR evaluates the effects of constructing improvements to the WTP to increase plant treatment capacity to 100 mgd from its current capacity of 60 mgd. The SEIR also addresses proposed modifications to the Plant Expansion Master Plan discussed above.

As provided in the CEQA Guidelines (Section 15021), public agencies are charged with the duty to avoid or minimize environmental damage where feasible. In discharging this duty, the public agency has an obligation to balance a variety of public objectives, including economic, environmental, and social. The public agency is required to consider the information in the SEIR, along with any other relevant information included in the public record, in making its decision on the project (CEQA Guidelines Section 15121). When the Lead Agency decides whether to approve the proposed project, it will consider the previous EIR, as revised by the supplemental EIR (CEQA Guidelines Section 15163(e)).

A Notice of Preparation (NOP) for this SEIR was released on March 7, 2005 for a 30-day public comment period. A public scoping meeting was held at the Maidu Community Center on March 24, 2005. A copy of the NOP and comment letters received in response to the NOP are included in Appendix B. Comments on the NOP addressed the following issues: surface runoff after construction activities; neighboring pond water levels; pump noise; WTP lighting, the management of plant site drainage; current landscaping; the location of construction staging areas' new landscape plantings; views of existing facilities from neighboring residences; and, the need for future water tank construction.

This Draft SEIR was submitted to the State Clearinghouse and made available to all applicable federal and State regulatory agencies and other interested parties on July 26, 2005. The public review period in 45 days and ends on September 9, 2005. During that public review period, comments and questions on this Supplement to the EIR should be submitted to:

Jim Mulligan
City of Roseville Environmental Utilities Department
2005 Hilltop Circle
Roseville, CA 95747

Required Discretionary Actions

The City is required to follow through with discretionary actions for project approval. The actions necessary for project approval include, but are not limited to the following:

- **Certification of the EIR Supplement** – Certification that the EIR, as supplemented, adequately identifies the significant environmental effects of the proposed project, pursuant to CEQA and the CEQA Guidelines;
- **Project Approval** – Approval of the proposed project by the City; and
- **Mitigation Monitoring** – Adoption of a Mitigation Monitoring Plan to reflect the measures required to mitigate significant impacts of the project.

In addition, the following regulatory agencies may be Responsible Agencies.

- **State of California, Health and Human Services Agency, Department of Health Services (DHS)** for water supply permits administered under the Safe Drinking Water Program. DHS may need to amend the current permit or provide a new water supply permit.

IV. ENVIRONMENTAL CHECKLIST

Introduction

The City of Roseville determined that the 1999 WTPE EIR adequately addressed the potential effects of the proposed WTP expansion and pipeline construction. As discussed above, certain elements of the WTPE were addressed programmatically and require additional environmental review. The 1999 WTPE EIR identifies the proposed project as one of those elements that would require additional environmental review. In most instances, however, the impact analyses presented in the 1999 WTPE EIR are entirely adequate for the proposed project. In other instances, additional analysis is required to fully meet the requirements of CEQA.

The following section of this SEIR identifies which environmental issue areas required additional analysis and which issue areas were adequately addressed in the 1999 WTPE EIR and 2003 Supplement. To clearly and comprehensively identify which issue areas are considered adequately addressed in the 1999 WTPE EIR and 2003 Supplement and which are not, the following section uses a modification of the environmental checklist form provided in Appendix G of the CEQA Guidelines. In addition, the checklist identifies the location of previous analyses for each technical issue included in the 1999 WTPE EIR or 2003 Supplement.

A discussion follows each environmental issue identified in the checklist. Included in each discussion are project-specific mitigation measures recommended as appropriate as part of the proposed project. This checklist contains the information necessary to make the previous EIR adequate for the proposed project in accordance with State CEQA Guidelines pertaining to EIR supplements (§15163).

For the analysis presented in this checklist, the following impact designations are used:

Potentially Significant Impact/New Mitigation Required: An impact that could be significant, but was not previously identified in the WTPE EIR and Supplement; or an impact for which additional mitigation measures beyond existing WTPE EIR and Supplement mitigation measures would be required to reduce the project's potential impacts to a level of insignificance.

Impact for which the WTPE EIR and Supplement are Sufficient: Impacts that would be reduced to a less-than-significant level by mitigation measures contained in the 1999 WTPE EIR and 2003 Supplement. Overridden impacts are also included in this category. These are impacts that were determined to be significant and unmitigable in the WTPE EIR, but were overridden by the City of Roseville.

New Less-Than-Significant Impact: Any impact that would not be considered significant under CEQA relative to existing standards, and that was not previously identified in the WTPE EIR and Supplement or requires additional mitigation to reduce the impact to a less-than-significant level.

No Impact: The project would not have any impact.

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
1. LAND USE AND PLANNING *Would the project:*				
a. Physically divide an established community?	☐	☐	☐	■
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 on environmental effect?	☐	■	☐	☐
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	■

Discussion

Section 4.1 (pages 4.1-1 through 4.1-10) of the 1999 WTPE EIR presents a detailed discussion of the environmental and regulatory settings pertaining to land use on and adjacent to the project site. That discussion remains applicable to the proposed project and is incorporated

here by reference. Section 4.1 (pages 4.1-10 through 4.1-20) addresses the potential impacts of implementation of the WTPE Master Plan and found no significant impact pertaining to land use that would require mitigation. New facilities under the proposed project are not substantially different from the facilities and Master Plan elements addressed in the 1999 WTPE EIR and 2003 Supplement from a land use perspective. The proposed project therefore would not result in new impacts related to land use.

a. With the exception of the proposed off-site water quality monitoring station, the proposed project would be located entirely on the existing WTP site and would be constructed within the fenced boundary of the existing plant site. No residences are present on this site. Therefore, the proposed project would not divide an established community, and ***no impact*** would occur. The off-site water quality monitoring station is located in a residential area near the intersections of Elmhurst Drive and Swan Court. Due to the small size of the monitoring station, it will not divide any established community, and no impact would occur.

b. The WTP site is owned by the City of Roseville and is therefore within the jurisdiction of the City and subject to the City's land use authority, city ordinances, goals, and policies. The site, however, is located east of the incorporated limits of the City and is entirely surrounded by land under the jurisdiction of Placer County. The project site is adjacent to low density residential uses on the north, south and east and the Granite Bay Golf Course across Barton Road to the west.

   The 1999 WTPE Master Plan described development of the WTP site with facilities necessary to expand the plant's treatment capacity to 100 mgd. The 1999 WTPE EIR and 2003 Supplement found the proposed expansion of the plant to its ultimate projected capacity to be consistent with all applicable land use policies and regulations. As new facilities under the proposed project are not substantially different from the facilities and Master Plan element addressed in the 1999 WTPE EIR and 2003 Supplement from a land use perspective, and because land use policies and regulations presented in the 1999 WTPE EIR have not substantively changed since that time, the proposed project would not result in any new inconsistencies with applicable land use policies or regulations. Furthermore, construction of the off-site water quality monitoring station would not conflict with any of the Cities land use plans, policies or regulations. Therefore, this is an ***impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient***.

c. No habitat conservation plans or natural community conservation plans have been adopted by the City of Roseville that could affect the proposed project site. Therefore, the proposed project would not conflict with any habitat conservation plans and ***no impact*** would occur.

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
2. AGRICULTURE RESOURCES *In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the*				

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
b. Result in substantial soil erosion, or the loss of topsoil?	☐	■	☐	☐
c. Be located on a geologic 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?	☐	■	☐	☐
d. Be located on expansive soils, as defined in Table 18-1-13 of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	■	☐	☐
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?	☐	☐	☐	■

Discussion

Geology and soils impacts associated with future plant expansions were previously addressed in Section 4.2 of the 1999 WTPE Draft EIR (see pages 4.2-1 through 4.2-13).

a.i-ii. The project site is located in a geologically stable area that is classified as a low severity earthquake zone by the California Department of Mines and Geology. No active faults are known to exist in Placer County and no known geologic faults exist on the site. Two faults exist adjacent to the proposed project area but are not historically active. Major faults in the region are related to the Bear Mountain Fault Zone and the Foothill-Melones Fault System located along the Sierra Nevada Mountain front. The Bear Mountain Fault Zone has been mapped approximately 20 miles east of the proposed project area. According to earlier studies, the project area is located in the "low severity zone," implying a probable maximum earthquake intensity of VII (Modified Mercalli Scale). Generally, the area is considered to be in a low geologic and seismic hazard category.

No geologic hazards have been identified on the project site (including the proposed remote monitoring location) and the project site is not within an area that requires special zoning under the Alquist-Priolo Special Studies Zone Act. Three inactive faults have been identified in the vicinity of the City of Roseville, northeast of the project site. The proposed project would not directly increase the number of people that could be affected

by seismic ground shaking because the project does not include the introduction of a new population. All facilities would be designed and constructed to meet the current Uniform Building Code (UBC) for areas that have the potential for seismic activity. Construction contractors are required to comply with the California State Building Code (Title 24) to ensure that the project is designed and constructed to meet applicable seismic safety standards. Therefore, this is an ***impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient.***

a.iii. Soils types in the proposed project area were delineated by the Soil Conservation Service in 1974. Another survey, entitled *Soil Survey of Placer County, California Western Part* was prepared by SCS in 1980. Based on this latest survey, the predominant soils type within the WTP site is Andregg coarse sandy loam. Soils that have limitations for structural loading could potentially be located in the proposed project area. These limitations can vary substantially over short distances. Some clayey soils tend to expand when wet and contract upon drying, which can cause structural damage if not accounted for in construction designs. Soils on the project site are coarse sandy loams with low shrink-swell potential and do not pose a hazard of this kind.

Liquefaction is a phenomenon whereby granular material (i.e., silt and sand) is transformed from a solid state into a liquid state (quicksand) as a result of an increase in pore-water pressure due to an earthquake. The project site is underlain by soils with a low depth to rock (generally less than 40 inches), and therefore is not at high risk for liquefaction. In addition, compliance with applicable seismic safety standards would identify appropriate features that would be incorporated into the project design to minimize risk from liquefaction. As previously discussed in the initial study prepared for the 1999 WTPE EIR (page 15), expansion of the WTP would result in less-than-significant impacts related to geologic stability. The proposed project expansion would not introduce any new impacts associated with seismic risk, including fault rupture, seismic ground shaking, or seismic ground failure due to the liquefaction of soils. Therefore, this is an ***impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient.***

a.iv. Development of the site would require removal of vegetation in the form of ground cover and trees, which could result in unstable soil conditions. However, because the project site is relatively flat, the potential for landslides or mudflow hazards is considered low. It is important to note that, the 1999 WTPE EIR assumed that future expansion of the plant facilities would result in the removal of essentially all trees and groundcover within the fenced boundaries of the plant site. The 1999 WTPE EIR identified mitigation measures to mitigate these impacts to less-than-significant levels. The City has refined its view of what facilities will be required to expand the plant to its ultimate planned capacity of 100 mgd, and as such the removal of trees and groundcover will be substantially less than that anticipated in the 1999 WTPE EIR, further reducing the potential for erosion and landslide.

For reasons presented above and because the impact of the plant expansion Master Plan on landslides was found to be less than significant in the 1999 WTPE EIR, this is an ***impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient.***

b. Development of the proposed project would require removal of vegetation in the form of ground cover and trees, which could result in exposure of the site to increased incidence of erosion. During construction, cuts and fills on the project site could create locally

unstable soil conditions that could result in localized terrain alterations. Erosion potential for soil types on the project site is considered moderate to high. The proposed project would be required to prepare a Stormwater Pollution Prevention Plan (SWPPP) which would minimize erosion (page 4.2-9 of the 1999 WTPE EIR). All excavation activities, grading, and construction would be conducted according to standard construction practices and building codes. As the proposed project is more than one acre, the District would need to obtain a National Pollutant Discharge Elimination System (NPDES) permit from the Regional Water Quality Control Board (see Item 5 for more information). Once the proposed project is constructed, exposed soils would be stabilized through Best Management Practices (BMPs) outlined in the NPDES permit and/or vegetated with landscaping. The proposed project would not result in substantial erosion and/or unstable earth conditions from project construction or operation.

The 1999 WTPE EIR identified erosion-related impacts as less than significant after mitigation. Therefore, this is an ***impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient.***

c. It is expected that nearly all excavation for the proposed project can be accomplished using conventional construction equipment (i.e., tractor with ripper). However, construction of the proposed project will require blasting to fracture bedrock present at shallow depths beneath the project site. Blasting could result in fracturing of bedrock within or adjacent to the project site, could increase permeability, and could result in an increased potential for erosion on nearby slopes. The 1999 WPTE EIR identified impacts associated with blasting as potentially significant, and identified Mitigation Measures 4.2-1 and 4.2-2 to reduce the effects of those impacts. The following mitigation measures would be implemented as a part of the proposed project:

Previously-Identified Mitigation Measures from 1999 WTPE EIR

4.2-1 Identify specific blasting techniques and recommendations to reduce potential effects on slope stability at adjacent off-site land uses.

4.2-2 Provide public notification of blasting activity.

In addition to Mitigation Measures 4.2-1 and 4.2-1 from the 1999 WTPE EIR, the 2003 Supplement identified the following measure:

Previously-Identified Mitigation Measure from 2003 Supplement

1 Implement project-specific procedures for construction earthwork, including rock excavation pre-blasting, blasting, and post-blasting procedures, identified in Appendix C of this SEIR.

Implementation of the mitigation measures identified above will reduce the proposed project's impacts to a less-than-significant level. Therefore, this is considered an ***impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient***.

d. The 1999 WTPE EIR (p. 4.2-4) identified the soils on the project site as having low shrink-swell potential. Shrink-swell potential is the potential for a change in the volume of a soil with a loss or gain in moisture. If the shrink-swell potential is rated moderate to high, damage to buildings, roads, and other structures can occur. Based on information developed by the Natural Resources Conservation Service (NRCS) for Placer County, all

of the site soils have a low shrink-swell (expansion) potential.[5] Data from the site borings drilled during the 1988 geotechnical study for the WTP confirmed that no potentially expansive soil is present at the project site, indicating that expansive soil would not be a factor in site development.[6] The City of Roseville Improvement Standards (revised May 1993) provide the minimum construction standards required for projects. All grading and other construction activities associated with the proposed project would occur in accordance with the City's Improvement Standards. Therefore this is an ***impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient.***

e. The proposed project would not include the use of septic tanks or alternative wastewater systems, so ***no impact*** would result.

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
5. HYDROLOGY AND WATER QUALITY *Would the project:*				
a. Violate any water quality standards or waste discharge requirements?	☐	■	☐	☐
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 (i.e., 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)?	☐	■	☐	☐

5 U.S. Department of Agriculture (USDA), Soil Conservation Service, *Soil Survey of Placer County, California, Western Part*, Sheet No. 16, Table 12, July 1980.

6 Anderson Geotechnical Consultants, Inc., *Geotechnical Report for Roseville Water Treatment Plant*, Roseville, CA, February 1988, page 3.

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
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?	☐	■	☐	☐
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?	☐	■	☐	☐
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	■	☐	☐
f. Otherwise substantially degrade water quality?	☐	■	☐	☐
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?	☐	☐	☐	■
h. Place within a 100-year floodplain structures which would impede or redirect flood flows?	☐	☐	☐	■

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
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?	☐	☐	☐	■
j. Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	■

Discussion

Drainage and water quality impacts were previously addressed in Section 4.3 of the 1999 WTPE EIR, and water supply and hydrology were addressed in Section 4.4 of the 1999 WTPE EIR. These issues were also addressed on pages 28 through 30 of the 2003 Supplement.

a,e,f. Short-term water quality impacts due to construction activities, such as erosion and sedimentation of waterways, and long-term water quality degradation due to erosion, stormwater runoff, and basin overflow were discussed in Impacts 4.3-4 and 4.3-5 of the 1999 WTPE EIR, respectively. The baseline significance of those two impacts was determined to be potentially significant. However, the federal, State, and local regulatory framework in effect at that time reduced the potential effects of those impacts to less-than-significant levels.

Regarding the proposed project, the regulatory framework applicable to the 1999 WTPE EIR has not changed substantially. Where regulations have changed, they have become more comprehensive and stricter, and provide for greater water quality protection. Construction activities associated with the proposed project would still be subject to the requirements of the State General Construction Activity Stormwater Permit (NPDES Construction General Permit) because the project would collectively disturb more than one acre of land. The General Permit would require that a SWPPP be prepared prior to earth-disturbing activities, which would include the implementation of BMPs and the preparation and implementation of an Erosion Control Plan, still in accordance with the City of Roseville's Improvement Standards. In addition, General Plan Policy OC-2 would ensure that short-term water quality impacts associated with construction activities would be less than significant due to the implementation of erosion control and topsoil conservation measures.

Long-term water quality impacts identified in the 1999 WTPE EIR were reduced to less-than-significant levels through General Plan policies OC-1 and OC-2, as well as the State General Municipal Stormwater Permit. Water quality impacts associated with the proposed project would also be reduced to less-than-significant levels through implementation of BMPs required by the General Plan, as well as through the NPDES Phase 2 permit requirements.

The 1987 amendments to the Clean Water Act directed the federal Environmental Protection Agency to implement the NPDES stormwater program in two phases. The

NPDES Phase 1 permit addressed discharges from large (population 250,000 or above) and medium (population 100,000 to 250,000) municipalities and certain industrial activities. The NPDES Phase 2 permit addresses all other discharges defined by EPA that are not included in Phase 1, and construction activities that affect one acre. The NPDES Phase 2 regulations were published in the Federal Register on December 8, 1999. The State Water Resources Control Board (SWRCB) is required to issue general permits for NPDES Phase 2-regulated jurisdictions and operators of NPDES Phase 2 jurisdictions are required to obtain permit coverage. The City of Roseville falls into the NPDES Phase 2 category.

Implementation of General Plan policies and NPDES requirements would ensure that water quality impacts associated with construction and operation of the proposed project would be reduced to less-than-significant levels, and this is an ***impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient***.

b. Impact 4.3-3 of the 1999 WTPE EIR addressed impacts from ultimate plant expansion on groundwater supplies. As with the discussion in Impact 4.3-3 of the 1999 WTPE EIR, construction associated with the proposed project is not expected to encounter groundwater, and the finished project would not rely upon or extract water from groundwater sources. However, in the event that groundwater is encountered during construction of the proposed project, dewatering of excavation pits would be short-term and would only occur during construction activities. The dewatering activities would also be subject to the requirements of the SWRCB's Waste Discharge Requirements General Order for Dewatering and Other Low-Threat Discharges to Surface Waters permit, which would ensure that public safety and water quality is monitored and protected. Also, as described in the 1999 WTPE EIR, existing site conditions do not promote substantial infiltration of surface water into an underlying aquifer. The proposed plant expansion would not additionally restrict or change the potential for groundwater recharge in the project site beyond that analyzed in the 1999 WTPE EIR. Therefore, this is an ***impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient***.

c, d. The potential for the proposed project to increase on- and off-site erosion or siltation, or increase the rate or amount of runoff in a manner that would increase the potential for flooding, was discussed in Impacts 4.3-1 and 4.3-2 of the 1999 WTPE EIR. It was determined that the plant Master Plan would add approximately 1.3 acres of impervious surfaces, for a total of 4.9 acres, which would slightly increase the amount of stormwater runoff from the project site that could increase the potential for erosion and sedimentation. It was determined in the 1999 WTPE EIR that the increase in surface water runoff would not substantially increase peak flows during storm events, and would not exceed the capacity of the existing drainage system. Under existing conditions, the site already experiences moderate to rapid runoff based on impervious surface cover and the permeability of underlying materials. It was determined in the 1999 WTPE EIR that the off-site increases in flood volumes due to the amount of runoff expected from the project site would be minimal. The potential effects associated with increases in peak flows were determined to be less than significant through implementation of City General Plan policies SB-1, SB-2, SB-3, SB-4, and SB-5, as well as participation in the Dry Creek Watershed Drainage Mitigation Fee Program.

The proposed project would differ from the assumptions in the plant Master Plan by expanding plant capacity from 60 mgd to 100 mgd instead of expanding capacity from 60 mgd to 75 mgd. The total area of impervious surface created by the proposed plant

expansion modifications would not be substantially different than that created by the proposed plant expansion originally considered in the 1999 WTPE EIR. In fact, modifications included as part of the 2003 Supplement for the construction of the clearwater tanks reduced the size of the structure, relative to the original proposals, resulting in less impervious surface area relative to the original project.

It should be noted that off-site drainage from the WTP site onto adjacent properties north of the plant was raised as an issue of concern by neighboring residents in the 2003 Supplement, and again in the comments on the NOP for this SEIR. As discussed in the project description for the 2003 Supplement, surface runoff from the construction would be collected in a concrete lined drainage ditch along the north property line and conveyed to an existing drain inlet. A new oil/sediment trap was installed on the existing plant drainage conveyance that currently traverses the new reservoir site and receives runoff from paved areas in the plant. Construction of these facilities are complete and have improved the handling of surface runoff relative to conditions along the plant site's northern boundary that existed prior to the Phase 2 improvements. Furthermore, as stated in the 1999 WTPE EIR, consistent with City General Plan Policies OC-1 and OC-3, development of future site improvements would incorporate a system to control post-construction stormwater pollution.

Both non-structural and structural BMPs will be implemented during construction of the proposed project to ensure effective water quality control. Structural measures would include procedures such as perimeter controls, diversion channels, sedimentation collection systems, and soil stabilization in the project site, including staging areas. A second oil/sediment trap would be installed in the existing plant drainage infrastructure that currently receives runoff from paved areas in southern area of the plant and discharges offsite in the northeast corner. In addition, the proposed project would comply with the State General Municipal Stormwater Permit and applicable permit requirements, and any other applicable State or federal stormwater quality requirements to manage urban stormwater runoff. Therefore, this is an ***impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient***.

g, h. The project site is not located within a 100-year floodplain designated by the Federal Emergency Management Agency (FEMA). Therefore, because development would not occur within a 100-year floodplain, and because structures would not impede or redirect flood flows, there would be ***no impact***.

i. The project site is not located within the dam failure inundation zone of Folsom Dam, and the project site is not located adjacent to a levee that could create flooding scenarios. Therefore, there would be ***no impact***.

j. Seiches are standing waves created by seismically induced ground shaking (or volcanic eruptions or explosions) that occur in large, freestanding bodies of water. A tsunami is a series of large waves that are caused by earthquakes that occur on the seafloor or in coastal areas. Mudflows generally occur in areas having steep slopes. Folsom Lake could be large enough to sustain a seiche, however, the proposed project would not change the potential for people or structures to be exposed to hazards associated with a seiche. Also, because the project area is not located near an area potentially affected by a tsunami or a mudflow, there would be ***no impact***.

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
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?	☐	☐	☐	■
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	■
e. Result in inadequate emergency access?	☐	☐	☐	■
f. Result in inadequate parking capacity?	☐	☐	☐	■
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	■

Discussion

Transportation and circulation were previously addressed in Section 4.10 of the 1999 WTPE EIR.

a, b. The proposed project will not cause an increase in the number of employees at the WTP that would generate new vehicle trips, and would not involve activities that would induce traffic. The project would not increase operational traffic that would be substantial in relation to the existing traffic load and capacity of the street system or exceed an existing level of service standard.

Construction vehicles would travel to and from the project site via Barton Road. Up to 50 truck trips would be made per day during peak construction periods. The 1999 WTPE EIR previously analyzed the effects of construction-related traffic for improvements to the WTP, which includes the proposed project improvements. The 1999 WTPE EIR identified Mitigation Measures 4.10-1, 4.10-2, and 4.10-3 to reduce construction-related traffic impacts to less-than-significant levels. Mitigation Measure 4.10-1 required the inclusion of specific traffic control measures in a traffic control plan for construction activities associated with the plant Master Plan that was completed for the WTPE project. Previously-identified traffic control measures would apply to the proposed project. The following mitigation measures would be implemented as part of the project:

Previously-Identified Mitigation Measures from 1999 WTPE EIR

4.10-2 Notify emergency providers and public.

4.10-3 Prepare a Traffic Control Plan.

Previously-Identified Mitigation Measure from 2003 Supplement

6. *The construction contractor shall implement any previously-identified traffic control measures for construction activities that are applicable to the proposed project.*

Implementation of these mitigation measures would reduce construction-related impacts to less-than-significant levels, and this is considered an ***impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient***.

c. The proposed project would not introduce air traffic to the area or in any way alter existing air traffic patterns. Therefore, the project would have ***no impact*** on air traffic patterns.

d,e. The proposed project would not alter existing roadways, and therefore would not introduce design features that would increase road hazards or result in inadequate emergency access. In addition, the project would not promote incompatible uses, such as that of farm equipment, which could create a road hazard or restrict emergency access. Therefore, there would be ***no impact***.

f. The proposed project would not cause a significant increase in the number of employees at the WTP. Therefore, there would be no increase in the need for parking, and ***no impact*** would occur.

g. The proposed project would not remove, block, or otherwise interfere with existing bus turnouts or bicycle racks, and would not conflict with adopted alternative transportation policies, plans, or programs. Therefore, ***no impact*** would occur.

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
8. BIOLOGICAL RESOURCES *Would the project:*				
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?	☐	■	☐	☐

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	■	☐	☐
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?	☐	■	☐	☐
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 wildlife nursery sites?	☐	■	☐	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	■	☐	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	■

Discussion

Biological resources were previously identified in Section 4.5 of the 1999 WTPE EIR.

a-e. The WTP site encompasses approximately 31.2 acres. At the time of the 1999 WTPE EIR, approximately 17 acres were occupied by existing water processing facilities and 14.2 acres consist of undeveloped natural habitat. The Phase 1 expansion of the WTP, carried out after approval of the 1999 Master Plan, occurred on approximately seven acres of previously undeveloped property to accommodate new plant facilities. Roughly one additional acre was developed as a result of completing the Phase 2 expansion. The wildlife expected to be found in the vicinity of the project area are those species that inhabit oak woodlands, riparian woodlands and annual grassland habitat areas. As discussed in the Project Description of this Supplement, additional development has occurred on the WTP site since the 1999 WTPE EIR was completed. New buildings have been constructed, including two new filters, one sedimentation basin, one inlet structure, one chemical building, one new sludge-drying basin and a six mg clearwell storage tank.

The undeveloped portion of the WTP provides habitat for resident and small sized migratory wildlife species. The majority of wildlife observed on the WTP site consists of small songbird species. The chain link fence surrounding the project site excludes those animals that can't move under or through the fencing. Deer and other animals such as coyotes are not able to enter the facilities due to this fence. The undeveloped portion of the site provides habitat for foraging, roosting, cover, and migratory/travel corridors primarily for bird species. Resident bird species, such as acorn woodpecker, scrub jay, bushtit and Brewer's blackbird were observed foraging on the site and may also use the habitat for nesting. Migratory birds such as Anna's humming bird, yellow-rumped warbler, and goldfinches were also observed. Mammals that could be found on site consist of species, such as cottontail rabbits, black-tailed jack rabbits, California meadow vole, and the house mouse.

Habitat on the WTP site is suitable for foraging raptors, such as sharp-shinned, Cooper's and red-tailed hawks, as well as the American kestrel and white-tailed kite. No raptor nests have been observed, but the project site may be considered suitable for nesting raptors.

As stated in the 1999 WTPE Final EIR, removal of oak trees on the project site is subject to the City of Roseville Zoning Ordinance - Tree Preservation Chapter. The Roseville Tree Ordinance first requires on-site tree replacement on an inch per inch basis, to the extent practicable. An in-lieu fee of $75 per inch is assessed for replacement inches that cannot be accommodated on-site. These trees can be used to purchase for preservation of existing oak woodlands or for the planting of replacement trees at another location. Even with compliance with existing ordinances, the 1999 WTPE EIR identified potential impacts on on-site woodlands as a significant impact requiring mitigation. The WTPE DEIR identified Mitigation Measures 4.5-1, 4.5-2, 4.5-6 through 4.5-12, and 4.5-15 to reduce impacts on biological resources. Mitigation Measure 4.5-1 was revised in the FEIR to include mitigation for potential oak tree removal. The issue of protecting new landscape plantings was raised during the NOP Comment period. Mitigations measures and monitoring to ensure survival of landscape plantings were incorporated into the 2003 SEIR and will continue to be implemented as part of this project. The following mitigation measures would be implemented as part of the proposed project:

Previously-Identified Mitigation Measures from 1999 WTPE EIR

4.5-1 Restrict the area of construction activities to the minimum and install fences and signs to mark those limits. Require that all facilities be constructed under the Plant Master Plan are located to minimize the area of oak woodland affected to the extent practicable. All oak trees (6 inches or greater in diameter at breast height) to be removed, or likely to be damaged during facilities construction on the WTP site, shall be replaced on an inch-for-inch basis in accordance with the Roseville Tree Preservation Ordinance. Replacement shall be done on the project site to the extent practicable as determined by a qualified arborist. This may include, at the discretion of the City Council, off-site tree replacement on properties immediately adjacent to the WTP site. This shall be done, to the extent practicable, as part of the landscaping plan to be implemented as part of Mitigation Measure 4.8-1 of this EIR. If additional replacement is required, the City will carry out such replacement through the payment of in-lieu fees in accordance with the City's tree ordinance.

No construction shall occur between the existing fence line on the eastern portion of the WTP site and Oak Leaf Way. This fence line shall not be moved during buildout of the Plant Master Plan. All trees between this fence line and Oak Leaf Way will be preserved.

Prior to the start of onsite oak tree replacement or the payment of in-lieu fees, the City shall contact the California Native Oak Tree Foundation and provide the foundation with an opportunity to comment on the implementation the Plant Master Plan's tree mitigation plan. The City will monitor the health of all trees falling within 50 feet of completed construction activities for a period of five years. Trees that die within that period will be replaced in accordance with the procedures outlined above.

4.5-2 Strip, stockpile, and replace topsoil in annual grassland areas.

4.5-7 Conduct nesting survey during spring prior to construction.

Portions of Mitigation Measure 4.5-1 will be modified to accommodate the enlargement of the sewerlines through the area between the existing fence line on the eastern portion of the WTP site and Oak Leaf Way. Previous mitigation measures stated that no construction would occur in this area. Proposed construction for the enlargement of the sewerline will be confined to the immediate area around the existing pipeline. Trees within the fence line and Oak Leaf way will be retained except for those within the alignment of the existing pipeline that will need to be removed in order accomplish the proposed enlargement. All other portions of Mitigation Measure 4.5-1 will be implemented for the proposed project.

For reasons discussed above in Item 4: Geology and Soils of this Supplemental EIR, the 1999 WTPE EIR assumed ultimate development of all remaining undeveloped areas on the 31.2-acre WTP site. Mitigation for the impact of this loss on wildlife and vegetation was adopted that reduces these impacts to less than significant.

The construction of Phases 3 would occur primarily in areas previously developed as part of Phases 1 and 2. However, as shown in Figure 5, above, construction of a new

sedimentation basin in the southeast corner of the plant site, an adjacent access road, and the sludge thickener/mechanical dewatering facilities will disturb previously undeveloped areas of the site resulting in ground disturbance and the removal of some ground vegetation and trees. This disturbance will affect roughly 2.0 acres. Because this is well under the ultimate level of disturbance addressed in the 1999 WTPE EIR, and because mitigation measures identified in the 1999 WTPE EIR would be implemented for the proposed project, this is considered an ***impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient.***

On July 7, 2005, the easement in which the proposed off-site water quality monitoring station is located was surveyed for significant biological resources by a qualified biologist (Sam Bacchini, EIP Associates). Mr. Bacchini determined that the easement contains a topographic drainage between two residential lots, but has no other wetland characteristics. The easement area is highly disturbed with no surface water or other hydrology indicators. Vegetation consists only of weedy species known primarily from upland habitats. These species include prickly lettuce *(Lactuca serriola)*, bitter lettuce *(Lactuca virosa)*, fireweed *(Epilobium brachycarpum)*, common knotweed *(Polygonum arenastrum)* and ripgut brome *(Bromus diandrus)*. No wetlands are present in this area, nor are there other sensitive or special-status biological resources present.

It is important to note that the 1999 WTPE EIR provided a detailed evaluation of the potential cumulative impact of increased water diversions from Folsom Lake on aquatic and riparian biological resources associated with the lake, lower American River and Sacramento/San Joaquin Delta. The current applicability of this analysis was evaluated as part of this SEIR and the results of this evaluation are presented below under Item 17b of this checklist. This evaluation found that the potential impact of additional diversion of Folsom Lake water to accommodate an ultimate plant treatment capacity of 100 mgd (under the Master Plan) is an ***impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient.***

f. There are no adopted Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or state habitat conservation plans that encompass the proposed project site. Therefore, the proposed project would have ***no impact*** on any such plans.

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
9. MINERAL RESOURCES *Would the project:*				
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?	☐	☐	☐	■

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
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?	☐	☐	☐	■

Discussion

a-b. No known mineral resources exist on the project site. Two Mineral Resource Zones (MRZ) have been identified along Cache Creek west of Woodland and deposits extending several miles south of the American River between Folsom and the City of Sacramento. Neither the project site nor the off-site monitoring station is included in these areas. Therefore, the proposed project would not result in the loss of availability of a known mineral resource and ***no impact*** would occur.

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
10. HAZARDS AND HAZARDOUS MATERIALS *Would the project:*				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	■	☐	☐
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?	☐	■	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	■

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
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?	☐	■	☐	☐
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?	☐	☐	☐	■
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	■
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	■
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?	☐	■	☐	☐

Discussion

Hazards were previously addressed in Section 4.9 of the 1999 WTPE EIR (February 1999) and in Item 10 on pages 41 through 44 in the 2003 Supplement.

a,b. Construction and Site Preparation

Construction and site preparation of the proposed project would involve the use of heavy equipment and vehicles containing fuel, oil, and grease, as well as materials such as asphalt, paints and solvents, adhesives and cement, and cleaning agents. Fluids such as oil or grease could leak from construction vehicles or be inadvertently released in the event of an accident, potentially releasing petroleum compounds laden with metals and other pollutants. Unless properly managed, such releases could result in adverse human health or environmental effects. The 1999 WTPE EIR (Impact 4.9-1) noted that construction and site preparation for the proposed project would be completed in compliance with federal, State, and local laws and regulations pertaining to the use, storage, transport, and disposal of such products. The 1999 WTPE EIR (page 4.9-8) identified construction-related hazardous materials impacts as less than significant, and there are no elements of the proposed project that would result in new or more severe construction-related hazardous materials impacts than previously identified in the 1999 WTPE EIR. Therefore, this is an ***impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient***.

Operation

The existing plant uses a variety of chemicals in the water treatment process. These chemicals include sodium hypochlorite, hydrofluosilicic acid, lime, aluminum sulfate, polymer, and caustic soda. Table 4.9-1 in the 1999 WTPE EIR lists the chemicals and approximate quantities used and stored at the facility. Other chemicals used at the plant include oils, solvents, and paints, which are used in smaller quantities for maintenance and repair. Chemicals used in the treatment process are routinely transported to the WTP by truck. As stated on pages 4.9-2 and 4.9-3 in the 1999 WTPE EIR, the WTP implements several legally required health and safety programs, and an emergency response plan has been developed for the facility. The Roseville Fire Department monitors hazardous materials use at the WTP and is responsible for ensuring the facility complies with applicable laws and regulations.

The proposed increase in treatment plant capacity from 60 to 100 mgd would result in additional treatment chemical use, which would increase the amount of chemicals stored at the facility. It would also increase the frequency of deliveries of chemicals to the plant. The 1999 WTPE EIR (Impact 4.9-1) evaluated chemical use for build-out of the Master Plan capacity (100 mgd). Impact 4.9-3 assessed potential impacts related to increased chemical deliveries to the WTP and risk of a hazardous materials transportation accident. As discussed on pages 4.9-8 through 4.9-11 in the 1999 WTPE EIR, implementing the expansions anticipated in the Plant Master Plan would result in less-than-significant impacts because controls are in place and under regulatory oversight to ensure the risk of a hazardous materials release is minimized. Although the plant capacity would be expanded by an increment of 40 mgd instead of the planned 15-mgd increase evaluated in the 1999 WTPE EIR, it would not exceed the 100-mgd buildout assumption, and there are no elements of the proposed project listed in the Project Description that would result in new or more severe chemical use, storage, transportation, or risk of upset impacts than previously identified in the 1999 WTPE EIR. Therefore, this is an ***impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient***.

c. There are no existing or proposed schools located within a one-quarter mile radius of the project site; therefore, the proposed project would have ***no impact*** on existing or proposed schools.

d. Because the project site has been a water treatment plant since it was developed, little potential exists for substantial subsurface contamination of soil or groundwater to result from past uses. The project site is not included on the list of hazardous materials sites compiled pursuant to Government Code 65962.5 ("Cortese List").[7] No Preliminary (Phase 1) Environmental Site Assessment is known to have been completed for the project site, as noted on page 4.9-1 in the 1999 WTPE EIR. However, project-related construction or renovation of existing facilities to accommodate the proposed expansion to 100 mgd could disturb building components that may contain hazardous materials, such as asbestos, polychlorinated biphenals (PCBs), lead, or mercury. If such materials were not identified before demolition or renovation was to begin, workers or the environment could be unintentionally exposed to hazards that exceed relevant safety standards. The 1999 WTPE EIR addressed this issue in Impact 4.9-2 and identified Mitigation Measure 4.9-1 to reduce this impact to a less-than-significant level. The following mitigation measure would be implemented as part of the proposed project:

Previously-Identified Mitigation Measure from 1999 WTPE EIR

4.9-1 Investigate the potential for soil, groundwater, and structures to be disturbed as a result of the project to contain or be contaminated by hazardous materials in those areas suspected to be contaminated. If evidence suggests that hazardous substances could be present, test affected areas to confirm whether a hazard exists. Coordinate this process with the Roseville Fire Department, Placer County Division of Environmental Health, and other agencies as appropriate. Clean up the site in accordance with applicable guidance to protect worker and environmental safety before continuing with project construction.

Implementation of this mitigation measure would reduce this impact to a less-than-significant level, and this is considered an ***impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient.***

e, f. The proposed project is not located within an airport land use plan or within two miles of a public airport or public use airport. Therefore, implementation of the proposed project would have ***no impact.***

g. The project site is not located along an identified evacuation route nor would the project create an interference with an emergency response plan. The project site is entirely enclosed and is not publicly accessible. Therefore, ***no impacts*** on emergency response plans or evacuation routes are anticipated.

h. The project site is located in an area characterized by both residential development and oak woodland and some grassland. Heavy equipment and vehicles that would be operated on-site during construction of the proposed project would contain flammable fuels. However, equipment and vehicle fuels would be stored within the confines of a designated construction area. Also, compliance with existing State and local fire safety

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7 State of California, *Hazardous Waste and Substances Sites List*, accessed December 2004.

regulations and standards during construction and operation of the proposed project would reduce the risk of fire hazard due to inadvertent releases of flammable or explosive materials. Some construction-related activities on the project site could expose persons or structures to risk of wildland fires. However, as stated, on page 4.9-8 of the WTP EIR, although the use of additional hazardous materials as a result of the construction of the proposed project would increase risks associated with handling potentially hazardous materials, the continued practice of providing safety training that includes emergency response training for WTP personnel and continued compliance with applicable laws and regulations pertaining to hazardous materials and waste management would ensure that hazardous materials are not handled in a manner that poses substantial hazards to people or to animal and plant populations.

The 1999 WTPE EIR identified this as a less-than-significant impact. Therefore, this is an ***impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient.***

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
11. NOISE *Would the project result in:*				
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?	☐	■	☐	☐
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	■	☐	☐
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	■	☐	☐
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	■	☐	☐

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
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?	☐	☐	☐	■
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?	☐	☐	☐	■

Background

The potential impact of noise generated by construction activities and plant operation associated with buildout of the plant Master Plan was previously addressed in Section 4.12 of the 1999 WTPE EIR.

The proposed project by itself would not introduce sensitive receptors in the area to permanent noise nor would it result in a long-term increase in traffic volumes that would generate noise. However, the project could expose existing sensitive receptors to noise during construction activities. The issue of noise generated by water pumps was also raised during the NOP comment period. The following is a discussion of City and County standards pertinent to noise control.

City of Roseville/Placer County Criteria

The City of Roseville Municipal Code contain the City's Noise Ordinance that establishes noise standards for construction noise on public property. (Chapter 9.24, Sections 9.24.060 and 9.24.070). The Roseville Noise Ordinance limits construction activity to between 7:00 am and 7:00 pm weekdays and between 8:00 am to 8:00 pm on weekends. The ordinance also limits noise from an individual piece of equipment to 83 dBA at 25 feet and all construction noise to 86 dBA outside of the property site.

Applicable City of Roseville noise policies are listed below:

Policy NA-7. *The City shall require proposed fixed noise sources adjacent to noise-sensitive uses to be mitigated so as not to exceed the noise level performance standards of Table 2.*

Policy NA-8. *The City shall require an acoustical analysis where:*

a. *Noise-sensitive land uses are proposed in areas where existing or anticipated future fixed noise sources may result in noise levels exceeding the performance standards of Table 2.*

b. *Proposed non-residential or other fixed noise sources are likely to produce noise levels exceeding the performance standards of Table 2 at existing or planned noise-sensitive uses. An acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be considered during project design.*

Policy NA-10. *The City shall regulate construction related noise to reduce impacts on adjacent uses consistent with the City's noise ordinance.*

TABLE 2

PERFORMANCE STANDARDS FOR NON-TRANSPORTATION NOISE SOURCES OR PROJECTS AFFECTED BY NON-TRANSPORTATION NOISE SOURCES (MEASURED AT THE PROPERTY LINE OF NOISE SENSITIVE USES)

Noise Level Descriptor	Daytime (7 am to 10 pm)	Nighttime (10 pm to 7 am)
Hourly L_{eq}, dB	50	45
Maximum level, dB	70	65

Each of the noise levels specified above should be lowered by five dB for simple tone noises, which are noises consisting primarily of speech or music, or recurring impulsive noises. Such noises are generally considered by residents to be particularly annoying and are a primary source of noise complaints. These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g. caretaker dwellings)

No standards have been included for interior noise levels. Standard construction practices should, with the exterior noise levels identified, result in acceptable interior noise levels.

Source: City of Roseville General Plan, 1992.

Granite Bay Community Plan

Construction activities within the project site could affect existing noise-sensitive development within the Granite Bay Community. Applicable noise standards of the Granite Bay Community Plan (GBCP) are discussed below. The standards are similar to the County or City of Roseville's.

1. *Locate noise-sensitive land uses within areas of acceptable community noise equivalence levels;*

2. *Continue program of monitoring noise sources to ensure conformance with noise standards adopted in the Placer County Noise Element;*

4. *Avoid the interface of noise-producing and noise-sensitive land uses;*

5. *Require implementation of noise abatement technique within new project where warranted.*

7. *Require project specific noise studies for most commercial, office, public, institutional and residential projects; and*

8. *Limit construction activities to daytime hours (7 am to 7 pm) Monday though Friday.*

Discussion

a-d. **Construction-Related Noise**

As previously described, the proposed project would consist of construction activities for expansion of the treatment plant and off-site water quality monitoring facility. Construction activities associated with the project include clearing, grading, trenching and excavation activities. Noise levels associated with operation of this equipment are presented in Table 3.

TABLE 3

CONSTRUCTION EQUIPMENT NOISE
A-WEIGHTED SOUND LEVEL (dBA) AT 50 FEET

Equipment	A-Weighted Sound Level at 50 Feet
Compact Rollers	87
Backhoes	85
Scrapers, Graders	95
Pavers	92
Trucks	95
Concrete Mixers	90
Pneumatic Wrenches	85
Jackhammers and Drills	95

Source: U.S. EPA Handbook of Noise Control

Blasting will likely be required to clear the adequate depth through the ground for some of the proposed on-site facilities. No blasting would be conducted during the construction of the off-site monitoring station. A controlled explosive device is anticipated to be used during this process and noise would be generated primarily from the drilling that would be required to bore holes into the bedrock to place the explosive material. Noise generated by the drill would be approximately 120 dBA within a 100-foot radius. The 1999 WTPE EIR identified Mitigation Measure 4.12-1 to reduce the magnitude of this impact. The following mitigation measure would be implemented as part of the proposed project:

Previously-Identified Mitigation Measure from 1999 WTPE EIR

4.12-1 Implement noise reduction practices for construction activities.

Blasting and associated drilling activities would exceed the 85 dBA noise threshold adopted by the City of Roseville. Existing residences located along the north and south sides of the water treatment plant would be exposed to unacceptable noise levels during blasting activities as well as groundborne vibrations, resulting in a significant and unavoidable impact.

In addition to the above mitigation measure, all construction activities must adhere to the City's noise ordinance, which limits hours of operation. Compliance with City noise requirements would be imposed through contractor specifications. While adherence to the noise ordinance would not ensure that ambient noise levels would increase substantially, it would ensure that construction activities occur during the most noise-insensitive periods of the day. Specifically, construction activities would not present a risk of sleep disturbance, would not occur during the weekends when residents are likely to be home and would occur during daytime hours while most residents are at work. In addition, a Settlement Agreement was reached between the City and local stakeholders following the publication of the 1999 Wastewater Treatment Plant Expansion Master Plan EIR which included measures to mitigate noise impacts to surrounding uses. The Settlement Agreement stated that the preparation of the landscape and visual mitigation plan would be designed to serve the dual purpose of visual mitigation and mitigation of noise impacts associated with construction and operation of WTP facilities. The Settlement Agreement also stated that weekend construction hours would be limited to the hours of 8:00 a.m. to 3:00 p.m. Weekend construction involving heavy equipment, machinery or other noise-producing activities would be strictly limited to a maximum of five percent of the total weekends during which proposed project construction would occur.

Although the above requirements and mitigation measures would reduce the magnitude of this impact, noise generated during construction activities would still violate adopted thresholds, create groundborne vibrations and result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity, resulting in a short-term significant and unavoidable impact. However, the City adopted Findings of Fact and Statement of Overriding Considerations for this 1999 WTPE EIR significant and unavoidable impact (City Resolution No. 99-226, June 23, 1999, Exhibit B, Section E). Therefore, this is an ***impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient***.

Operational Noise

The washwater basins are emptied several times a year under existing operations, and requires the use of a pump and liquid transfer truck for two to three days, resulting in a temporary increase in the ambient noise levels in the adjacent area. Implementation of the proposed project would not substantially increase noise from water pumps and would not increase on-site operational noise levels above current levels. Operation of new equipment such as filters contain few moving parts and do not generate high levels. The off-site monitoring station would also have few moving parts and would not generate high levels of noise. The proposed project would also introduce new mechanical equipment to the project site such as sludge thickeners, centrifuges and backwash pumps. Of this new equipment, the centrifuges are likely to generate the most noise. These facilities, however, would be entirely housed in a concrete block building with limited openings, and would be located in the center of the project site, well away from adjacent residences. For this reason, noise generated by the centrifuges will not impact off-site ambient noise levels. Also, normal operations would be during normal working hours.

The backwash pumps are likely to be the next largest noise source in the proposed project. To determine how much noise these pumps would create, it is useful to refer to data that has been collected for similar types of equipment. EIP possesses noise data

collected from a pump station in Washoe County, Nevada. Pumps at this facility were enclosed in a structure. Noise levels from this facility should approximate those that would be generated by pumps associated with the proposed project. The monitoring at the Washoe County facility showed that the pumps produced approximately 58 dB L_{eq} at 25 feet.

The closest potential receptors to the area in which new pumps would be installed are at least 300 feet away. Pumps will be installed in the East Clearwell building. A common rule of thumb is that noise from stationary sources decreases by about 6 dBA for every doubling of distance. Consequently, if the pumps produce approximately 58 dB at 25 feet, they would produce 52 dB at 50 feet, 46 dB at 100 feet, and 40 dB at 200 feet. This indicates that pump noise at the nearest receptors would be well below the noise standards for residential development found in both the Placer County General Plan (50 dBA L_{dn} at the property line) and the City of Roseville General Plan (50 dB hourly L_{eq} from 7 a.m. to 10 p.m. and 45 dB hourly L_{eq} from 10 p.m. to 7 a.m.). In addition, existing structures at the plant would at least partially shield existing residences from the building housing the new pumps. These structures make it likely that there would be no "line of sight" between residences and the structure housing the pumps, and would further attenuate noise from the pumps. It should also be noted that the facility located closest to neighboring residents, the proposed washwater basins near the northern boundary of the project site do not contain significant noise-generating equipment such as pumps.

Since new equipment, including pumps, would not cause noise standards in the applicable general plans to be exceeded, this would be an impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient.

e-f. The project site is not located within an airport land use plan or in the vicinity of a private air strip. Furthermore, as previously discussed, the project consists of treatment plant improvements and would not result in exposing new sensitive receptors to existing noise sources. Because the project is not located within an airport land use plan or in the vicinity of a private air strip and would not result in exposing sensitive receptors to any noise related to aircraft, there would be ***no impact***.

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
12. 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 public services:*				

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
a. Fire protection?	☐	■	☐	☐
b. Police protection?	☐	☐	☐	■
c. Schools?	☐	☐	☐	■
d. Parks?	☐	☐	☐	■
e. Other public facilities?	☐	☐	☐	■

Discussion

Public services were previously addressed on pages 35-36 of the WTPE IS and Section 4.13 of the 1999 WTPE EIR.

a. Fire protection services to the project site are provided by the South Placer Fire District (SPFD) and the Roseville Fire Department (RFD). The SPFD operates six stations with a staff of 30 full-time, 25 part-time, and 50 volunteers. Station No. 6 is located on Wellington Way and East Roseville Parkway within a mile of the project site. The SPFD has an ISO rating of 4 on a scale of 1 to 10, with 1 being the best.

The RFD is a fully functional agency that primarily provides fire suppression to the urban environment of the City of Roseville. However, the Department also maintains wildland and industrial structure suppression capabilities as well. The RFD has six fire stations serving the City. Currently, 80 firefighters provide the City of Roseville with emergency response. The City also employs 10 Fire Prevention Personnel and eight staff members for administrative support.

The nearest existing fire station to the project site is a RFD station located on Eureka Road south of Douglas Boulevard (fire station #4). A new fire station was recently constructed on the south side of the intersection of 1430 East Roseville Parkway near the Stoneridge Drive intersection.

The expansion includes increasing the use and storage of chemicals on the project site. The increase in potentially flammable chemicals is discussed in Section 4.9, Hazardous Materials and Public Safety. The existing chemical building on the project site includes a sprinkler system in conformance of the 1999 WTPE EIR with the Uniform Fire Code (UFC).

Construction of the proposed project would not change response times to the WTP because the expansion would be contained within the boundaries of the existing site. No new buildings or structures are designed for human occupancy and the new structures would be designed and constructed in compliance with the Uniform Fire Code (UFC). The proposed project could increase the use and storage of chemicals on the project site. The increase in chemicals on the site would not adversely affect the ability

of the fire department(s) to access the site. The project would comply with General Plan Policy SE-1 which requires the disclosure of the use and storage of hazardous materials and General Plan policy SE-5 which requires a Hazardous Materials Management Plan be prepared. A discussion on the potential fire hazards associated with chemicals used at the WTP is discussed in Section 4.9, Hazardous Materials and Public Safety of the 1999 WTPE EIR. Therefore, this is considered to be an ***impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient.***

In addition, we note that the existing utility water system will be expanded to allow for the installation of several hydrants along the outer road in the southern part of the WTP site. This will provide additional hook-up locations for fire fighting purposes.

b. The proposed project would not include the addition of new permanent residents in the neighborhood and would not require the extension of police services. Therefore, there would be ***no impact*** on police services.

c. The proposed project does not include the addition of residents to the area and would not create the need for additional school facilities. ***No impact*** would occur.

d,e. The proposed project would not result in a need for new or altered maintenance or public services, including parks, because it would not add new population to the area. Therefore, ***no impact*** would occur.

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
13. UTILITIES AND SERVICE SYSTEMS				
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	■
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?	☐	☐	☐	■
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of	☐	☐	☐	■

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
which could cause significant environmental effects?				
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	■
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	■
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	■
g. Comply with federal, state, and local statutes, and regulations related to solid waste?	☐	☐	☐	■

Discussion

Utilities and services systems were previously addressed in Section 4.13 of the 1999 WTPE EIR.

a-e. The project would not include restrooms, so water disposal facilities would not be required. The proposed project would not result in a demand for water in excess of existing levels. The proposed project would not require construction of new or expanded storm drainage facilities. See Item 5c-e for further description of on-site storm drainage facilities outside the boundaries of the project site. Therefore, implementation of the proposed project would have ***no impact*** on these utilities and service systems.

f, g. The proposed project would not increase the number of employees or result in a long-term increase in solid waste generation. The mechanical sludge drying would not increase the quantity of sludge generated or change the character of the sludge, and therefore would not result in an increase in disposal needs for the facility. Ultimate disposal would remain in an approved landfill. Therefore, ***no impact*** would occur.

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
14. AESTHETICS *Would the project:*				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	■
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	☐	■
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	■	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	■	☐	☐

Discussion

Aesthetics and visual resources were addressed Section 4.8 of the 1999 WTPE EIR.

a,b. The project site is not located adjacent to a designated scenic vista or scenic highway so the project would not adversely affect those resources. Therefore, ***no impact*** would occur.

c. **Short term**

Construction of the proposed project would expose nearby residents and adjacent roadways to views of construction activity. As previously addressed in the 1999 WTPE EIR (Impact 4.8-1), these activities would include grading, truck trips to and from the project sites, and construction activities associated with the proposed project facilities. While these activities would represent intrusions into the existing natural setting, they would be temporary in nature, and would not be considered long-term impacts. Because construction activities would be temporary and localized, this is considered to be a ***less-than-significant*** impact.

Long term

Implementation of the proposed project includes construction of a variety of new facilities. Several of the proposed facilities could be viewed from Barton Road. This

impact was identified as potentially significant in the 1999 WTPE EIR (Impact 4.8-2). Mitigation measures were provided in the 1999 WTPE EIR that would reduce the magnitude of visual impacts. The 1999 WTPE EIR Mitigation Measure 4.8-1 requires landscaping along the fence line, which would reduce views of the new facilities, and Mitigation Measure 4.8-3 requires the facilities to be designed with consistent materials and colors.

Previously-Identified Mitigation Measure from 1999 WTPE EIR

4.8-1 Provide landscaping along fence line.

The fence line along the northern and eastern boundaries of the WTP site shall be landscaped with vegetation in accordance with a landscape plan. The landscape plan shall be designed in consultation with property owners and shall have, as one of its objectives, the establishment of a vegetation buffer around the plant site that is dense enough to screen views of the project site from adjacent residential areas. In areas that will not be affected by construction activities of Phase 1 or future facilities, vegetation shall be planted during Phase I of the Plant Master Plan. Plantings in all other areas shall occur immediately after the construction of the proposed facilities. The eastern boundary shall include landscaping east of the existing fence. Landscaping west of the fence will be considered in areas unaffected by future facilities construction. Earthen berms now present adjacent to the northern boundary of the project site shall be incorporated into the future landscape plan to maximize the shielding of views of the proposed tanks. To the extent feasible, final design of the proposed tanks will maximize the use of existing topography, excavated fill material (i.e., possible new or raised berms), and existing trees to screen the proposed storage facilities from views from residences to the north.

The designs of WTP facilities to be constructed subsequent to Phase I of the Plant Master Plan shall be submitted to the City of Roseville's Planning Commission for "design review and approval" prior to approval of subsequent phases of the project.

4.8-3 Use of consistent materials and colors.

Additional facilities shall be constructed with materials and colors that are consistent with existing facilities. The color scheme to be used shall be of neutral tones, and no primary colors will be used.

As discussed in the Project Description above, the construction of the proposed wash water basins along the northern boundary of the WTP site would result in the placement of a concrete wall above the earthen embankment that currently comprises part of the sludge lagoon impoundment. The current view of the impoundment from two residences immediately north of the WTP is of a recently-landscaped embankment. The wall will extend approximately 1-2 feet above the embankment and will be approximately 80 feet in length along the north wall of the basin. It is assumed that much, if not all of the northern embankment will be removed during construction of the wash water basins, but

it will be restored to its original condition, including landscaping, after the new basins are completed. With the re-establishment of the embankment and landscaping, the long-term visual impact is considered less than significant.

Construction of the proposed project would result in the removal of oak trees. Tree removal would primarily occur to accommodate the construction of sludge thickener and mechanical dewatering facilities in the center of the plant site and the gravel access road to be located south and east of the proposed sedimentation basin and flash mixing facilities (see Figure 5, in Section II, above). One large oak tree will be removed to accommodate the thickener and dewatering facilities. Several trees will be removed near the eastern fence line of the WTP site to accommodate the proposed road.

The removal of trees along the eastern fence line of the WTP site is of particular concern relative to visual impact because it will open up views to existing and future facilities that are currently screened by vegetation. Residents east of the plant on Oak Leaf Way and users of Oak Leaf Way would be primarily affected by this. This impact however was evaluated in the 1999 WTPE EIR. That EIR assumed that all trees on the project site would be removed and presented Mitigation Measure 4.8-1 to mitigate this impact.

It is important to note that relative to the assumed ultimate site condition addressed in the 1999 WTPE EIR, implementation of proposed project improvements and the 2003 updated Master Plan will result in substantially less tree removal, and therefore, will have less impact on the visual character of the project site. Nevertheless, significant impact will occur as a result of tree removal and continued implementation of WTPE EIR Mitigation Measure 4.8-1 and the Settlement Agreement would be implemented to minimize this impact.

With implementation of the proposed project improvements and approval of the Master Plan update, the City can identify areas within the eastern fence line that will be unaffected by future planned plant improvements. As described in the Project Description in this SEIR, the City would implement additional landscaping activities within the fence and immediately east of the fence to establish additional visual screening of plant facilities from residents and users of Oak Leaf Way. These efforts would focus on areas immediately east of the proposed sedimentation basins as shown in Figure 5, above.

Views of the project site cannot be fully mitigated; therefore, this impact was considered significant and unavoidable in the 1999 WTPE EIR. The City adopted Findings of Fact and Statement of Overriding Considerations for this 1999 WTPE EIR significant and unavoidable impact (City Resolution No. 99-226, June 23, 1999, Exhibit B, Section E).

Previous documentation on the WTP improvements did not account for the proposed construction of the Off-Site Chlorine Residual Monitoring Station that would be constructed as part of the Phase 3 expansion. As noted in Section 2 of this SEIR (Project Description), upon completion of the Phase 3 expansion, the existing clearwell will not provide sufficient contact time to meet contact time requirements with the current chlorine residual. To achieve the required disinfection credit under all flow conditions (including bypassing the existing clearwell), the final disinfection compliance point will be moved to a location approximately 7,800 feet away from the plant. The proposed off-site monitoring station would be located on City property in an existing utility easement adjacent to residences and separated by wood fences, near the intersection of Elmhurst

Drive and Ketchum Court. The site is located on the City's property, and can be accessed from Elmhurst Drive. A new sidewalk and gate through the subdivision fence will be constructed that are consistent in design with the existing fence and landscaping. Parking is available on Elmhurst Drive (see Appendix D of this SEIR).

The water quality monitoring site will contain 2 metal cabinets approximately 12 x 12 x 63 inches and 72 x 48 x 72 inches in dimensions. The cabinets will house the electrical supply equipment and water quality testing equipment respectively. A 4-inch diameter pole approximately 25 feet high with a small radio antennae will also be attached to the water quality enclosure to transmit water quality information to the city's supervisory control and data acquisition (SCADA) system.

The visual impact of the off-site monitoring station is expected to be less than significant. All of the facilities associated with the station will be screened from the view of neighboring residents by the existing fencing around the site and neighboring trees. The exception is the proposed antenna that will extend approximately 19 feet above the fences bordering Elmhurst Drive and the residences adjacent to the easement. The antenna will extend roughly 10-15 feet above the top of fence of the residence to the north of the easement because that fence is on a slope and higher than the monitoring location. The proposed antenna would be primarily visible from Elmhurst Drive and the two residences to the north and southwest of the site. This is considered to have a less than significant impact on views from these areas for the following reasons:

1. Due to the nature of the antenna (a 4-inch diameter pole with a small radio array on the top) is not considered visually obtrusive.

2. Views of the antenna will be partially obscured by existing fences and an approximately 20-foot high tree located approximately 8-feet to the southwest of the antenna, and other trees located in the landscape strip along Elmhurst.

3. The antenna would not be in the direct line of site from windows in the adjacent residences.

For the reasons presented above, this is considered a ***new less-than-significant impact***.

d. Implementation of the proposed project would introduce additional night-lighting sources to the project and surrounding vicinity. This impact was identified as potentially significant in the 1999 WTPE EIR (Impact 4.8-3). As identified in the 1999 WTPE EIR, Mitigation Measure 4.8-1 would not fully reduce views of project lighting because many of the lights would extend above the height of the landscaping buffer. Mitigation Measure 4.8-2 requires the use of "cut-off" fixtures, which would reduce the amount of light spillover to adjacent areas. The following mitigation measure would be implemented as part of the proposed project:

<u>Previously-Identified Mitigation Measure from 1999 WTPE EIR</u>

4.8-2 Use cut-off lighting fixtures.

Implementation of this mitigation measure would reduce the magnitude of this impact. However, the impact cannot be fully mitigated by Mitigation Measure 4.8-2, and this impact was considered to be significant and unavoidable in the 1999 WTPE EIR. The City of Roseville adopted Findings of Fact and Statement of Overriding Considerations for this significant and unavoidable impact (City Resolution No. 99-226, June 23, 1999, Exhibit B, Section E). Therefore, this is an ***impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient***.

Please note that full-time night lighting for the off-site chlorine residual monitoring station is not proposed. Lighting to be installed at the facility to accommodate potential night-time maintenance that may be required periodically. This will be "downcast" lighting to minimize spill over to neighboring residences.

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
15. CULTURAL RESOURCES *Would the project:*				
a. Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	☐	■	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	☐	■	☐	☐
c. Directly or indirectly destroy a unique paleontological resource or unique geologic feature?	☐	■	☐	☐
d. Disturb any human remains, including those interred outside of formal cemeteries.	☐	■	☐	☐

Discussion

Cultural resources were addressed in Section 4.7 of the 1999 WTPE EIR.

a-d. For the 1999 WTPE EIR, a records check was performed at the North Central Information Center of the California Historical Resources Information System for the WTP project site. The purpose of the records search was to identify previous cultural resources studies in and near the project site and previously recorded resources in the project site or near enough that could be affected by the proposed project. Prior to that search, no portion of the project site had been systematically surveyed for cultural resources. It is within the overall study area examined by Chavez (1980), but the only

areas that were intensively covered in this survey were pipeline alternatives that do not cross the project site. The rest of the survey work is described as preliminary by Chavez and involved inspection of selected areas considered sensitive on the basis of environmental setting. Even these areas were, in some cases, only partially inspected due to lack of access permission or dense vegetation.

The Folsom Lake Estates area (formerly the Wexford Oaks project site) just west of the project site has been the site of several studies, both survey and (minor) excavation. That area was also within the Chavez study area and various portions have been intensively surveyed by Johnson (1976), Madsen (1978), Rondeau (1978), Peak & Associates (1988a) and Foster and Foster (1992). Test excavations were conducted by Peak & Associates (1988b) and Foster and Foster (1993). A large number of historic resources, most related to mining, and prehistoric resources have been recorded as a result of these projects.

There is one recorded historic site within the WTP portion of the project site. This site, the Rose Spring Ditch, was recorded by Derr and Derr in 1993 on the basis of field inspection of a section of the ditch in Sacramento County and extended through the project site on the basis of the USGS Folsom 7.5' map, which includes the ditch. The condition of the ditch within the project site was not field checked by Derr and Derr.

Examination of historic maps indicated no old structures in the area. Historic maps did provide information on the Rose Spring Ditch. The ditch does not appear on the General Land Office plat of the township, but these maps were primarily concerned with establishing legal section boundaries and not with mapping every feature of the township. The ditch is shown on Arrowsmith's 1860 map of the water system operated by the American River Water and Mining Company and the Natoma Water and Mining Company. The section that runs through the WTP site diverges from the main North Fork Ditch near the site of the community of Rose Spring, northeast of the project site, and rejoins the main ditch to the south of the project site. There are connections to mining areas to the west, and the purpose of this part of the Rose Spring Ditch appears to be diversion of water to these mining areas with any excess returned to the main canal. The diversion, at least, probably corresponds to the Union Ditch which ran from Miner's Ravine (a name so common it could designate any minor canyon) through Tracy's Ravine (Linda Creek) to Fox's Ravine (Strap Ravine or a minor canyon nearby). This ditch was sold by William George to Carl Appleberry in 1854 and the American River Water and Mining company purchased it from Appleberry in 1856.

The materials collected by Plimpton (1976) on the history of the American River Water and Mining Company include several mentions of a Rose Spring ditch, but this is a diversion from the main canal that brings water to the Rose Spring area and, later, continues west toward Roseville. The ditch in the project site runs from the Rose Spring vicinity to the south.

As mining activity waned the existing ditch systems were converted for use as irrigation systems for agricultural use. A map in the Plimpton volume showing details of the irrigation system operated by the North Fork Ditch Company (successor to the American River Company) in 1915 shows the Rose Spring Ditch running from Rose Spring west, but does not show a ditch in the project site at all. This absence is repeated on the USGS 15' map of 1944. The ditch does not reappear in map sources until the USGS 7.5' map of 1954.

Project Survey

The field survey of the WTP site was undertaken by Robert Gerry of Peak & Associates, Inc. on January 16, 1998. This survey covered all of the open land surrounding the existing plant and within the fenced project boundaries. Although there was a dense growth of low grasses in most areas, there were enough trails, grades and other openings to provide for adequate surface inspection. The vegetation was not so thick as to preclude inspection in any area. The only cultural resource recorded in the project site was the Rose Spring Ditch and associated features. Due to rain during the survey, the ditch could not be recorded until a second visit to the site on February 4.

The ditch is about nine feet wide at the top and roughly three feet deep with a 45° slope on the interior sides. The ditch is Gunite lined and there are two concrete turn-out structures within the project site. Any ditches or pipes that once carried water from the turn-outs are gone. There are no flumes, siphons or similar features within this segment. Flow is north from Hinckle Reservoir toward the site of the community of Rose Springs. The ditch has been destroyed north of this segment by recent construction of a residential subdivision. A minor graded track (recently constructed) crosses the ditch within this segment over a three-pipe culvert. At the southern end of the segment are two large concrete pads that used to be the location of tanks and pumps for moving water from the Brown Ditch up to the Rose Spring Ditch. The Brown ditch is essentially an overflow ditch from Baldwin Reservoir that terminates at the southern property line of the area surveyed. The Brown Ditch lies about 60 feet west of the Rose Spring at the property line at an elevation about five feet lower.

Although the current ditch in the WTP portion of the project site coincides closely in routing to the Rose Spring ditch depicted on the 1860 map, it is not the same ditch. The old ditch ran from north to south while this one flows in the opposite direction. Clearly, the same alignment could not be used for both ditches, but given the minimal grade of the ditch, and the steep slope of the terrain, a very similar route could be used. The fact that the ditch is lined with modern materials and, judging by the connection with the concrete turn-out structures, that this is part of the original construction argues against any great age for the existing structure. The section recorded in Sacramento County by Derr and Derr was nearly filled with soil, and is about twice as wide as the section described here. No lining is mentioned in the site record. The intervening area would need to be examined to determine if these two sections of the "Rose Spring Ditch" are the same ditch at all.

As discussed above, the only historic feature in the project site is the ditch, which could be a remnant of the "Rose Spring Ditch." The ditch would not be affected by the proposed project.

Despite extensive surveys, it is always possible that undiscovered cultural resources could exist in the project site. If such resources are present, they could be damaged or destroyed during excavation and grading activities. The potential to disturb such sites during project construction and operation is considered significant. The 1999 WTPE EIR included Mitigation Measure 4.7-1, which requires construction workers to cease work if a discovery is made and to contact a qualified archaeologist. The following mitigation measure would be implemented as part of the proposed project:

Previously-Identified Mitigation Measures from 1999 WTPE EIR

4.7-1 Inform construction workers and retain a qualified archaeologist upon discovery.

Implementation of this mitigation measure would reduce this impact to a less-than-significant level, and this is considered an ***impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient.***

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
16. RECREATION				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	■
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?	☐	☐	☐	■

Discussion

Recreation was addressed on page 41 of the WTPE IS.

a, b. The proposed project would not add new population to the area. Therefore, the project would not increase the use of existing neighborhood and regional parks, nor would it include recreational facilities or require the construction or expansion of recreational facilities, and ***no impact*** would occur.

Issues	Potentially Significant Impact/New Mitigation Required	Impact for which the 1999 WTPE EIR and Supplement are Sufficient	New Less-Than-Significant Impact	No Impact
17. MANDATORY FINDINGS OF SIGNIFICANCE				
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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	■	☐	☐
b. Does the project have impacts that 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)?	☐	■	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	■	■	■

Discussion

a. As discussed in Section 8, Biological Resources, construction of the proposed project components could result in loss of or damage to biological resources. However, mitigation measures identified in Section 8 would reduce these impacts to a less-

than-significant level. Section 15 identified potential cultural resources which could be effected by the proposed project. Excavation related to site preparation and construction of the proposed project may uncover important previously unidentified artifacts. However, mitigation measures identified in Section 15 would reduce these impacts to a less-than-significant level. With implementation of mitigation measures presented in Item 8 and Item 15, these impacts are reduced to a less than significant level and this is considered ***an impact for which the 1999 WTPE EIR and 2003 Supplement are sufficient***.

b. CEQA requires that an EIR contain an assessment of cumulative impacts. This assessment involves examining project-related effects on the environment in the context of similar effects caused by past or existing projects and the anticipated effects of planned future projects. The 1999 WTPE EIR examined the cumulative impact of the proposed expansion of the City's water treatment plant: an expansion that included the construction of clearwell storage capacity of up to 10 mg. The 1999 WTPE EIR states that the 10 mg of additional storage could be accomplished by constructing either two 5 mg tanks or three 3.3 mg tanks adjacent to the northern boundary of the plant site. The results of this evaluation are contained in Section 5.2 of the 1999 WTPE EIR.

As discussed in Section 5.2 of the 1999 WTPE EIR, the cumulative impact evaluation for the proposed plant expansion was divided into two general categories: 1) those impacts associated with the direct and secondary effects of increased water diversions that would be accommodated by the plant expansion, and 2) those impacts associated with construction and operation of the treatment plant and pipeline facilities.

The subject of this Supplement to the EIR is the proposed buildout of the treatment plant to 100 mgd with the construction of new facilities to increase the plant water treatment process identified in the plant expansion Master Plan addressed in the 1999 WTPE EIR. The construction of these facilities would not increase the plant's capacity to treat water beyond that identified in the 1999 WTPE EIR and, therefore would not result in diversions beyond, or substantially different than that identified in the 1999 WTPE EIR. However, modeling of water diversions and the effects on the American and Sacramento Rivers has recently changed with respect to a new USFWS Biological Opinion for the USBR's operation of the Central Valley Project (CVP) called the Operating Criteria and Plan (OCAP). The OCAP uses a new model called CALSIM II to analyze the effects of water diversions from the USBR's CVP operations. The previous model, called PROSIM, showed effects of diversions on the rivers that were greater in magnitude than the new CALSIM II model. A new analysis performed by Surface Water Resources, Inc. (SWRI) compared the PROSIM model results of water diversions with the CALSIM II results in relation to water diversions, including the proposed project (see Appendix C of this SEIR). The analysis concluded that the PROSIM results show greater biological effects than those identified by the CALSIM II model. Therefore, the evaluation of the cumulative effects of the proposed project related to increased water diversions is considered to be adequately addressed by the 1999 WTPE EIR.

With the inclusion of analysis and conclusions contained in this SEIR, the cumulative contribution of constructing and operating the proposed project to impacts on resources such as biological resources, air quality, noise, traffic, cultural resources, land use, aesthetics, hydrology, soils and geology, and public services and utilities is not substantially different (and in some cases lower) than those addressed in Section 5.2 of

the WTPE EIR. Therefore, the evaluation of cumulative impacts contained within the ***1999 WTPE EIR and 2003 SEIR are considered adequate*** for the proposed project.

c. With the proposed construction and operation of facilities needed to expand WTP treatment capacity to 100 mgd, and taking into account new design details for onsite and offsite facilities that were not available during the preparation of the 1999 WTPE EIR and 2003 Supplement, three impacts are identified in this SEIR that are "new and less than significant." These are:

6(c) (The proposed project could) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)

6(d) (The proposed project could) Expose sensitive receptors to substantial pollutant concentrations.

14(c) (The proposed project could) Substantially degrade the existing visual character or quality of the site and its surroundings.

The 1999 WTPE EIR found the potential generation of construction-related project emissions would be potentially cumulatively significant and unavoidable for implementation of the WTPE Master Plan. The evaluation presented above in Section 6 of this SEIR, however, found that activities associated with construction of the Phase 3 WTP expansion would not significantly contribute to a cumulative impact on air quality when mitigation measures identified in previous documentation are implemented. Therefore, this impact (6c) is shown to be a ***new less-than-significant impact***.

Similarly, the discussion of impact 6(d) above, notes that activities specifically related to the construction of onsite and offsite facilities for the Phase 3 expansion would not result in the exposure of sensitive receptors to substantial pollutant concentrations with the implementation of previously identified measures to mitigate this impact. Therefore, this impact (6d) is also shown to be a ***new less-than-significant impact.***

The 1999 WTPE EIR and 2003 Supplement did not address construction of the proposed Offsite Chlorine Monitoring Station. The potential impact of the station on the visual character of the site and its surroundings is assess in this SEIR and found to be a ***new less-than-significant impact.***

For all other issues addressed in this Supplemental EIR, we find that ***the*** proposed project would have either ***no impact*** or an ***impact for which the 1999 WTPE EIR and Supplement are sufficient***.

V. MITIGATION MONITORING PROGRAM

Section 15097 of the California Environmental Quality Act (CEQA) requires all state and local agencies to establish monitoring or reporting programs for projects approved by a public agency

whenever approval involves the adoption of either a "mitigated negative declaration" or specified environmental findings related to environmental impact reports.

The City of Roseville prepared a Mitigation Monitoring Program (MMP) for mitigation measures contained in the 1999 City of Roseville Water Treatment Plant Expansion Master Plan Project and 60-Inch Raw Water Pipeline Project EIR. The MMP is intended to be used by City staff and mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation.

In 2003, a Supplement to the 1999 EIR was certified by the City of Roseville. The Supplement provided new mitigation measures that were incorporated into the water treatment plant expansion Master Plan's MMP.

As demonstrated in the Environmental Checklist presented above, the Phase 3 WTP Expansion Project would result in no new impacts requiring mitigation. The implementation of specific measures identified in the 1999 EIR and the 2003 Supplement, however, would be required to avoid or mitigate the potential impact of the proposed expansion. These measures are listed below:

Geology and Soils

Previously-Identified Mitigation Measures from 1999 WTPE EIR

4.2-1 Identify specific blasting techniques and recommendations to reduce potential effects on slope stability at adjacent off-site land uses.
4.2-2 Provide public notification of blasting activity.

Previously-Identified Mitigation Measures from 2003 Supplement

1. *Implement project-specific procedures for construction earthwork, including rock excavation pre-blasting, blasting, and post-blasting procedures, identified in Appendix C of this SEIR.*

Air Quality

Previously-Identified Mitigation Measures from 1999 WTPE EIR

4.11-1 Implement construction emission controls.
4.11-2 Vegetation to be removed off-site for disposal.

Previously-Identified Mitigation Measures from 2003 Supplement

2. *Suspend earthmoving or dust-producing activities during periods of high winds.*
3. *Water exposed soil, including unpaved roadways used during construction activities, with adequate frequency to keep soil moist at all times.*
4. *Cover stockpiles of debris, soil, sand or other materials.*
5. *Sweep all mud and dust daily on adjacent streets and construction areas.*

Transportation/Traffic

Previously-Identified Mitigation Measures from 1999 WTPE EIR

4.10-2 Notify emergency providers and public.
4.10-3 Prepare a Traffic Control Plan.

Previously-Identified Mitigation Measure from 2003 Supplement

6. *The construction contractor shall implement any previously-identified traffic control measures for construction activities that are applicable to the proposed project.*

Biological Resources

Previously-Identified Mitigation Measures from 1999 WTPE EIR

4.5-1 Restrict the area of construction activities to the minimum and install fences and signs to mark those limits. Require that all facilities be constructed under the Plant Master Plan are located to minimize the area of oak woodland affected to the extent practicable. All oak trees (6 inches or greater in diameter at breast height) to be removed, or likely to be damaged during facilities construction on the WTP site, shall be replaced on an inch-for-inch basis in accordance with the Roseville Tree Preservation Ordinance. Replacement shall be done on the project site to the extent practicable as determined by a qualified arborist. This may include, at the discretion of the City Council, off-site tree replacement on properties immediately adjacent to the WTP site. This shall be done, to the extent practicable, as part of the landscaping plan to be implemented as part of Mitigation Measure 4.8-1 of this EIR. If additional replacement is required, the City will carry out such replacement through the payment of in-lieu fees in accordance with the City's tree ordinance.

No construction shall occur between the existing fence line on the eastern portion of the WTP site and Oak Leaf Way. This fence line shall not be moved during buildout of the Plant Master Plan. All trees between this fence line and Oak Leaf Way will be preserved.

Prior to the start of onsite oak tree replacement or the payment of in-lieu fees, the City shall contact the California Native Oak Tree Foundation and provide the foundation with an opportunity to comment on the implementation the Plant Master Plan's tree mitigation plan. The City will monitor the health of all trees falling within 50 feet of completed construction activities for a period of five years. Trees that die within that period will be replaced in accordance with the procedures outlined above.

4.5-2 Strip, stockpile, and replace topsoil in annual grassland areas.

4.5-7 Conduct nesting survey during spring prior to construction.

Portions of Mitigation Measure 4.5-1 will be modified to accommodate the enlargement of the sewerlines through the area between the existing fence line on the eastern portion of the WTP site and Oak Leaf Way. Previous mitigation measures stated that no construction would occur in this area. Proposed construction for the enlargement of the sewerline will be confined to the immediate area around the existing pipeline. Trees within the fence line and Oak Leaf way will be retained except for those within the alignment of the existing pipeline that will need to be removed in order accomplish the proposed enlargement. All other portions of Mitigation Measure 4.5-1 will be implemented for the proposed project.

Hazards and Hazardous Materials

Previously-Identified Mitigation Measure from 1999 WTPE EIR

4.9-1 Investigate the potential for soil, groundwater, and structures to be disturbed as a result of the project to contain or be contaminated by hazardous materials in those areas suspected to be contaminated. If evidence suggests that hazardous substances could be present, test affected areas to confirm whether a hazard exists. Coordinate this process with the Roseville Fire Department, Placer County Division of Environmental Health, and other agencies as appropriate. Clean up the site in accordance with applicable guidance to protect worker and environmental safety before continuing with project construction.

Noise

Previously-Identified Mitigation Measure from 1999 WTPE EIR

4.12-1 Implement noise reduction practices for construction activities.

Aesthetics

Previously-Identified Mitigation Measure from 1999 WTPE EIR

4.8-1 Provide landscaping along fence line.

The fence line along the northern and eastern boundaries of the WTP site shall be landscaped with vegetation in accordance with a landscape plan. The landscape plan shall be designed in consultation with property owners and shall have, as one of its objectives, the establishment of a vegetation buffer around the plant site that is dense enough to screen views of the project site from adjacent residential areas. In areas that will not be affected by construction activities of Phase 1 or future facilities, vegetation shall be planted during Phase I of the Plant Master Plan. Plantings in all other areas shall occur immediately after the construction of the proposed facilities. The eastern boundary shall include landscaping east of the existing fence. Landscaping west of the fence will be considered in areas unaffected by future facilities construction. Earthen berms now present adjacent to the northern boundary of the

project site shall be incorporated into the future landscape plan to maximize the shielding of views of the proposed tanks. To the extent feasible, final design of the proposed tanks will maximize the use of existing topography, excavated fill material (i.e., possible new or raised berms), and existing trees to screen the proposed storage facilities from views from residences to the north.

The designs of WTP facilities to be constructed subsequent to Phase I of the Plant Master Plan shall be submitted to the City of Roseville's Planning Commission for "design review and approval" prior to approval of subsequent phases of the project.

4.8-3 Use of consistent materials and colors.

Additional facilities shall be constructed with materials and colors that are consistent with existing facilities. The color scheme to be used shall be of neutral tones, and no primary colors will be used.

Previously-Identified Mitigation Measure from 1999 WTPE EIR

4.8-2 Use cut-off lighting fixtures.

Cultural Resources

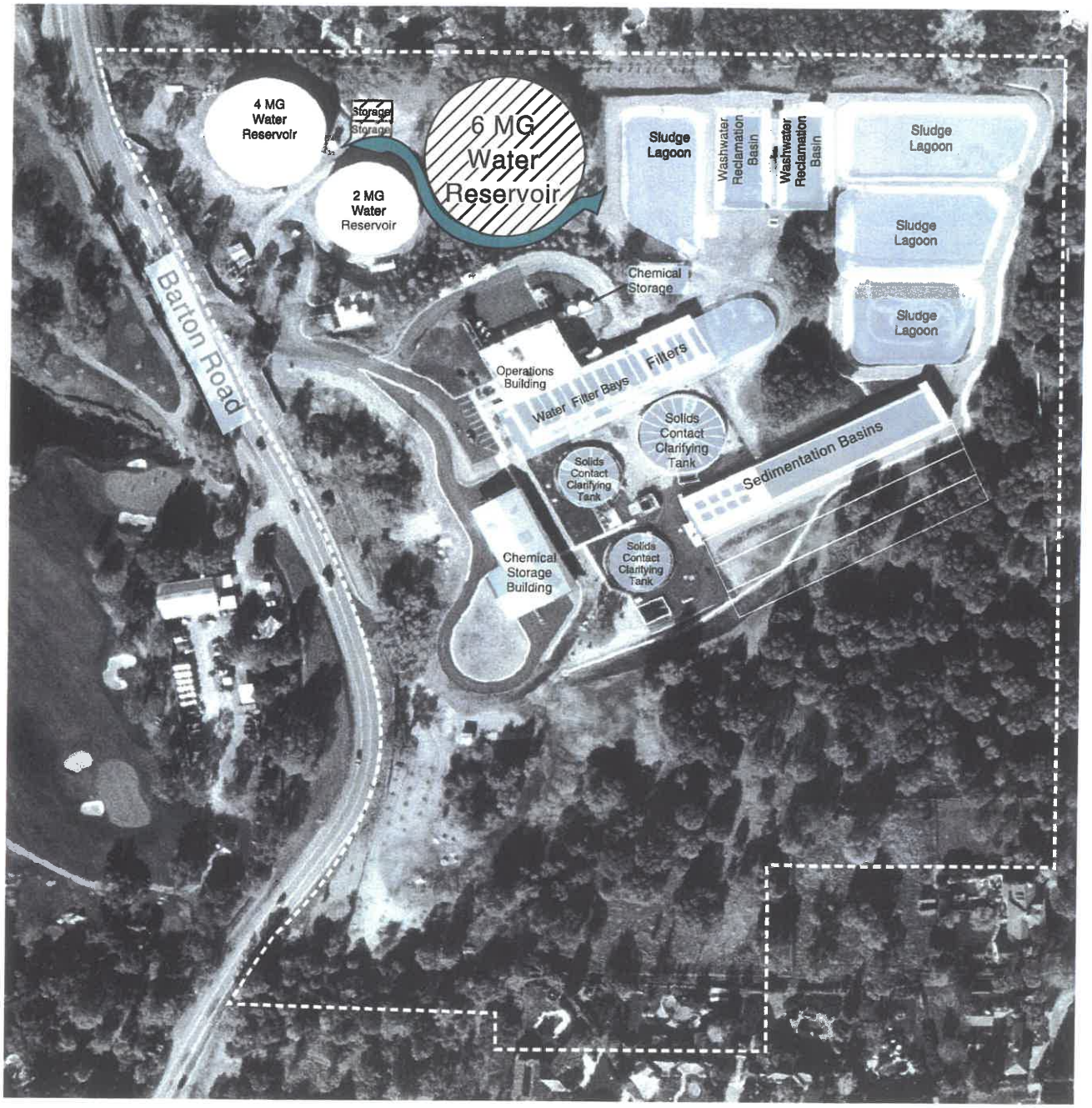
Previously-Identified Mitigation Measure from 1999 WTPE EIR

4.7-1 Inform construction workers and retain a qualified archaeologist upon discovery.

APPENDICES

Appendix A

WTPE Supplement Figure 5



N

Project Site Boundary

New Site Elements

New Paved Areas

Approved Phase II Improvements

10615
Proposed

SOURCE: EIP Associates, January 1999.

EIP ASSOCIATES

Scale In Feet 0 50 100 150 200

Figure 5

Proposed Project

Appendix B

Notice of Preparation and Comment Letters

Notice of Preparation
And
Notice of Public Scoping Meeting

To: Responsible Agencies and Interested Parties
State Clearinghouse

From: City of Roseville Community Development Department
Date: October 8, 2004
Subject: Roseville Water Treatment Plant Expansion – Phase III Notice of Preparation of a Draft Supplemental Environmental Impact Report

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PROJECT APPLICANT: City of Roseville Environmental Utilities Department

PUBLIC REVIEW PERIOD: This NOP is being released for a 30-day review and comment period. Due to time limits mandated by State law, your response must be sent at the earliest possible date, but not later than **November 11, 2004.**

NOP SCOPING MEETING: A public scoping meeting for the proposed Supplemental EIR will be held on **October 28, 2004 at 7 P.M. at the Maidu Community Center** Senior Room located at 1550 Maidu Drive, Roseville, CA 95661

Purpose of the Supplement to the 1999 EIR

The City of Roseville (City) will be the Lead Agency, pursuant to the State Guidelines for the California Environmental Quality Act (CEQA Guidelines Section 15050), for the preparation of a Supplemental Environmental Impact Report (SEIR) to the 1999 City of Roseville Water Treatment Plant Expansion and 60-inch Raw Water Pipeline Project Environmental Impact Report (1999 EIR) (SCH No. 98012011). The 1999 EIR evaluated the effect of constructing and operating a 60-inch raw water pipeline along a linear corridor, and the phased expansion of the City's Barton Road water treatment plant (WTP) to an ultimate treatment capacity of 100 million gallons per day (mgd). The phased expansion of the WTP described in the 1999 EIR included constructing new facilities and improvements to existing facilities in order to expand plant capacity to 60 mgd, 75 mgd, and ultimately 100 mgd to meet ultimate water supply demand at the General Plan buildout. The facilities needed to expand the WTP to a capacity grater than 60 mgd were previously addressed at a "program-level," meaning that additional environmental review is required prior to approval to construct Phase III improvements.

The City is preparing a Supplement to the 1999 EIR to address the potential environmental impacts of constructing improvements to the WTP to increase plant treatment capacity to 85 mgd from its current capacity of 60 mgd. The phased expansion of treatment capacity at the WTP was analyzed in the 1999 EIR at a programmatic level. The proposed SEIR will analyze the environmental effects of Phase III expansion at a project level. The California Environmental Quality Act (CEQA), Section 15082, states that once a decision is made to prepare an EIR, the lead agency must prepare a Notice of Preparation (NOP) to inform all responsible agencies of that decision. We need to know your views as to the scope and content of the environmental information that is germane to your interests or statutory responsibilities in connection with the proposed project. If you represent an agency, your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

This NOP is being released to request comments on the scope of the SEIR for the proposed project. The responses

to this NOP will help the City of Roseville determine the scope of the SEIR and ensure an appropriate level of environmental review.

Supplemental EIR Scoping Meeting

In accordance with Public resources Code Section 21083.9, notice is hereby given that the City will conduct a public scoping meeting to accept comment on the scope of the EIR on October 28, 2004 at 7:00 PM in the Senior Room at the Maidu Community Center, located at 1550 Maidu Drive, Roseville, CA 95661.

Environmental Review of the Proposed Project

The CEQA Guidelines Section 15163 state that a lead agency/responsible agency may prepare a Supplement to an EIR if any of the conditions described in Section 15162 for a Subsequent EIR are present (Section 15163(a)(1)) and if only minor additions or changes to the previous EIR are necessary to make the previous EIR adequately apply to the project in the changed situation (Section 15163(a)(2)). The following are conditions contained in CEQA Guidelines Section 15162 that would apply to the preparation of a Supplement:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant effects or a substantial increase in the severity of previously identified significant effects; (Section 15162(a)(1))

2. Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant effects or a substantial increase in the severity of previously identified significant effects; or (Section 15162(a)(2))

3. New information of substantial importance , which was not known or could no have been known with the exercise of reasonable diligence at the time the previous EIR was certified, as complete or the negative declaration was adopted , shows any of the following: (Section 15162(a)(3))

    a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

    b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

    c. 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 projects, but the project proponents decline to adopt the mitigation measure or alternative; or

    d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adapt the mitigation measure or alternative.

The City has chosen to proceed with a SEIR to disclose new information about the Water Treatment Plant Expansion Project, and to afford the public with ample opportunity to comment on the potential environmental effects of the proposed project. The SEIR will focus on any new potentially significant impacts and/or increases in the severity of impacts previously analyzed in the 1999 EIR.

Scope of the SEIR

The SEIR will supplement the 1999 EIR, which is on file and available for public review at the City of Roseville Community Development Department, 311 Vernon Street, Roseville, California 95678. An earlier Supplement to the 1999 EIR was prepared in 2003 to address the construction of new clearwell storage facilities on the WTP in accordance with the WTP Master Plan Phase II improvements. This too is on file and available for review at the Community Development Department.

Section15163 of the CEQA Guidelines encourages the use of a supplement to an EIR if new conditions would

require the preparation of a SEIR and, if these conditions would be minor additions or changes to make the previous EIR adequately apply to the project in the changed situation. The SEIR need only contain the information necessary to make the previous EIR adequate for the project as revised. In this case, the SEIR will evaluate the effects of constructing and operating facilities improvements to increase WTP treatment capacity to 85 mgd.

As provided in the CEQA Guidelines (Section 15021), public agencies are charged with the duty to avoid or minimize environmental damage where feasible. In discharging this duty, the public agency has an obligation to balance a variety of public objectives, including economic, environmental, and social. The public agency is required to consider the information in the SEIR, along with any other relevant information included in the public record, in making its decision on the project (Section 15121 of the CEQA Guidelines).

Project Location and Description

The proposed Roseville WTP Expansion – Phase III project (Proposed Project) that is planned for the City's Barton Road water treatment plant. The Proposed Project is located on an island of City of Roseville incorporated land at 9595 Barton Road, Granite Bay, CA. The City of Roseville is the Lead Agency for the preparation of the SEIR, and, thus, has the primary responsibility for the completion of the CEQA process.

The Proposed Project would expand plant capacity from 60- mgd to 85-mgd. This modifies the original 1999 Master Plan, which identified this expansion as a 15-mgd increase from 60- to 75-mgd. Provision of the added capacity would be accomplished by increasing the sedimentation and filtration capacities at the WTP, increasing the washwater handling capacity, and providing facilities to mechanically dewater solids from the treatment process. Pipelines within the existing site boundaries would connect the new and existing facilities, and allow independent operation of the two process trains between the raw water pipelines and the treated water reservoirs.

In total, the proposed Phase III Expansion would include the following facilities:

1. Flash mix facilities on the horizontal sedimentation train.
2. One new flocculation and horizontal sedimentation basin
3. Two or three new filters
4. Two new washwater reclamation basins
5. Sludge thickener
6. Mechanical dewatering facilities
7. New clearwell structure with backwash pumps
8. New connection to 72-inch effluent pipeline
9. Modifications to existing chemical storage and feed systems
10. Off-site chlorine residual monitoring station

The location of these proposed improvements in relation to existing facilities at the treatment plant are shown on the attached Figure. The construction of these facilities does not substantially deviate from assumed onsite construction addressed in the 1999 EIR relative to the evaluation of construction and operation-related impacts. Much of the analysis presented in that 1999 EIR can be incorporated by reference in the proposed Phase III SEIR. In addition, because the treatment capacity of the proposed expansion (85 mgd) is within the 100 mgd evaluated in the 1999 EIR, the cumulative assessment and growth evaluations presented in that document are still valid. However, due to changes is the regional cumulative context of the project, some updating of regional conditions, the regulatory environment, and planned development within the City of Roseville may be required in the SEIR.

Project Schedule

The City anticipates release of the draft Supplemental EIR in early January 2005. Project construction is tentatively scheduled for summer 2005.

Required Discretionary Actions

The City is required to follow through with the discretionary actions for project approval. The actions necessary for project approval include, but are not limited to the following:

- **Certification of the EIR** – Certification that the EIR, as supplemented, adequately identifies the significant environmental effects of the Proposed Project, pursuant to CEQA and the CEQA Guidelines;

- **Project Approval** – Approval of the Proposed Project by the City; and

- **Mitigation Monitoring** – Adoption of a Mitigation Monitoring Plan to reflect the measures required to mitigate significant impacts of the project.

In addition, the following regulatory agencies may be Responsible Agencies:

- **Regional Water Quality Control Board** for permits related to the control of non-point source runoff pursuant to the National Pollutant Discharge Elimination System requirements.

Potential Environmental Effects

The SEIR will address the following potential environmental effects of the proposed project:

- Conflict with applicable plans or policies.
- Result in subsidence or liquefaction.
- Expose people to potential seismic risks.
- Be located on expansive soils.
- Alter existing drainage patterns.
- Conflict with air quality plans.
- Violate air quality standards.
- Increase construction and operational emissions of air pollutants.
- Increase in noise.
- Increase traffic congestion on local roads.
- Alter emergency access.
- Adversely affect biological resources.
- Expose public to hazardous materials.
- Expose the public to health hazards from catastrophic failure of water storage facilities.
- Expose person to noise levels in excess of local standards.
- Increase ambient noise levels from construction and project-related traffic.
- Expose people to vibration.
- Degrade existing visual quality of area.
- Create light or glare which could affect day and nighttime views.
- Damage or destroy archeological or other cultural resources.

Cumulative impacts, growth inducing impacts, and alternatives would also be discussed.

Comments Requested

To ensure that the full range of issues related to this proposed action are addressed and all significant issues are identified, written comments and suggestions are invited from all interested parties. **Comments and questions concerning the proposed SEIR should be directed to the name and address below by November 11, 2004.** In addition, oral comments concerning the scope and content of the SEIR may be provided at the public scoping meeting scheduled for October 28, 2004 at 7:00 PM in the Senior Room at the Maidu Community Center, located at 1550 Maidu Drive, Roseville, CA 95661.

From: chris patterson [tjscap@yahoo.com]
Sent: Monday, November 01, 2004 9:19 PM
To: jmulligan@roseville.com
Subject: written comments to meeting 10/28/04

Jim,

Thank you for the review of the upcoming phases of the water treatment plant. I have talked with Dina and Micheal next door to me. I have handed out the extra meeting notes as well. Dina will be calling you with a few questions and it seemed as if Micheal might have a few questions as well. I directed him to you. I look forward to the next step with the planting of trees. I will make myself available for the actual planting date just let me know when. I would like to have input as to the placement. Thank you

Comments and Concerns regarding phase 3 and 4 of water treatment plant:

1. Our pond water levels after current phase of construction is complete. As of now which has been noted water levels are never consistent. Always up and down based on construction work hours. And if possible consider addressing dirt and sediment that has run down since recent draining and vacuum process.

2. If during the 4th phase it is decided to put an additional water pump at the back corner of property would your group consider a way to keep noise to a minimum. By perhaps putting concrete wall around, fencing and shrubs. And keeping lighting to a minimum. The current pump in the back corner of my property has a light that shines very bright into my property. More plants a possibility around current pump.

3. Drainage. I have a concern about the drainage after construction concludes. After the most recent storm it looked very muddy on water treatment plant side. Now that everything has been cleared away would like to have gravel or other measure of defense for drainage issues.

4. Construction staging area. If at all possible can it be located in another area. I know the land is tight on the site. If not please ensure complete clean up after construction concludes.

5. Current landscape. Just over my fence line five trees have been but in I just want to ensure they will thrive and live to grow as a big screen. And when new plantings go in please manage so the investment of landscaping is protected.

6. I hope this last tank will truly be all that is needed on this site. Roseville is growing so fast and it is hard to believe this last tank will meet the needs of the city.

Lastly, I want to thank all that are involved with this project. Everyone has been easy to communicate and work with. I feel when I have voiced concerns they have been addressed in a timely manner to the best solution possible. My husband and I love our house and can think of no better place to raise our little family. It will be great when the project is complete.

Sincerely,

Chris Patterson
Folsom Lake Estates
9488 Skye Court
Granite Bay, Ca 95746
916.797.2074

-----Original Message-----
From: Thomas Castaldo [mailto:t.castaldo@worldnet.att.net]
Sent: Thursday, March 24, 2005 3:26 PM
To: Mulligan, Jim
Subject: Mar 24 Mtg

Jim,

Thanks for conducting the meeting to update us on the acceleration of Phase IV of the Water treatment Plant construction program. You asked that I send an E-mail confirming our discussions.

Item 1: Reducing " Gray Monster" profile. We discussed the possibility of adding some landscaping around the Gray concrete sediment basin to reduce it's profile as seen by the northern neighbors. You also mentioned the possibility of adding some landscaping along the north perimeter road which could "mask" the basin. What ever could be done would be appreciated by the northern neighbors.

Item 2: Loss of trees in front of sediment basin. We didn't discuss the design of the building which are going in to "replace the trees". I would hope they would not be "square" buildings and would be designed not to be an "eye sore". Reference the change in the design of the building that is facing Barton Road on the project which is just being completed.

Item 3: During construction please reemphasis the need to keep dust down to a minimum. There were periods during the past construction cycles that the dust created was unacceptable. Cleaning out mud from gutters and pools is not fun.

Thanks again for having the meeting,

Tom Castaldo
9493 Burns Ct.
Granite Bay, CA 95746
Ph: 791-7544
E-mail: t.castaldo@worldnet.att.net

P.S. Would it be possible to get a copy of the next aerial photo that you have taken?

From: chris patterson [tjscap@yahoo.com]
Sent: Thursday, March 31, 2005 7:08 PM
To: Mulligan, Jim
Subject: info on water treatment plant concerns

Hello Jim,

It was good to meet last week and hear the update on the water treatment plant. I really do appreciate your and your teams willingness to listen and find solutions to situations as they come up. I understand construction is a process and things happen along the way that can not be planned for before hand. I believe my concerns remain the same. I will prepare this email and also forward what I sent before.

1. Water Levels: At the close of construction our expectation would be a consistent flow of water in our pond. Since construction began the water level has changed daily. There are many reasons this is important. One of the biggest problems being mosquitoes.

2. Survey of current pipe on my side of the fence: Our pond can not handle large amounts of water run off. And during the recent storms video proves our pond can not handle all the run off water. Our yard was a mess and it washed out our small foot bridge as well as massive amounts of dirt came down into pond as well. An agreed upon solution needs to be put in place for this current problem.

3. New lighting in staging area: We appreciate your understanding in doing everything to minimize lighting at night as it beams right in to our yard and bedrooms. Please continue with your plan to put on some type of lighting/motion sensor.

4. Staging area: Right now the construction area is looking good as this phase comes to a close. We would greatly appreciate the staging area moved as far as can be during next phase of construction.

5. Fencing Panels: The panels have come loose recently. They provide a great block from the site and staging area. Please have them re-attached.

Again thank you for open communication and solutions as situations develop.

Matt and Chris Patterson
9488 Skye Court
Granite Bay, Ca 95746

p.s. Jim...current water level not even flowing and huge sand barge blocking the water that is flowing....

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Make Yahoo! your home page

PLACER COUNTY
DEPARTMENT OF PUBLIC WORKS

Tim Hackworth, Director
Ken Grehm, Assistant Director
Rick Dondro, Deputy Director
Wes Zicker, Deputy Director

RECEIVED BY
APR 14 2005
CITY MANAGER

April 8, 2005

Mr. Mark Morse
Environmental Coordinator
City of Roseville
Community Development Department
311 Vernon Street
Roseville, CA 95678

SUBJECT: REVISED NOP AND DSEIR, ROSEVILLE WATER TREATMENT PLANT EXPANSION

Dear Mr. Morse,

The Department of Public Works has reviewed the above referenced project and has no concerns related to the proposed changes.

Thank you for the opportunity to review the above referenced project. If you should have any questions or comments, please contact me at (530) 889-7519.

Sincerely,

County of Placer
Department of Public Works
T.D. Hackworth, Director

Richard A. Elri, P.E.
Senior Civil Engineer

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Appendix C

SWRI PROSIM/CALSIM II Analysis

Comparison of Modeling Simulations for the Supplemental Environmental Impact Report (SEIR) to the 1999 City of Roseville Water Treatment Plant Expansion and 60-inch Raw Water Pipeline Project Environmental Impact Report (1999 EIR)

Simulation modeling of the Roseville City of Roseville Water Treatment Plant Expansion and 60-inch Raw Water Pipeline Project Environmental Impact Report (1999 EIR) was initially completed in 1998/9. Using the tools and modeling assumptions available and accepted that time, a suite of baseline and alternative water operations were simulated and the resultant data analyzed to identify potential environmental effects. Subsequent to completion of the 1999 EIR modeling and analyses, Reclamation released new studies intended to represent Central Valley Project (CVP) operations (including full water treatment plant expansion for the City of Roseville) under the proposed, but not yet finalized, Operating Criteria and Plan (OCAP). These new studies incorporate a new modeling tool (CALSIMII) and changes in several operating assumptions, suggesting that consideration be given to the appropriateness of the 1999EIR modeling used as the basis for the SEIR.

The difference between the PROSIM and CALSIMII simulation tools can be assessed by comparing like simulations using the two models. Comparisons of Folsom Reservoir storage and Nimbus Dam release are most significant with respect to the SEIR. If results from studies produced by the two simulation tools are similar, or if the PROSIM results are demonstrably poorer than the CALSIMII results for these parameters, the simulation differences can be excused as a fatal flaw issue since of the two simulations, the poorest biological conditions have been identified with PROSIM, and re-modeling of the project using CALSIMII would not necessary.

To address the above issue, the future cumulative PROSIM simulation used for the 1999 EIR was compared to a simulation that included the significant American River and Delta export assumptions included in the OCAP work (OCAP Study 4a) using CALSIMII. This comparison was performed for Folsom Reservoir storage, American River Releases at Nimbus Dam, and American River water temperature at Watt Avenue. To compare water temperatures, the OCAP simulation results were run through the same water temperature model used for the PROSIM study. This allowed a consistent characterization of cold water usage from Folsom reservoir. Statistical inferences were drawn from the application of descriptive and non-parametric tests of monthly data, arranged into seasonal periods, from the two simulations.

Experience has shown that the highest likelihood of adverse biological affects occurring in the American River is associated with low Folsom Reservoir storage, low Nimbus Dam release, and high Watt Avenue water temperature. Thus, if it can be shown that implementation of the 1999 EIR in the PROSIM simulation occurred with generally lower storage conditions, lower releases, and higher water temperatures, it can be concluded that the potential impacts identified in the PROSIM study are likely greater than those which would be identified in the OCAP CALSIMII simulation. Areas beyond

the confluence of the American and Sacramento rivers are not an issue because the magnitude of the Roseville action is insufficient to significantly influence operations outside of the American River.

Tables 1 through **3** contain summaries of the results of statistical tests comparing the PROSIM and OCAP CALSIMII simulations.

Table 1. Comparison of PROSIM and OCAP CALSIMII Simulations – Folsom Reservoir Storage[a]

	Oct-Nov	*Dec-Mar*	*Apr-Jun*	*Jul-Sep*	*All Months*
Mean (TAF)					
PROSIM	413.9	444.2	702.2	543.3	528.4
OCAP	465.5	510.1	766.3	562.7	579.8
Signed-Rank Test	P < O	P < O	P < O	P < O	P < O

[a] P < O PROSIM distribution less than OCAP distribution
P = O PROSIM distribution same as OCAP distribution

Table 2. Comparison of PROSIM and OCAP CALSIMII Simulations – Nimbus Dam Release[a]

	Oct-Dec	*Jan-Mar*	*Apr-Jun*	*Jul-Sep*	*All Months*
Mean (cfs)					
PROSIM	2709	4229	3663	2512	3278
OCAP	2595	4200	3614	2602	3253
Signed-Rank Test	P > O	P > O	P = O	P = O	P > O

[a] P < O PROSIM distribution less than OCAP distribution
P = O PROSIM distribution same as OCAP distribution
[looks like we have some P > O above… do we need an explanation footnote here like the others?]

Table 3. Comparison of PROSIM and OCAP CALSIMII Simulations – Watt Avenue Water Temperature[a]

	Oct-Nov	*Dec-Mar*	*Apr-Jun*	*Jul-Sep*	*All Months*
Mean (°F)					
PROSIM	57.7	49.1	61.5	68.3	58.4
OCAP	57.2	48.5	60.3	67.8	57.7
Signed-Rank Test	P > O	P > O	P > O	P > O	P > O

[a] P < O PROSIM distribution less than OCAP distribution
P = O PROSIM distribution same as OCAP distribution

[P > O… same comment]

The statistical results exhibit the following trends:

- Statistically, Folsom Reservoir storage is lower in the PROSIM simulation during all examined periods of the year.
    - Lower Folsom Reservoir storage portends conditions associated with a smaller cold water pool and reduced opportunities for managing downstream water temperatures. Thus, PROSIM results would be expected to portray poorer environmental conditions in the lower American River than would be expressed with the CALSIMII simulation.
- Statistically, Nimbus Dam releases are equivalent in the PROSIM and OCAP simulations during the April through June and July through September periods, while PROSIM releases are greater in the October through December and January through March periods.
    - Recent work by the USFWS has determined that for anadromous salmonids spawning in the lower American River, the maximum Weighted Useable Area (WUA) in the lower American River occurs at 2,200 cfs (USFWS 2003). This work also determined that approximately 95 percent of the WUA is available at a flow of 1,500 cfs. During the October through December period Nimbus releases are greater than or equal to 1,500 cfs in 188 of the 210 study months in the PROSIM simulation, and 180 of the 210 study months in the OCAP simulation. Although the statistical comparison shows generally higher flows with PROSIM during this period, the biological beneficial effect is small. It should also be noted that releases for the benefit of lower American River fisheries never exceed 2,500 cfs in the PROSIM or OCAP simulations for this period.
    - During the January through March period lower American River releases are generally higher in the PROSIM simulation. A further analysis of the period shows that January and March releases are greater with PROSIM but that February releases with PROSIM are generally less than or equal to OCAP releases. This oscillation is likely due, in part, to Folsom Reservoir flood control operations that are dependent on reservoir storage. Since the PROSIM simulation has higher releases in January, Folsom storage can end up lower at the beginning of February. Subsequently, PROSIM releases can be smaller in February as more space is available in Folsom Reservoir to capture flood inflow before having to be released. In March, PROSIM Nimbus releases tend to be higher than OCAP releases; however, in April Nimbus releases for the PROSIM and OCAP simulations are statistically equal. This release variability from month to month suggests that there is no clear difference in the simulations.
    - During the April through June and July through September periods, Nimbus releases are statistically equal between the PROSIM and OCAP simulations. Looking at statistical comparisons by month, Nimbus releases in the PROSIM are consistently smaller at lower flow ranges

(1,000 cfs or less) than those in OCAP except in September when they are more likely to be similar. The propensity for lower releases with PROSIM suggests that negative effects to anadromous salmonids associated with flow would be more pronounced in the PROSIM simulation.

- Statistically, Watt Avenue water temperature is higher in the PROSIM simulation during all periods.
    - During October and November, water temperatures are higher in the PROSIM simulation than in the OCAP simulation. Because anadromous salmonids are coldwater species, the warmer temperatures of the PROSIM simulation suggest an increased number of negative effects on anadromous salmonids than would be identified in the OCAP simulation, therefore providing a more conservative estimation of potential adverse impacts on these species.
    - Nearly all Decembers, Januarys, Februarys, and Marches for the study period were less than 54°F in both simulations (260 of 276 for PROSIM and 270 of 276 for OCAP). Although specific thermal requirements of anadromous salmonids vary by species and life stage, water temperatures $\leq$ 54°F are protective of all the life stages of anadromous salmonids present in the lower American River during this time period (Rich 1987; McCullough et al. 2001; NOAA Fisheries 1993, 2000, 2001, 2002). The slightly larger number of temperatures greater than 54°F in the PROSIM simulation suggest that if any adverse impacts were present during the December through March period, they would be more likely be observed in the PROSIM study.
    - During the hottest months of the year (i.e., April through September), water temperatures are higher in the PROSIM simulation than in the OCAP simulation. Because anadromous salmonids are coldwater species, the warmer temperatures of the PROSIM simulation suggest an increased number of negative effects on anadromous salmonids than would be identified in the OCAP simulation, therefore providing a more conservative estimation of potential adverse impacts on these species.

In consideration of the above comparison, it is concluded that the PROSIM simulations prepared for the 1999 EIR, which are used for comparative analyses only, are likely to show greater biological effects than those which would be identified using OCAP CALSIMII modeling of this project, and can be confidently relied upon to support the conclusions presented in the SEIR.

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USFWS. 2003. Comparison of PHABSIM and 2-D Modeling of Habitat for Steelhead and Fall-run Chinook Salmon Spawning in the Lower American River. Final Report. Sacramento, CA.

Appendix D

Figure L3: Landscape and Fence Detail for Offsite Monitoring Location

NORTH
SCALE: 1"=10'

(E) BOV

(N) WELL MONITERING STATION; SEE ENGINEERING PLANS.

1X6 FENCE BOARDS, STAGGERED, EVENLY SPACED

(N) POST

(N) PVC LINE FROM BOV TO DAYLIGHT AT (E) DI.

2X2 BEVEL STRIP

2X6 RAIL

STREET SIDE

(N) COBBLE AROUND (E) DI. 9' WIDENING +/- 50 SF.

DI (E)
GRATE
INV 273.7

(E) CONC. MON STRIP

(E) TREES AND JUNIPER TO REMAIN.

(E) POST
(E) CAP
(E) RAIL

(N) POST
(N) CAP
2X6 RAIL

(N) 2X2 BEVEL EDGE STRIP

FIELD VERIFY

2"
2"

FINISHED GRADE

(N) 2X10 RAIL, TRIMMED TO FOLLOW SLOPE

2'-6"

1'-6"

GATE FRAME INDUSTRIES (1-800-343-4283), OR EQUAL.
ACTURER'S RECOMMENDATIONS.

LY SECURE, LOCKABLE HARDWARE FOR ACCESS FROM
PRODUCT LITERATURE & SHOP DRAWINGS FOR APPROVAL.

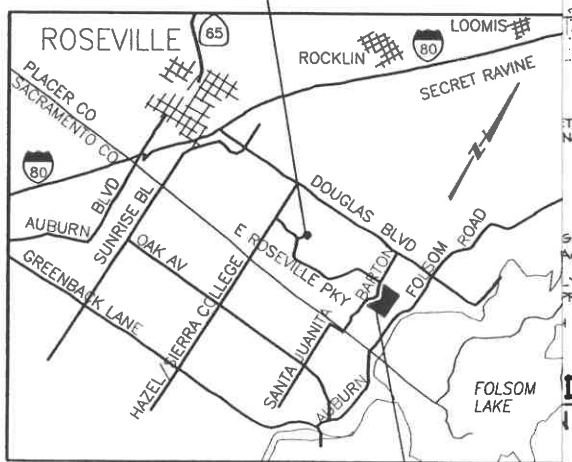
EXISTING; CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL.

DETAIL

3/4" = 1'-0"

OFF SITE MONITORING STATION ELMHURST ROAD AT KETCHUM COURT OFF E ROSEVILLE PKY

VICINITY MAP



ROSEVILLE WATER TREATMENT PLAN
9595 BARTON RO

LICENSED LANDSCAPE ARCHITECT
CHERYL H. SULLIVAN LIC. NO. 3514
Signature
02-06
Renewal Date
Date
STATE OF CALIFORNIA

REV	DATE	BY	DESCRIPTION
	3/05		90% SUBMITTAL

SCALE 1"=10'

WARNING 0 1/2 IF THIS BAR DO NOT MEASURE THEN, DRAWING NOT TO SCALE

OFFSITE MONITERING STATION
ELMHURST DRIVE
LANDSCAPING - 99% SUBMITTAL

SHEET L3 OF

Job No: 1481248

File: s:\AutoCAD\700\790 Roseville Water Tank\790-03 CONSTRUCTION DWGS\SHEETS\790-03_L3.dwg - L3 6/28/2005 - 11:50AM Plotted by: laura

Draft
Environmental Impact Report

Roseville 60-Inch Raw Water Pipeline Project

State Clearinghouse Number 98012010

September, 1998

Prepared for
City of Roseville

Prepared by
Geier & Geier Consulting, Inc.
P.O. Box 5054
Berkeley, CA 94705-5054
510/644-2535

COMMUNITY DEVELOPMENT
CITY OF ROSEVILLE
TRADITION • PRIDE • PROGRESS

316 VERNON STREET #102 • ROSEVILLE, CA 95678
(916) 774-5334 • TDD (916) 774-5220 • FAX (916) 774-5195

DATE: September 8, 1998

TO: **Interested Parties**

FROM: **City of Roseville Community Development Department (Lead Agency)**
Contact: Mark Morse, Environmental Coordinator
316 Vernon Street, #102, Roseville, CA 95678 (916/774-5334)

SUBJECT: **Notice of Completion**
Roseville 60-Inch Raw Water Pipeline
Draft Environmental Impact Report

The City of Roseville (Community Development Department), as lead agency, has prepared a draft Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) to assess the effects of implementing the proposed Roseville 60-Inch Raw Water Pipeline Project.

Project Description/Location. The project is a proposal by the Roseville Environmental Utilities Department to construct a 60-inch diameter raw water pipeline from Folsom Reservoir to the City of Roseville Water Treatment Plant located at 9342 Barton Road in Granite Bay, Placer County, California. The pipeline would extend a distance of 9,700 feet generally following existing streets and roadway easements. The pipeline alignment would begin immediately west of Folsom Reservoir, adjacent to Auburn-Folsom Road, and extend northward to the existing Baldwin Reservoir access road. The alignment then continues to the west along the access road and undeveloped lands to Barton Road, and then northward to the Barton Road Water Treatment plant.

Public Review Period. The draft EIR is being circulated for a 45-day public review period, extending from September 8, 1998 until October 23, 1998. Please send all written comments to:

Mr. Mark Morse, Environmental Coordinator
Roseville Community Development Department
316 Vernon Street, # 102
Roseville, CA 95678

Written comments shall be received no later than 5:00 P.M. October 23, 1998. All written comments received during the public review period will be responded to in writing in the Final EIR.

The project and draft EIR are tentatively scheduled to go before the Roseville Public Utilities Commission for review and comment on October 20, 1998. The Commission will consider public comment and, if appropriate, offer a recommendation to the City Council concerning certification of the EIR and approval of the project. The project and EIR will then be scheduled for consideration and certification at an upcoming City Council meeting. Roseville Public Utility Commission and City Council meetings start at 7:00 P.M. in the Roseville Council Chambers, 311 Vernon Street, Roseville CA. Interested parties should call the Roseville City Clerk's Department (774-5263) to confirm meeting agenda, time and date.

Review or Purchase of the DEIR. Copies of the draft EIR are available for review, checkout, or purchase ($20.00) at the locations listed on the back of this page.

- Roseville Community Development Department, 316 Vernon Street, Roseville, CA 95678 (774-5334). The EIR is available for review, checkout or purchase (call first) at this location Monday through Friday, 8 A.M. to 5 P.M.
- Roseville Main Library, 225 Taylor Street (774-5221), and the Maidu Branch Library, 1530 Maidu Drive (774-5900) Roseville, CA 95678. The EIR is available for review at these public libraries Monday through Friday, 8 A.M. to 5 P.M.

Draft
Environmental Impact Report

Roseville 60-Inch Raw Water Pipeline Project

State Clearinghouse Number 98012010

September, 1998

Prepared for
City of Roseville

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Chapter 1 Introduction

1.1 Purpose of the Environmental Impact Report

This Draft Environmental Impact Report (EIR) has been prepared for the City of Roseville in compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended), State CEQA Guidelines, and City of Roseville CEQA Guidelines. CEQA requires the preparation of a full-disclosure document to inform the public, Lead Agency, and Responsible/Trustee Agencies of the direct and indirect environmental effects of the proposed project on the local and regional environment. This document must also provide alternatives and mitigation measures that could reduce or eliminate any identified potential significant impacts.

1.2 CEQA EIR Process

1.2.1 Background and Project-Related Studies

The City of Roseville proposes to provide new raw water transmission facilities from the vicinity of Folsom Reservoir to the City's Water Treatment Plant on Barton Road. While the proposed project would serve the City of Roseville, the construction of the proposed facilities would occur along a narrow, linear corridor under the following jurisdictions: 1) Placer County; 2) Sacramento County; 3) the City of Folsom; and 4) the United States Bureau of Reclamation. Although the proposed facilities are located outside of the City, this EIR includes a discussion of the City's background studies which define the need for the project, as well as relevant land use and environmental reports prepared by affected jurisdictions.

Previous land use planning efforts for the City of Roseville (2010 General Plan, the Northeast Roseville Specific Plan, the North Central Roseville Specific Plan and the General Plan Update Water System Study) identified the development of the proposed facilities as necessary to ensure the provision of sufficient water supply capacity for service to existing and future residents of Roseville. The new water transmission pipeline would provide additional water service capacity required by the City for fire safety and fulfillment of objectives identified in the Growth Management Element of the City of Roseville 2010 General Plan.

The City of Roseville 2010 General Plan (1992) serves as a long-term policy guide for the physical, economic, and environmental growth of the City. The General Plan provides an integrated and consistent set of goals, policies, and implementation measures, which assist the City in the attainment of its land use objectives. As a part of the planning and review process, an environmental impact report (EIR) was prepared for the General Plan. The EIR for the General Plan identifies the nature and extent of environmental effects, which could be expected from the implementation of the General Plan. The broad spectrum of potential environmental impacts resulting from the General

Plan are described in the Final Environmental Impact Report for the Roseville 2010 General Plan (November, 1992). The FEIR also presents programmatic-level mitigation measures to alleviate or minimize the potential environmental effects, a discussion of growth-inducing impacts associated with the General Plan, and a description of cumulative environmental effects resulting from the General Plan.

In addition to the extensive land use plans of the General Plan, the City's General Plan requires the preparation of specific plans for portions of the City expected to serve as areas of potential growth. The EIRs for these plans provide more specific environmental analysis for the growth planned in these parts of Roseville and serve as a foundation for the environmental assessment presented in this environmental impact report.

The City of Roseville is also in the process of completing environmental documents for the expansion of the water treatment plant, which would receive, treat, and supply additional water supply to the community. The expansion of the water treatment plant is a City-sponsored project, which is currently undergoing its own separate environmental review process. The WTP Expansion EIR will contain analysis of potential impacts and mitigation associated with the treatment and use of raw water delivered to the treatment plant. This will include analysis of potential impacts on the downstream aquatic environment (i.e., American River) as a result of increasing Folsom Lake withdrawals. The City of Roseville's land use planning documents, associated environmental reports, and related project analyses are available in the City of Roseville Planning Department, 316 Vernon Street, Roseville, CA.

Finally, the City's proposed water transmission pipeline would traverse land subject to the land use goals and policies of jurisdictions listed above. The background documents and studies of these agencies are reviewed and included in the environmental analysis prepared for the proposed project. These documents would include but not be limited to the general plans for Placer and Sacramento counties, the City of Folsom General Plan, the Granite Bay Community Plan, the General Plan for Folsom Lake State Recreation Area, the EIRs associated with these land use planning documents, and environmental studies prepared for projects in the vicinity of the City of Roseville's proposed water pipeline.

1.2.2 Initial Study and Notice of Preparation

In accordance with Section 15063 of CEQA Guidelines, the City of Roseville, as Lead Agency, prepared an Initial Study and Notice of Preparation of an EIR. Copies of these documents are included in Appendix A. The Notice of Preparation (NOP) for this EIR was issued on January 5, 1998. The NOP and Initial Study were circulated to local, state, and federal agencies and other interested parties. The Initial Study determined that the project could result in significant impacts on the environment, although some of the project's potential impacts were determined to be less-than-significant. Due to changes in the project as well as new issues raised by NOP responses, it was necessary to amend the Initial Study that was circulated with the NOP. The amended Initial Study is

included as Appendix A of this document. The amended Initial Study required preparation of an EIR, focused only on the following issues:

- Land Use Planning
- Air Quality
- Transportation and Circulation
- Biological Resources

1.2.3 Scoping

Subsequent to circulation of the Initial Study and NOP, several responses to the NOP were received. These letters raised concerns with the following issues:

- Land Use: Concerns exist that the expansion may be too close to be compatible with existing residential property owners and may have adverse effects on homes. The EIR should refer to land use standards in the Granite Bay Community Plan. *(County of Placer Granite Bay Municipal Advisory Council)*[1]

- Air Quality: Increases in air pollutant emissions due to construction, and feasible mitigation measures. *(County of Placer Granite Bay Municipal Advisory Council; Placer County Air Pollution Control District)*

- Traffic: Damage to pavement, disruption of traffic due to construction truck traffic and construction-employee travel, encroachment on right-of-way, and adequacy of mitigation through implementation of measures in a traffic control plan. *(City of Folsom Planning, Inspections, & Permitting; Placer County Department of Public Works; County of Placer Granite Bay Municipal Advisory Council)*

- Biological Resources: Potential effects on federally listed endangered species or impacts on jurisdictional wetlands; unavoidable impacts to oak woodland. *(City of Folsom Planning, Inspections, & Permitting; Placer County Planning Department; County of Placer Granite Bay Municipal Advisory Council; U.S. Bureau of Reclamation)*

- Utilities: Encroachment on existing public utilities. *(Pacific Gas and Electric Company)*

- Growth Inducement: The project's potential to encourage future growth. *(Placer County Planning Department)*

These issues as well as those identified in the Initial Study are addressed in this EIR and the amended Initial Study.

---

[1] The County of Placer Granite Bay Municipal Advisory Council submitted one comment letter, which listed and combined concerns for both the Water Treatment Plant Expansion and the Raw Water Pipeline projects. The reference to "expansion" appears to refer to the Water Treatment Plant project.

1.2.4 Draft EIR

This document constitutes the Draft EIR. It contains a description of the project, description of the environmental setting (existing conditions), identification of project impacts and mitigation measures for impacts found to be significant or potentially significant, and an analysis of project alternatives. This EIR addresses the issues that were identified by the Initial Study as potentially significant environmental impacts of the project as well as issues that were raised in the responses to the Notice of Preparation.

Significance criteria vary for each environmental issue analyzed in this EIR and are defined at the beginning of each impact analysis section. Impacts are categorized as follows:

- Significant and Unavoidable (no feasible mitigation or mitigation does not reduce impact to a less-than-significant level)
- Significant (impacts that are likely to occur but mitigable to an acceptable or less-than-significant level)
- Potentially Significant (impacts that may occur but mitigable to an acceptable or less-than-significant level)
- Less than Significant (no mitigation required under CEQA, but may be recommended)
- No Impact

CEQA requires that, under most circumstances, a lead agency shall neither approve nor carry out a project as proposed unless the significant environmental effects have been reduced to an acceptable or less-than-significant level (CEQA Sections 15091 and 15092). An acceptable level is defined as eliminating, avoiding, or substantially lessening the significant effects. Under certain circumstances, the lead agency may allow significant, unavoidable impacts to occur.

The mitigation measures identified as "Project Proposed" would be implemented if the project is approved. Mitigation measures listed as "Regulatory Requirements" identify regulations that apply to the project and project compliance will be required. Mitigation measures identified as "EIR Identified" are additional measures identified during the EIR process that could be implemented to mitigate project impacts. At the discretion of the Roseville City Council, this latter set of measures may or may not be incorporated into the project's design, construction and operation.

1.2.5 Public Review

This document is being circulated to local, state, and federal agencies as well as to interested organizations and individuals that may wish to review and comment on the report. Publication of this Draft EIR marks the beginning of a 45-day public review period, during which written comments will be received by the City of Roseville at the following address:

Roseville Community Development Department
Attn: Mark Morse, Environmental Coordinator
316 Vernon Street, Number 102
Roseville, CA 95678

During this 45-day review period, a public hearing will be held to present the Draft EIR to the Roseville Public Utilities Commission as well as to receive public comments for incorporation into the Final EIR. After circulation of the Final EIR (which will contain the responses to comments received on the Draft EIR), the City Council will hold a final hearing on the Final EIR to consider EIR certification. The information in this report is subject to review by the City, responsible and interested agencies, as well as the public for a period of 45 days. During the review process, persons are encouraged to comment on the contents of the Draft EIR, either during the formal public hearing or in writing to the Roseville Community Development Department.

1.2.6 Final EIR and EIR Certification

Following the close of the 45-day review period, relevant written and oral comments received on the Draft EIR will be addressed in a Comments and Responses document. The Comments and Responses document, together with the Draft EIR, will constitute the Final EIR. The Final EIR will be released for public review. The Roseville City Council will then consider EIR certification. Upon EIR certification, the City may proceed with project approval actions.

If the lead agency approves the project with significant unavoidable impacts, the agency must state in writing the reasons for its actions. A Statement of Overriding Considerations must be included in the record of project approval and mentioned in the Notice of Determination (CEQA Guidelines 15093.c).

1.2.7 Mitigation Monitoring and Reporting

In January 1989, California enacted Assembly Bill (AB) 3180 (Cortese Bill), which requires lead agencies to "adopt a reporting and mitigation 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." Any measures adopted by the City as conditions for approval of the project have been included in a Mitigation Monitoring and Reporting Program (Appendix B) to verify compliance.

1.3 EIR Organization

The Draft EIR has been organized into the following sections:

Chapter 1, Introduction. This section describes the purpose of the EIR, the CEQA review and certification process, and organization of the EIR.

Chapter 2, Summary. This section summarizes the project description, significant environmental impacts that would result from project implementation, and mitigation measures to reduce or eliminate impacts proposed as part of the project or recommended by the EIR.

Chapter 3, Project Description. This section describes the proposed facilities as well as their construction and operation. Project objectives and need for the project are also outlined.

Chapters 4 through 7, Setting, Impacts, and Mitigation Measures for Environmental Issue Areas. These sections describe existing conditions in the vicinity of proposed facilities, identify the environmental impacts associated with project construction and operation, and present mitigation measures for the seven issue areas studied by this Draft EIR.

Chapter 8, Other CEQA Considerations. This sections discusses several issues required by CEQA, including significant unavoidable impacts, growth inducing impacts, cumulative impacts, and alternatives to the project.

Chapter 9, Report Preparation and Persons/Agencies Consulted.

Chapter 10, Bibliography.

Appendices. The appendices provide relevant reference material and data that support discussions in the EIR. In addition, they contain a copy of the Initial Study and Mitigation Monitoring and Reporting Program.

Chapter 2 Summary

2.1 Project Description

The proposed project would entail the construction of a 60-inch diameter raw water pipeline from the terminus of an existing 60-inch pipeline, which currently supplies the City's existing 48-inch raw water pipeline. The project plans include the installation of a wye joint ("Y"-shaped connection) to allow the connection and extension of the proposed 60-inch raw water line. The new raw water pipeline would extend for approximately 9,700 feet and generally follow the alignment of the City's existing 48-inch raw water pipeline from Folsom Reservoir to the Barton Road WTP. In addition to the proposed water line, the project includes associated appurtenances such as meters, valves, and access facilities for maintenance. The proposed pipeline alignment is shown on Figure 3-2 of this EIR.

2.2 Project Objectives

The City of Roseville proposes to provide new raw water transmission facilities from the vicinity of Folsom Reservoir to the City's Water Treatment Plant on Barton Road. Previous land use planning efforts for the City of Roseville (2010 General Plan, the Northeast Roseville Specific Plan, the North Central Roseville Specific Plan and the General Plan Update Water System Study) identified the development of these facilities as necessary to ensure the provision of sufficient water supply capacity for service to existing and future residents of Roseville.

The proposed project meets the public service goals of the City and contributes to the fulfillment of the following objectives:

- To ensure a reliable water supply consistent with approved land use plans.
- To minimize construction and maintenance costs.
- To maximize use of existing easements/conduits.
- To provide project information and an EIR analysis that is adequate to allow the USBR to process a Categorical Exclusion to satisfy the project's NEPA requirements.

In addition to the CEQA environmental review process, the proposed pipeline project would occur on federal lands under the jurisdiction of the U.S. Department of the Interior, Bureau of Reclamation (USBR). Approximately 440 feet of the project would cross USBR land, resulting in the need for environmental review as specified by the National Environmental Policy Act (NEPA). Preliminary evaluation of the project by the USBR indicates that the project could qualify for Categorical

Exclusion under USBR guidelines for the purposes of compliance with federal environmental review requirements. The City is currently pursuing a Categorical Exclusion for its project with the Bureau.

2.3 Summary of Alternatives

CEQA Section 15126(d) requires that an EIR analyze a reasonable range of alternatives to the project. The alternatives are intended to reduce potentially significant impacts associated with the project, while achieving the objectives of the project. The primary significant impacts associated with the proposed project relate to: construction-related traffic disruption on Auburn-Folsom Road and Barton Road, loss of sensitive or unique biotic resources (including oak woodland, riparian woodlands, wetlands, and aquatic habitat), and potential conflicts with other utilities along pipeline alignments.

Construction-related air emissions would occur under all alternatives, and could be reduced to a less-than-significant level under all alternatives through implementation of the recommended mitigation measures. Potential conflicts with other utilities associated with the project alignment would also occur under alignment alternatives, but to varying degrees. Early coordination with other agencies would mitigate this potential impact under all alternatives. Therefore, these issues were not considered further in the analysis of alternatives.

The EIR examined the No Project Alternative as well as one alternative alignment. The No Project Alternative would not be consistent with the adopted Roseville General Plan, adopted Water System Study, adopted Northeast Specific Plan, adopted North Central Plan, and the adopted Stoneridge Specific Plan. These plans call for development of infrastructure improvements to serve planned growth in these areas. An alternative alignment, the Auburn-Folsom North Alternative, was considered in this analysis; the alignment would extend from the terminus of the existing 60-inch pipeline (at the project's eastern terminus) northward along Auburn-Folsom Road to Lou Place, then west along Lou Place to Oak Leaf Way, and south along Oak Leaf Way to the WTP. This alternative would be located within 200 feet of approximately 49 residences, while the project alignment would be within 200 feet of about 45 residences. This alternative alignment would also result in greater traffic disruption impacts along Auburn-Folsom Road along with additional construction-related noise and air quality impacts due to the slower daily progression (due to greater trench depths) along portions of the pipeline alignment. However, this alternative would have slightly less pipeline affecting undeveloped oak woodlands. This alternative would also avoid the impacts associated with the proposed surface crossing of five drainages.

There were a number of alignment options along the project corridor that were considered by the City but rejected for various reasons (Boyle Engineering Corporation 1997). In general, these options would have engineering constraints or would result in greater environmental impacts with one exception. There are four residences to the east of Barton Road located within 150 feet of the project

alignment (two residences on Oak Hills Drive would be located 55 and 80 feet from the pipeline) and two residences within 150 feet of the west side of Barton Road. The alternative alignment on the west side of Barton Road would increase separation from these four residences and reduce separation from two residences to the west by approximately 50 feet. Although the project alignment would affect more residences than this alignment option, project-related construction impacts related to blasting, noise, and construction air emissions were mitigated to less-than-significant levels. While an additional 50-foot separation between the project and the two residences on Oak Hills Drive would further reduce construction-related impacts on these residences, the Barton Road alignment option would not eliminate this impact and the same mitigation measures would still be required.

A Mitigated Alignment Alternative was also considered in this EIR. This Alternative represented the project alignment but with recommended alignment adjustments incorporated into the project. Realignment of the pipeline is recommended in this EIR to minimize encroachment on the crown driplines of oak trees, reduce the length of pipeline within defined drainages, minimize impacts on riparian woodland habitat, and avoid identified elderberry plants. Recommended adjustments in the alignment could be accomplished within the specified pipeline corridor.

The Mitigated Alignment Alternative would be the Environmentally Superior Alternative. The Mitigated Alignment Alternative is comprised of the project alignment with minor modifications to avoid sensitive biological resources, mitigating identified biological impacts to a less-than-significant level. When compared to the Auburn-Folsom North Alternative, the Mitigated Alignment Alternative would have less overall impact. Although biological impacts would be less under the Auburn-Folsom North Alternative, the increased traffic disruption impacts associated with this alternative would outweigh the biological benefits (particularly since the Mitigated Alternative already mitigates biological impacts). A traffic control plan would be required to minimize disruption of traffic on Auburn-Folsom Road, and the blasting that will be required to accomplish the greater trench depths will result in temporary closures of this roadway (10 to 15 minutes for each detonation). Although temporary closures on Barton Road would also be required for blasting associated with the project alignment, the traffic disruption impacts would be less under the Mitigated Alignment Alternative than the Auburn-Folsom North Alternative because traffic volumes on Auburn-Folsom Road are much higher (operating at over 90% percent of capacity) than on Barton Road. Therefore, temporary road closures on Auburn-Folsom Road would result in greater traffic disruption impacts than closures on Barton Road.

2.4 Areas of Controversy and Issues to be Resolved

Based on the responses to the Notice of Preparation there are five potential areas of controversy:

2.4.1 Growth Inducing Impacts

The Placer County Planning Department expressed concerns over whether the project could induce additional growth. The proposed raw water pipeline would provide increased water service capacity which could serve projected growth beyond the levels allocated by Roseville's adopted plans. While the proposed project would contribute to potential growth of the community beyond levels approved by Roseville's adopted plans, several other factors would influence the actual ability for such growth to occur. These factors include regulatory controls, physical conditions, and economic demand. Under these circumstances, the project would be considered growth inducing, but it would not cause direct adverse environmental effects.

The growth resulting from the proposed project and in accordance with Roseville General Plan would generate secondary environmental effects. The secondary impacts of planned growth are identified and analyzed in the General Plan, variously related specific plans, and their associated environmental impact reports. The EIR for the 2010 General Plan provides a thorough evaluation of the secondary environmental impacts accompanying the planned levels of growth. Additionally, the City recently adopted and certified specific plans and environmental documentation for the North Roseville Specific Plan area, Highland Reserve North Specific Plan area, and Stoneridge Specific Plan area. The EIRs for these plans provide an evaluation of environmental, land use, and public services effects of this potential growth. The City has the jurisdictional authority to regulate growth in these areas through the planning process and to mitigate the secondary effects of growth.

2.4.2 Air Quality

The Placer County Air Pollution Control District (PCAPCD) and County of Placer Granite Bay Municipal Advisory Council requested that the EIR address potential increases in air pollutant emissions due to construction and recommend feasible mitigation measures. The EIR determined that the project would result in increases in exhaust emissions due to operation of construction equipment, and these increases would exceed the PCAPCD threshold which requires implementation of Best Available Control Technology (BACT). Implementation of BACT would mitigate this impact to a less than significant level.

2.4.3 Traffic

The City of Folsom, Placer County Department of Public Works and County of Placer Granite Bay Municipal Advisory Council were concerned with potential damage to pavement, disruption of traffic due to construction-related truck traffic and construction employee travel, encroachment on right-of-ways, and adequacy of mitigation through implementation of measures in a traffic control plan. The EIR determined that project construction would have the potential to cause traffic disruption, and recommends mitigation measures including preparing a traffic control plan, prohibiting construction

activities during peak traffic periods, and notifying emergency providers in advance. No pavement cuts would occur in Auburn-Folsom Road, but pavement cuts would be required in portions of Barton Road and across Oak Hill Drive. Placer County does not allow open cut trenching in roadways which have been paved within the last five years, and an exemption would be required to allow pavement cuts in these two roadways.

2.4.4 Biological Resources

The City of Folsom, Placer County Planning Department, County of Placer Granite Bay Municipal Advisory Council, and U.S. Bureau of Reclamation expressed concerns over potential effects on federally listed endangered species as well as impacts on jurisdictional wetlands and oak woodland. The EIR identified impacts on sensitive biological resources including oak woodland, riparian woodland, drainage channels, perennial marsh, and seasonal wetlands, and provided mitigation measures which would reduce potential impacts to a less-than-significant level. In addition, the EIR identifies significant indirect impacts on special-status species including various raptor species and the western pond turtle. Significant impacts on three elderberry plants would indirectly or directly affect the Valley Elderberry Longhorn Beetle, a listed invertebrate species. Mitigation measures recommended in the EIR would reduce potential impacts on these species to a less-than-significant level.

2.4.5 Land Use Compatibility

The County of Placer Granite Bay Municipal Advisory Council indicated that the project may be too close to be compatible with existing residential property owners and may have adverse effects on homes. The Council also requested that the project be subject to the land use standards contained in the Granite Bay Community Plan. Other utilities such as Pacific Gas and Electric Company expressed concerns over encroachment on existing facilities/utilities. Measures to reduce construction impacts related to blasting and noise have been incorporated into the project and these measures are described in Chapter 3, *Project Description*, Section 3.4.2. Noise impacts are evaluated in the Initial Study, which is included as Appendix A of this report. Other land use compatibility issues are discussed in Chapter 4, *Land Use, Plans and Policies.*

2.5 Summary of Impacts and Mitigation Measures

Table 2-1 summarizes the significant impacts that could result from implementation of the proposed project. This table also outlines the mitigation measures recommended to address each significant impact, and indicates whether mitigation would reduce impacts to a less-than-significant or acceptable level.

Table 2-1

Summary of Impacts and Mitigation

	Land Use				
4.2-1	Construction of project facilities would result in temporary impacts (e.g construction equipment exhaust emissions and noise increases) on adjacent urban land uses and temporary disruptions in traffic.	Significant	Reg.* Reg.* 6.4-1	Implement dust-control measures as required by grading permit. Apply required Best Available Control Technology. Prepare a Traffic Control Plan.	Less than significant
4.2-2	The project would be consistent with the City of Roseville General Plan's Public Facilities Element.	Less than significant		None Warranted	Less than significant
4.2-3	The project would be consistent with the Facilities Expansion Plan identified by the City of Roseville General Plan Update Water System Study.	Less than significant		None Warranted	Less than significant
4.2-4	The project would be located on private and public properties not under the jurisdiction of the City of Roseville.	Significant	4.3-1	Acquire easements.	Less than significant
	Air Quality				
5.2-1	Construction of the proposed pipeline facilities would have the potential to temporarily generate increased levels of PM_{10} and $PM_{2.5}$ emissions.	Less than significant	Reg.*	Implement dust-control measures as required by grading permit.	Less than significant
5.2-2	Construction of the proposed pipeline facilities would have the potential to temporarily generate increased levels of equipment exhaust emissions.	Significant	Reg.*	Apply required Best Available Control Technology.	Less than significant

*Reg. = Regulatory Requirements

Table 2-1

Summary of Impacts and Mitigation

	Transportation and Circulation				
6.2-1	During construction, the project would result in a temporary traffic increase of 95 to 100 trips per day, but such increases would not measurably affect traffic flows on the local street network.	Less than significant		None required.	Less than significant
6.2-2	During construction of the eastern pipeline segment along Auburn-Folsom Road, traffic could be disrupted in both directions on this roadway in the vicinity of the pipeline crossing of the road.	Significant	Reg.* 6.4-1 6.4-2	Obtain Encroachment Permit from Placer County. Prepare a Traffic Control Plan. Notify emergency providers.	Less than significant
6.2-3	During construction of the northern pipeline segment along Barton Road, traffic could be disrupted in both directions.	Significant	Reg.* 6.4-1	Obtain Encroachment Permit from City of Folsom. Prepare a Traffic Control Plan	Less than significant
6.2-4	Project-related construction adjacent to or across affected streets could result in delays in emergency response due to restricted access.	Potentially significant	6.4-2	Notify emergency providers.	Less than significant
	Biological Resources				
7.3-1	Pipeline construction would result in the disturbance of approximately 2.26 acres of annual grassland. The loss of habitat would be temporary.	Less than significant	7.5-5 7.5-6	Restrict the area of construction activities to the minimum and install fences and signs to mark those limits. Strip, stockpile, and replace topsoil in annual grassland areas.	Less than significant
7.3-2	Construction of the pipeline would require the removal of or require trench excavation or a change in ground surface elevation within the limits of the crowns of several blue and interior live oak trees. This loss could also be a potentially significant impact on wildlife.	Significant	Reg.* 7.5-1 7.5-5	City of Folsom, Placer County, and Sacramento County Tree Preservation Ordinances. Realign pipeline to avoid oak removal and minimize encroachment within crown dripline. Restrict the area of construction activities to the minimum and install fences and signs to mark those limits.	Less than significant

*Reg. = Regulatory Requirements

Table 2-1

Summary of Impacts and Mitigation

7.3-3	Construction of the pipeline would require the removal of riparian trees and/or result in impacts on tree crowns and root systems within riparian woodlands at several crossings of defined drainages.	Significant	7.5-2	Realign pipeline to move a section immediately west of Bacon Pump Station to reduce the total length of pipeline within defined drainages and riparian woodland habitat.	Less than significant
			7.5-5	Restrict the area of construction activities to the minimum and install fences and signs to mark those limits.	
			7.5-7	Locate any siltation basins and stockpile/disposal sites so that there are no additional impacts on riparian habitat or seasonal wetlands.	
			7.5-11	Mitigate for impacts on riparian trees by planting riparian trees at suitable sites in and adjacent to the affected habitats consistent with provisions of the project's Streambed Alteration Agreement (CDFG) and wetland permit (COE).	
7.3-4	Construction of the pipeline could directly or indirectly disturb nesting raptors.	Significant	7.5-4	Conduct nesting survey during spring prior to construction.	Less than significant
7.3-5	Construction of the pipeline would require crossing of five defined drainage channels.	Less than significant	7.5-2	Realign pipeline to move a section immediately west of Bacon Pump Station to reduce the total length of pipeline within defined drainages and riparian woodland habitat.	Less than significant
			7.5-5	Restrict the area of construction activities to the minimum and install fences and signs to mark those limits.	
			7.5-8	Reestablish similar pre-construction topography and surface conditions in the channel following construction.	

*Reg. = Regulatory Requirements

Table 2-1

Summary of Impacts and Mitigation

7.3-6	Construction of the pipeline across drainages could result in adverse effects on water quality due to increased sediment loads, turbidity, siltation, accidental introduction of washwater, solvents, oil, chemical wastes, cement, or other pollutants.	Significant	Reg.* Reg.* 7.5-5 7.5-9	Section 404 of Clean Water Act as administered by the USACE CDFG 1601 Streambed Alteration Agreement Restrict the area of construction activities to the minimum and install fences and signs to mark those limits. Minimize water quality impacts when crossing drainage channels.	Less than significant
7.3-7	Construction of the pipeline would have direct and indirect adverse impacts on seasonal wetlands.	Less than significant	Reg.* 7.5-5 7.5-12	Section 404 of Clean Water Act as administered by the USACE Restrict the area of construction activities to the minimum and install fences and signs to mark those limits. Mitigate for impacts on seasonal wetlands by acquiring credits at any agency-approved mitigation bank.	Less than significant
7.3-8	Construction of the pipeline could indirectly disturb western pond turtles.	Significant	7.5-5 7.5-10	Restrict the area of construction activities to the minimum and install fences and signs to mark those limits. Prohibit construction activities during western pond turtle breeding season (May - August) at the Baldwin Reservoir Wetland and Wildlife Preserve.	Less than significant
7.3-9	Construction of the proposed pipeline could adversely affect three elderberry plants, which would indirectly or directly affect the Valley Elderberry Longhorn Beetle.	Significant	7.5-5	Restrict the area of construction activities to the minimum and install fences and signs to mark those limits.	Less than significant
7.3-10	Construction of the pipeline would contribute to the regional and statewide loss of riparian habitat and wetlands.	Significant	7.5-11 7.5-12	Mitigate for impacts on riparian trees by planting riparian trees at suitable sites in and adjacent to the affected habitats. Mitigate for impacts on seasonal wetlands by acquiring credits at any agency-approved mitigation bank.	Less than significant

*Reg. = Regulatory Requirements

Chapter 3 Project Description

3.1 Project Overview

The City of Roseville proposes to provide new raw water transmission facilities from the vicinity of Folsom Reservoir to the City's Water Treatment Plant on Barton Road. Previous land use planning efforts for the City of Roseville (2010 General Plan, the Northeast Roseville Specific Plan, the North Central Roseville Specific Plan and the General Plan Update Water System Study) identified the development of these facilities as necessary to ensure the provision of sufficient water supply capacity for service to existing and future residents of Roseville.

In addition to the CEQA environmental review process, the proposed pipeline project would occur on federal lands under the jurisdiction of the U.S. Department of the Interior, Bureau of Reclamation (USBR). Approximately 440 feet of the project would cross USBR land, resulting in the need for environmental review as specified by the National Environmental Policy Act (NEPA). Preliminary evaluation of the project indicates that the project would qualify for Categorical Exclusion under USBR guidelines for the purposes of compliance with federal environmental review requirements.

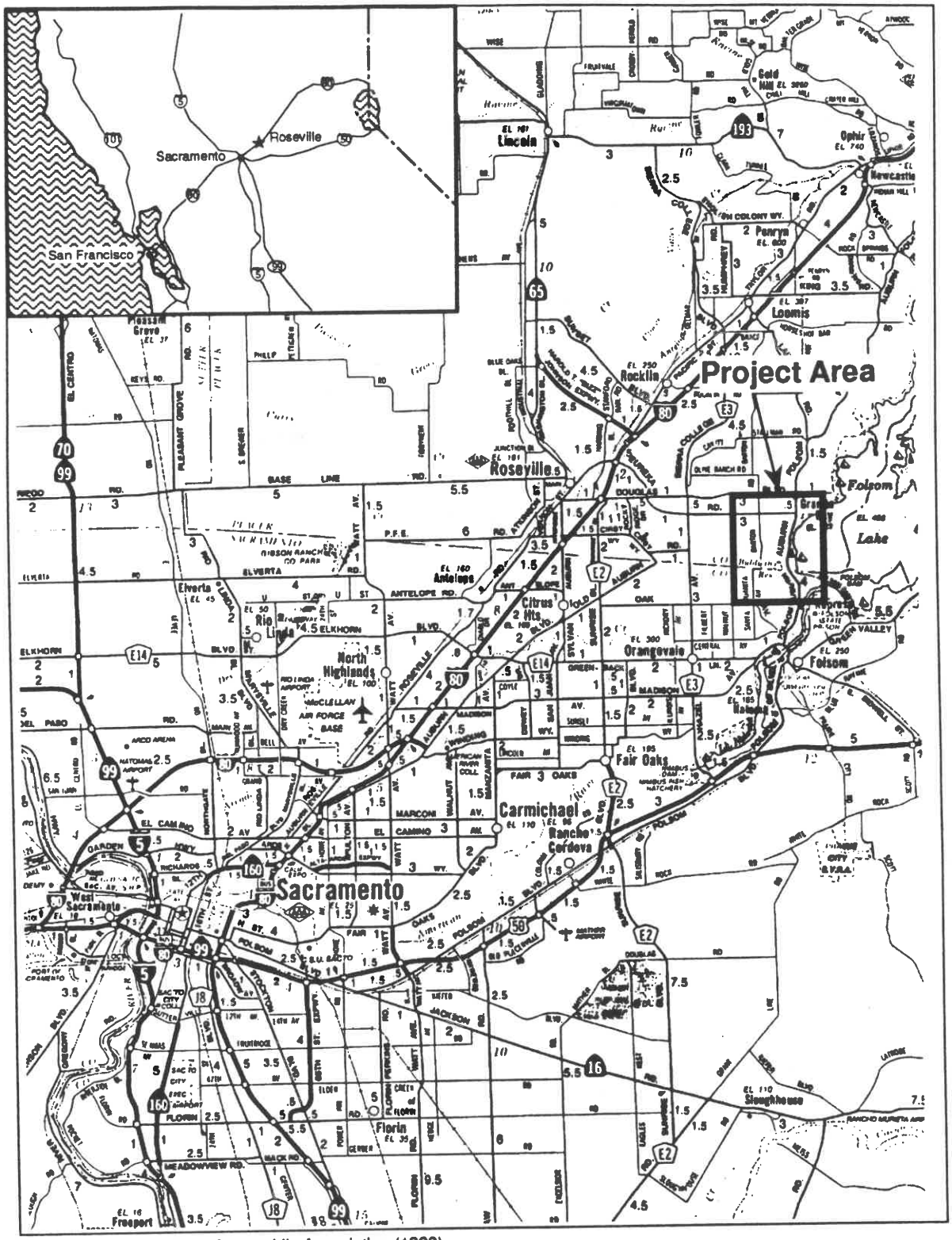
3.2 Project Location

The project's regional location is indicated on Figure 3-1. The proposed pipeline alignment is presented in Figure 3-2. The project site is a linear corridor located in the following jurisdictions: 1) southern Placer County, south of the community of Granite Bay; 2) City of Folsom; 3) Sacramento County; and 4) United States Bureau of Reclamation (USBR). The project site extends from immediately west of the Folsom Reservoir, adjacent to Auburn-Folsom Road, northward to an existing access road for Baldwin Reservoir. The proposed pipeline corridor then continues to the west along the access road and undeveloped lands to Barton Road. At Barton Road, the corridor extends northward again to the City of Roseville's Barton Road Water Treatment Plant (WTP). The project would generally be located along existing streets and roadway easements. In the vicinity of the Folsom Lake Estates subdivision, east of Barton Road, and near the WTP, the proposed corridor would cross currently undeveloped private and public lands.

The project site consists of undeveloped and developed lands located in southern Placer County and northern Sacramento County. Developed areas traversed by the project alignment would include the US Bureau of Reclamation lands adjoining Auburn-Folsom Road, Auburn-Folsom Road right-of-way, San Juan Suburban Water District corporation yard, Baldwin Dam Access Road, and the Barton Road right-of-way. The undeveloped area south of the Folsom Lake Estates subdivision is relatively undisturbed; however, this area contains the City's existing 48-inch raw water pipeline. The City of Roseville currently has easements for an existing 48-inch water transmission pipeline along the

Regional Location

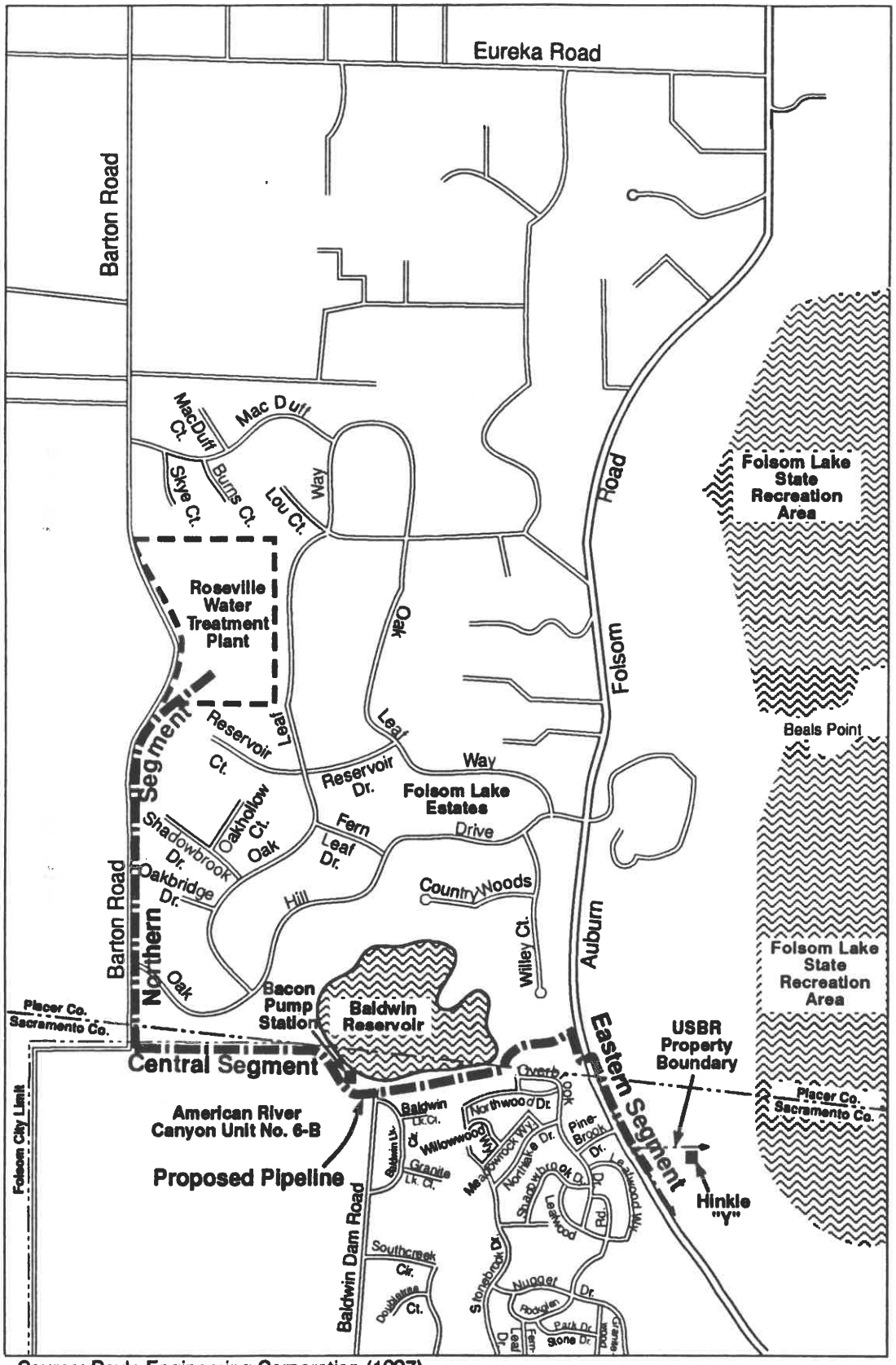
Figure 3-1



Source: California State Automobile Association (1992)

4.4 Miles

N



Source: Boyle Engineering Corporation (1997)

Proposed Pipeline

Roseville 60-Inch Raw Water Pipeline Project EIR

No Scale

N

proposed route for the project pipeline. The proposed 60-inch raw water pipeline would use existing City of Roseville easements as well as new easements along portions of the planned alignment. Additional easements would be required from the USBR, San Juan Suburban Water District, Elliott Homes, Pinebrook Mobile Home Park and a private landowner in Sacramento County for various segments of the proposed pipeline.

3.3 Project Sponsor Objectives

In order to attain the City of Roseville's objectives for providing future water supplies to the community, the City will need to construct the appropriate facilities for water delivery. The City of Roseville currently receives raw water for the Roseville Water Treatment Plant (WTP) from Folsom Reservoir through a 48-inch diameter pipeline with a design peak delivery capacity of 65 cubic feet per second (cfs). Under buildout conditions, the City is projected to require a maximum raw water delivery capacity of 150 cfs or approximately 96.9 million gallons per day (mgd) (Spink Corporation 1993). The additional 85 cfs (54.9 mgd) required to meet the projected demand would be delivered through a second raw water pipeline, the proposed project pipeline, which would extend between Folsom Reservoir and the City of Roseville's Barton Road WTP.

3.4 Technical Project Description

The proposed project would entail the construction of a 60-inch diameter raw water pipeline from the terminus of an existing 60-inch pipeline, which currently supplies the City's existing 48-inch raw water pipeline. The project plans include the installation of a wye joint ("Y"-shaped connection) to allow the connection and extension of the proposed 60-inch raw water line. The new raw water pipeline would extend for approximately 9,700 feet and generally follow the alignment of the City's existing 48-inch raw water pipeline from Folsom Reservoir to the Barton Road WTP. In addition to the proposed water line, the project includes associated appurtenances such as meters, valves, and access facilities for maintenance.

A detailed description of the proposed pipeline alignment, by segment, is provided below. The alignment of each segment of the proposed raw water transmission pipeline is shown on Figure 3-2.

Eastern Segment. The eastern segment of the proposed 60-inch diameter raw water pipeline would extend from a new 60-inch-by-60-inch wye joint connection at an existing 60-inch raw water pipeline presently supplying the City's existing 48-inch raw water pipeline to the Roseville WTP on Barton Road. The proposed pipeline would extend northward on USBR land adjoining Auburn-Folsom Road. Approximately 440 feet north of the new connection, the proposed raw water pipeline would continue north across the San Juan Suburban Water District corporation yard. The pipeline would maintain adequate setback (approximately 10 to 15 feet) from existing Pacific Gas and Electric Company and Sprint Cellular Communications towers in the corporation yard area; no blasting would occur within 50 feet of these facilities. North of the San Juan Suburban Water District corporation yard, the proposed pipeline would extend westward to connect with an existing 66-inch pipeline segment installed under Auburn-Folsom Road. The pipeline would then continue north

along the west side of Auburn-Folsom Road to the entrance of Baldwin Dam Access Road. The eastern segment would be approximately 1,800 feet in length. Pavement cuts would be required in portions of Oak Hill and Barton roads; no pavement cuts are proposed for Auburn-Folsom Road.

Central Segment. The central segment of the proposed raw water pipeline would extend from approximately 40 feet west of Auburn-Folsom Road along Baldwin Dam Access Road for about 1,500 feet, south of Baldwin Reservoir. The access road alignment occurs on the southern levee of Baldwin Reservoir. The proposed pipeline would continue westward along the southern edge of Baldwin Reservoir, passing San Juan Water District's Bacon Pump Station in an existing 86-inch diameter casing. West of the pump station, the proposed raw water line would cross Linda Creek and extend to the west for approximately 1,800 feet parallel to the City's existing 48-inch raw water pipeline. This alignment would pass south of the Folsom Lake Estates Unit No. 2-C subdivision and north of Elliott Homes' American River Canyon North Unit 6B subdivision, to the existing Barton Road right-of-way. At the Barton Road right-of-way, the proposed raw water pipeline would turn north and cross an existing 30-inch pipeline along the east boundary of the Barton Road right-of-way.

A portion of the pipeline corridor connecting the eastern and central segments has been previously rock-blasted and backfilled with excavatable material as part of a pipeline project sponsored by the San Juan Suburban Water District. Joint use of trenched facilities by San Juan Suburban Water District and the City of Roseville was considered to be an efficient approach for pipeline installation due to difficulties in excavation through the affected area and also to minimize traffic impacts on Auburn-Folsom Road. A separate Initial Study and Negative Declaration was prepared by the City for this project. For the purposes of this environmental analysis, this EIR does not include any further review of previously evaluated projects.

Northern Segment. At the Barton Road right-of-way, the proposed pipeline alignment turns northward and extends along the eastern boundary of the Barton Road right-of-way for approximately 2,950 feet. The proposed pipeline alignment then leaves the Barton Road right-of-way and parallels the City's existing 48-inch raw water pipeline for approximately 1,000 feet. The proposed pipeline would connect with the intake structure at the City's Barton Road WTP on the southern end of the WTP site.

Pipeline Construction Techniques. Pipeline construction is expected to progress at an average rate of 150 feet of cut-and-cover trench per day. The pipeline trench width is proposed to be approximately eight feet wide, with a construction zone of approximately 50 feet. It is anticipated that an area of up to 150 feet by 50 feet would be disturbed at any one time. Construction of the proposed pipeline would occur within the project-defined pipeline corridor evaluated in this report.

Staging of construction activities and storage of construction materials would proceed within the pipeline corridor on a progressive basis, with only one specific portion of the proposed pipeline alignment affected by construction activities at a particular time. No large staging areas are proposed as part of the project. Proposed truck routes would most likely include: Barton Road and Auburn-

Folsom Road for local access to/from the north. U.S. Highway 50 would be accessed via Santa Juanita Avenue, Oak Avenue, and Hazel Avenue, or Auburn-Folsom Road and Folsom Boulevard.

Construction of the proposed pipeline would involve crossing a number of drainages and roadways. There is an existing 66-inch pipeline segment already installed under Auburn-Folsom Road, and the 60-inch pipe would be connected to this existing pipeline segment outside the pavement section. Construction of this pipeline would require temporary closure of travel lanes on segments of Auburn-Folsom Road, Barton Road, and Oak Hill Road. The proposed pipeline would not cross any equestrian trails, but would encroach on these trails; temporary fencing would separate the pipeline alignment from the trail. Trenching plates will be used to cover the trench, and access along the trails would be maintained at all times. Drainage crossings would be open cut, surface crossings.

Pipeline Maintenance. The operation of project facilities would require periodic maintenance activities to ensure continued reliability of the water transmission facilities. Future maintenance requirements would be routine and consistent with the maintenance needs of other existing water facilities in the project vicinity. Given the limited maintenance requirements of underground pipelines, such activities are expected to be limited in duration and infrequent over the life of the project. No regular maintenance of the pipeline easements is proposed. Since most of the proposed pipeline would be located adjacent to or within existing right-of-ways for public roads (Barton Road, Oak Hill Drive, Baldwin Dam Access Road, and Auburn-Folsom Road), most of the pipeline would be readily accessible from these roadways. There is one 1,800-foot pipeline segment that would be located within Sacramento County on undeveloped lands where there are no roadways, but this area would still be accessible by vehicle.

3.4.2 Mitigation Measures Proposed as Part of the Project

The following measures are included as part of the project and these measures mitigate potential land use, soils, noise, public safety, public utilities, and cultural resources impacts to a less-than-significant level. Additional discussion of the potential impacts that are addressed by these measures is included in the Initial Study for this project (Appendix A of this EIR).

Soils Measures. The City proposes to conduct all necessary soil engineering analyses and implement corrective measures as required to address any building constraints due to expansive soils or any other identified soil engineering constraints.

Noise Abatement Measures. Wherever construction would occur within 120 feet of existing residences, the City of Roseville will require the project contractor to comply with the following noise control measures:

- During project construction within Placer County, the operation of heavy equipment will be limited to the hours of 7 a.m. to 7 p.m. on Mondays through Fridays, and between the hours of 8 a.m. to 8 p.m. on Saturdays and Sundays. Within the City of Folsom, the operation of heavy equipment will be limited to the hours of 7 a.m. to 6 p.m. on Mondays through Fridays, and

between the hours of 8 a.m. to 5 p.m. on Saturdays. No construction work is permitted in the City of Folsom on Sundays and holidays. There are no specific construction noise limits in Folsom's ordinance.

- Equipment and trucks used for project construction will utilize the best available noise control techniques (improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) in order to maintain acceptable interior noise levels.

- Equipment used for project construction shall be hydraulically or electrical powered impact tools (e.g., jack hammers, pavement breakers, and rock drills) wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. However, where use of pneumatically powered tools is unavoidable, an exhaust muffler on the compressed air exhaust will be used; this muffler can lower noise levels from the exhaust by up to about 10 decibels (dBA). External jackets on the tools themselves will be used where feasible, and this could achieve a reduction of 5 dBA. Quieter procedures, such as drilling rather than impact equipment, will be used whenever feasible.

- Stationary noise sources will be located as far from sensitive receptors as possible. If noise sources must be located near existing receptors, these sources will be adequately muffled and enclosed within temporary sheds.

Public Safety Measures. The construction of the proposed pipeline would involve blasting, excavation, and trenching through granite formations identified as a part of the geotechnical investigation conducted for the construction of the City's 48-inch raw water line (*Subsurface Investigation Folsom Lake-Roseville Water Pipeline*, June 1968). Special precautions would need to be taken to preclude potential hazards associated with blasting during construction.

Based upon past experience, as well as conditions observed during the construction of the nearby San Juan Cooperative Transmission pipeline project, the presence of dense granite is anticipated and the need for blasting is expected. Blasting records for the area, which was pre-blasted as part of San Juan Cooperative Transmission Pipeline project would be utilized in the development of blasting plans for the project. In addition to the use of these records, the City of Roseville has incorporated its standard requirements for the control of blasting in excavation and trenching work. Under Section 02228 of the proposed contract requirements for the project, construction activities requiring blasting will be subject to specific procedures which include:

- obtaining required blasting permits and safety orders from appropriate agencies (e.g. Placer County and City of Folsom);

- maintenance and submittal of required records and reports;

- strict adherence to blasting procedures approved by responsible agencies;

- control of blasting effects in the project vicinity, e.g. maximum particle velocities, air blast overpressure, noise; and
- field measurement of blasting effects.

Blasting provisions also specify that a minimum 20-foot separation from existing buried utilities be maintained throughout the project in areas where dense granite occurs. This separation would allow the use of controlled blasting without damage to existing facilities.

Fire Prevention Measures. Construction crews will implement fire prevention measures when constructing in undeveloped areas. Measures will include requirements specified in Article 87 of the Fire Code (*Fire Safety During Construction or Demolition of Buildings)* as appropriate and will include using spark arresters on construction equipment, ensuring there is no hot oil dripping from equipment, etc.

Public Utilities Measures. The City of Roseville will coordinate its planning and design efforts with other service agencies (including PG&E, San Juan Suburban Water District, City of Folsom and Placer County for gas, electric, water, wastewater and storm drainage facilities) to avoid disruption of these agencies' facilities. In addition, the contractor will be required to "pot-hole" (exploratory excavation) as necessary to locate all existing facilities. Project plans will identify underground utilities in proximity to trenches required for the proposed facilities. Existing utilities will be avoided where feasible. If relocation of existing facilities is required, the City and affected agency will mutually arrange for the movement of the facilities during the construction of the proposed project.

Cultural Resources Measures. In the unlikely event that artifacts, historic features, or human remains are unearthed during the course of construction, work will cease in that location until a qualified archaeologist can conduct an identification and assessment of the site, and provide appropriate management recommendations.

3.4.3 Construction Schedule

Construction of the proposed raw water pipeline and associated facilities are scheduled to start in October 1998, while completion is scheduled for September 1999.

3.5 Regulatory Requirements, Permits, and Approvals

The following planning and regulatory agencies could have permit or review authority over the proposed project and would be considered responsible agencies:

3.5.1 City Permits/Review Authority

City of Folsom - Encroachment and Tree Permits. The City of Roseville will be required to obtain an encroachment permit from the City of Folsom for any work within and adjacent to Auburn-Folsom Road, Baldwin Dam Road, and any affected City rights-of-ways. A tree permit will also be

required for any regulated activity performed on a protected tree (native oak trees, heritage trees, street trees and landmark trees).

Placer County - Encroachment and Tree Permits. The City of Roseville will be required to obtain an encroachment permit from Placer County for any construction activities within the County's right-of-way including Barton Road and Oak Hill Drive. An exemption will be required for proposed pavement cuts in portions of Barton Road and across Oak Hill Drive. In addition, a tree permit will be required for development activity within the protected zone of any protected tree on public or private land (native trees, landmark trees, and riparian zone trees).

Sacramento County - Tree Permit. The City of Roseville will be required to obtain a tree permit for the removal of any native oak tree or for grading, excavating, or trenching within the dripline of a native oak tree.

3.5.2 State Permits/Review Authority

California Department of Fish and Game (CDFG) - Streambed Alteration Agreement. The CDFG regulates stream crossings under Sections 1600 to 1601 of the California Fish and Game Code, via a Streambed Alteration Agreement. This regulation is generally applied to lakes, streams and other fluvial systems noted on the U.S.G.S. quadrangle maps, even if the waterways are ephemeral streams. If aquatic or wetland wildlife values are affected by a proposed action, CDFG may require mitigation. Streambed Alteration Agreements would be required for five defined drainages that would be crossed by the pipeline. Three drainages are located along Barton Road while two are located near the Bacon Pump Station. Pertinent CDFG regulations are discussed in detail in Chapter 7, Section 7.2.3, *California Department of Fish and Game*, as well as pertinent impact and mitigation measure discussions in Chapter 7 regarding creek crossings.

Regional Water Quality Control Board - General Storm Water Permit, Water Quality Certification, and Waste Discharge Requirements. The Central Valley Regional Water Quality Control Board is one of nine Regional Water Quality Control Boards (RWQCBs) which make up the State Water Resources Control Board (SWRCB). The SWRCB, through its RWQCBs, regulates discharges into surface waters. The Porter-Cologne Water Quality Act is one of the primary regulatory guidelines used by the RWQCBs. The Porter-Cologne Water Quality Act created the SWRCB and the nine RWQCBs, and authorizes each RWQCB to prepare watershed basin plans to protect the beneficial uses of both surface water and groundwater.

The RWQCB can require a project proponent to obtain a Section 401 (Clean Water Act) Water Quality Certification for Nationwide permits granted by the Corps. For wetland impacts that total less than one acre, the Board typically issues a waiver, provided the applicant is also applying to the California Department of Fish and Game for a Streambed Alteration Agreement as noted above. The RWQCB has 60 days to issue this waiver. The project would affect less than one acre of wetlands and the City of Roseville is applying for a Streambed Alteration Agreement.

California Department of Health Services, Division of Drinking Water and Environmental Management - Review Authority. The Division of Drinking Water and Environmental Management typically reviews plans for all large pipelines. Although no permit would be required, the City of Roseville should make project plans available to the Division for their review.

3.5.4 Federal Permits

U.S. Army Corps of Engineers (Corps)/Environmental Protection Agency (EPA) - Section 404 Permit. The Corps is responsible under Section 404 of the Clean Water Act to regulate the discharge of fill into waters of the United States. The definition of "water of the United States" was originally applied to navigable waters but has since been broadened to include tributaries to navigable waters, including adjacent wetlands. Adjacent wetlands include wetlands "separated from other waters of the United States by man-made dikes or barriers, natural river berms, beach dunes, and the like." The Corps also takes jurisdiction over isolated wetlands such as vernal pools (not adjacent to waters of the United States) that are used for interstate commerce or are used by endangered species or migratory birds. Discharge of fill is authorized under an individual permit or under one or more of several pre-authorized nationwide permits. Whether the project would require an individual permit or would fall under one of the nationwide permits would be determined by the Corps. The EPA has oversight authority on Corps permits and may have authority over fill that is placed or removed, depending on the makeup of the fill. Corps regulations that pertain to this project are discussed in more detail in Chapter 7, Section 7.2.1, *Corps of Engineers Clean Water Act (404) Jurisdiction*, and as part of pertinent impact and mitigation measure discussions in Chapter 7 regarding impacts on drainage channels and seasonal wetlands.

U.S. Bureau of Reclamation - Review Authority and Encroachment Permit/Easements. The Bureau would be responsible for the review of the proposed project's compliance with federal environmental regulations (NEPA) as these apply to portions of the project on lands of the United States. The City would require an encroachment permit/easements for approximately 440 feet of the project east of Auburn-Folsom Road in the vicinity of Folsom Reservoir. Prior to granting construction and pipeline easements, the Bureau will conduct an environmental review of the project proposal. Presently, the City is pursuing a Categorical Exclusion for the project with the Bureau. The detailed environmental analysis provided through this EIR will assist the Bureau in the determination of environmental issues for the proposed easements and the environmental effects, which may result from implementation of the project. For the portion of the proposed project planned on lands of the United States, no significant environmental effects have been identified in this EIR.

Chapter 4 Land Use, Plans, and Policies

4.1 Environmental Setting

This chapter describes the existing land use characteristics of the project area and addresses the potential impacts of the proposed project on existing and planned land uses. While the proposed project would serve the City of Roseville, the project is located outside of the City and would need to be evaluated with respect to the land use plans, goals, and policies of Placer County, the City of Folsom, Sacramento County, the State Department of Parks and Recreation, and the U.S. Department of the Interior, Bureau of Reclamation. Furthermore, the impact discussion assesses the compatibility of the proposed project with existing land uses in the project vicinity.

This chapter also evaluates the project's consistency with relevant land use plans, goals, and policies formulated for Roseville. The discussion of impacts identifies the extent to which the proposed project fulfills or conflicts with established and proposed land use objectives developed by the agencies affected by the proposed project. Growth issues associated with the proposed project are discussed in Chapter 8 of this report.

4.1.1 Existing Land Use

Existing land uses in the area adjoining the proposed pipeline route include residential, industrial, recreation, transportation, commercial, public services, and open space. The eastern segment of the proposed 60-inch raw water pipeline would parallel Auburn-Folsom Road northward from an existing 60-inch water pipeline near Folsom Reservoir to Baldwin Dam Access Road. Land uses along this segment of the pipeline entail public lands, open space, residential, and commercial uses.

The central segment of the proposed pipeline would extend from the vicinity of Auburn-Folsom Road westward along the Baldwin Dam Access Road to the vicinity of San Juan Water District's existing Bacon Pump Station site. From the pump station, the proposed pipeline would continue westward to cross undeveloped land until reaching the Barton Road right-of-way. Existing land uses along this reach of the proposed pipeline include residential and open space uses.

Rural residential uses predominate along the proposed pipeline's northern segment as it parallels Barton Road on the west. The northernmost section of the pipeline would extend for approximately 200 feet eastward from the vicinity of Barton Road, onto the City of Roseville's water treatment plant site.

Eastern Segment. This segment of the proposed 60-inch diameter raw water pipeline would extend from a new 60-inch-by-60-inch wye joint connection at an existing 60-inch raw water pipeline. The City of Roseville's existing 60-inch water transmission pipeline extends westward from Folsom Reservoir and nearby U.S. Bureau of Reclamation (USBR) facilities. At the point of connection, the proposed 60-inch water line would be located in a triangular-shaped open space area which occurs

between Auburn-Folsom Road and the USBR's water transmission facilities (the Hinkle "Y"). The pipeline would extend for approximately 440 feet northward from the point of connection, paralleling Auburn-Folsom Road within the open space area under USBR jurisdiction. Approximately 440 feet north of the new connection, the proposed raw water pipeline would continue north across the San Juan Suburban Water District corporation yard. In addition to the industrial use in this area, the corporation yard contains Pacific Gas and Electric Company and Sprint Cellular Communications utility towers. From the San Juan Suburban Water District corporation yard, the proposed pipeline would extend westward to connect with an existing 66-inch pipeline segment installed under Auburn-Folsom Road. The pipeline would then continue north along the west side of Auburn-Folsom Road to the entrance of Baldwin Dam Access Road. Land uses adjoining the northern portion of the eastern pipeline segment include public lands to the east used for water conveyance and storage operated by the San Juan Suburban Water District, Auburn-Folsom Road to the west of the pipeline, and the residential development of Pinebrook Village Mobile Home Park west of Auburn-Folsom Road.

The majority of the eastern segment of the City's proposed 60-inch water transmission main is located within the jurisdiction of the City of Folsom. The land uses designated by the Folsom General Plan Land Use Element (October, 1988) for the areas adjoining the proposed alignment of the pipeline include: 1) Single Family High Density/ Mobilehome Park (SFHD: 4 - 6.9 units per acre); 2) Single Family (SF: 2 - 3.9 units per acre); and 3) Multi-Family Low Density (MLD: 7 - 11.9 units per acre). The distribution of these land uses in the vicinity of the proposed pipeline is shown in Figure 4-1.

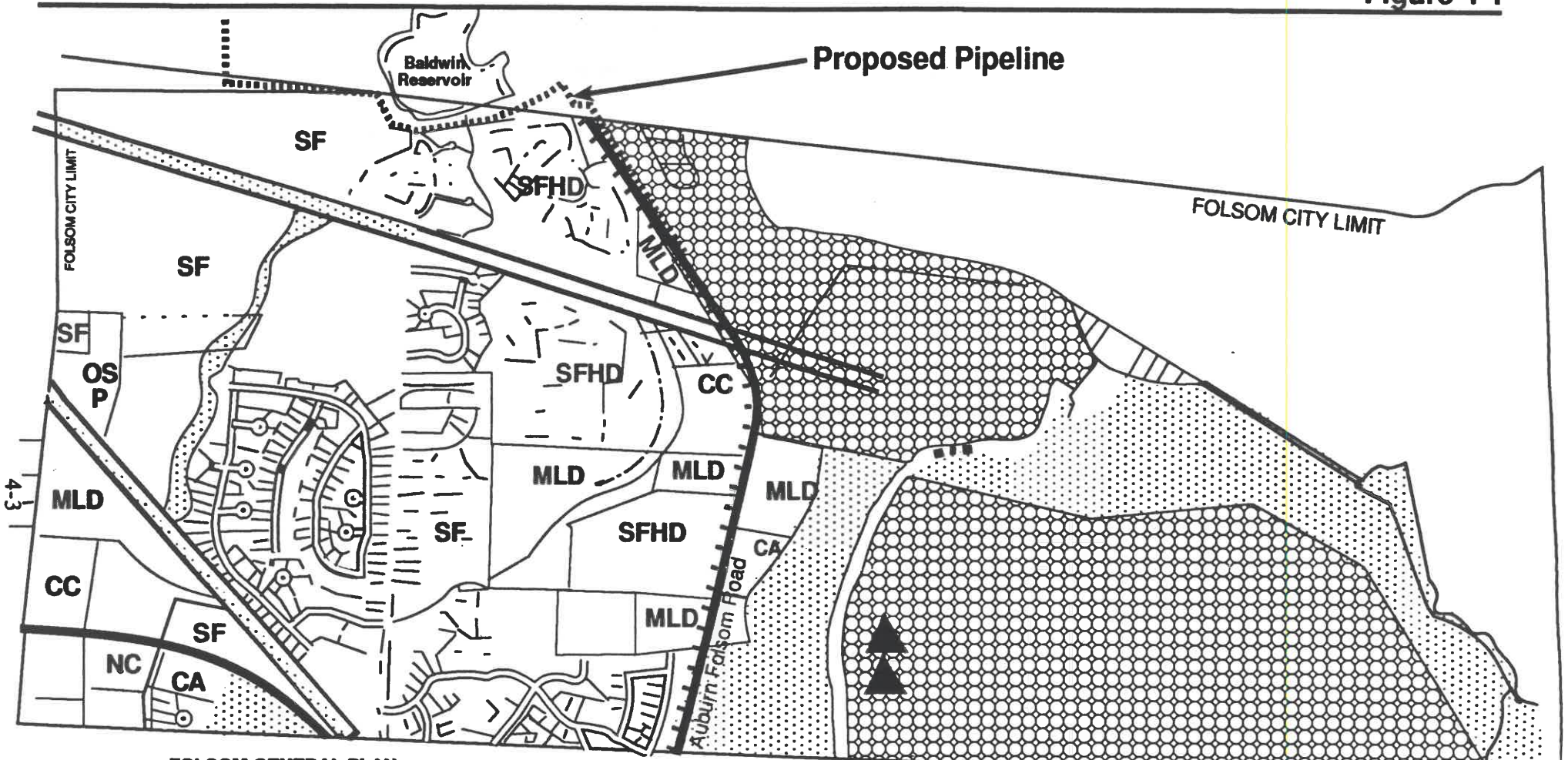
The northernmost portion of the eastern pipeline segment (approximately 650 feet in length) is located in Placer County. The land use designations for lands adjoining this portion of the pipeline are defined by the Placer County General Plan (August, 1994) and its local implementation, the Granite Bay Community Plan (May, 1989). The Community Plan's land use designations for the parcels adjacent to the proposed pipeline alignment entail Open Space (OS) to the east of Auburn-Folsom Road and Commercial (COMM) west of the roadway. The location of land uses near the proposed pipeline route in Placer County are shown in Figure 4-2.

Central Segment. The central segment of the proposed raw water pipeline would extend westward from approximately 40 feet west of Auburn-Folsom Road along Baldwin Dam Access Road for about 1,000 feet, south of Baldwin Reservoir. The access road alignment occurs on the southern levee of Baldwin Reservoir. Land uses along this portion of the central segment of the proposed pipeline include the Baldwin Reservoir Wetland & Wildlife Preserve to the north and residential uses (Pinebrook Village Mobile Home Park) to the south.

This segment of the pipeline would continue westward along the southern edge of Baldwin Reservoir, passing the San Juan Water District's Bacon Pump Station. West of the pump station, the proposed raw water line would cross Linda Creek and extend to the west for approximately 1,700 feet parallel to the City's existing 48-inch raw water pipeline. This alignment would pass south of the Folsom Lake Estates Unit No. 2-C subdivision and north of the proposed Elliott Homes' American River Canyon North Unit 6B subdivision, to the existing Barton Road right-of-way.

Folsom General Plan

Figure 4-1



FOLSOM GENERAL PLAN

SF	Single Family
SFHD	Single Family High Density
MLD	Multi-Family Low Density
MMD	Multi-Family Medium Density
MHD	Multi-Family High Density

PUBLIC

	Public
S	Elementary School
JHS	Junior High School
HS	High School
	Open Space

	Points of Historic Interest
	Rail Transit
	Arterial Road
P	Proposed City Park
NC	Neighborhood Commercial
CC	Community Commercial
CA	Specialty Commercial District

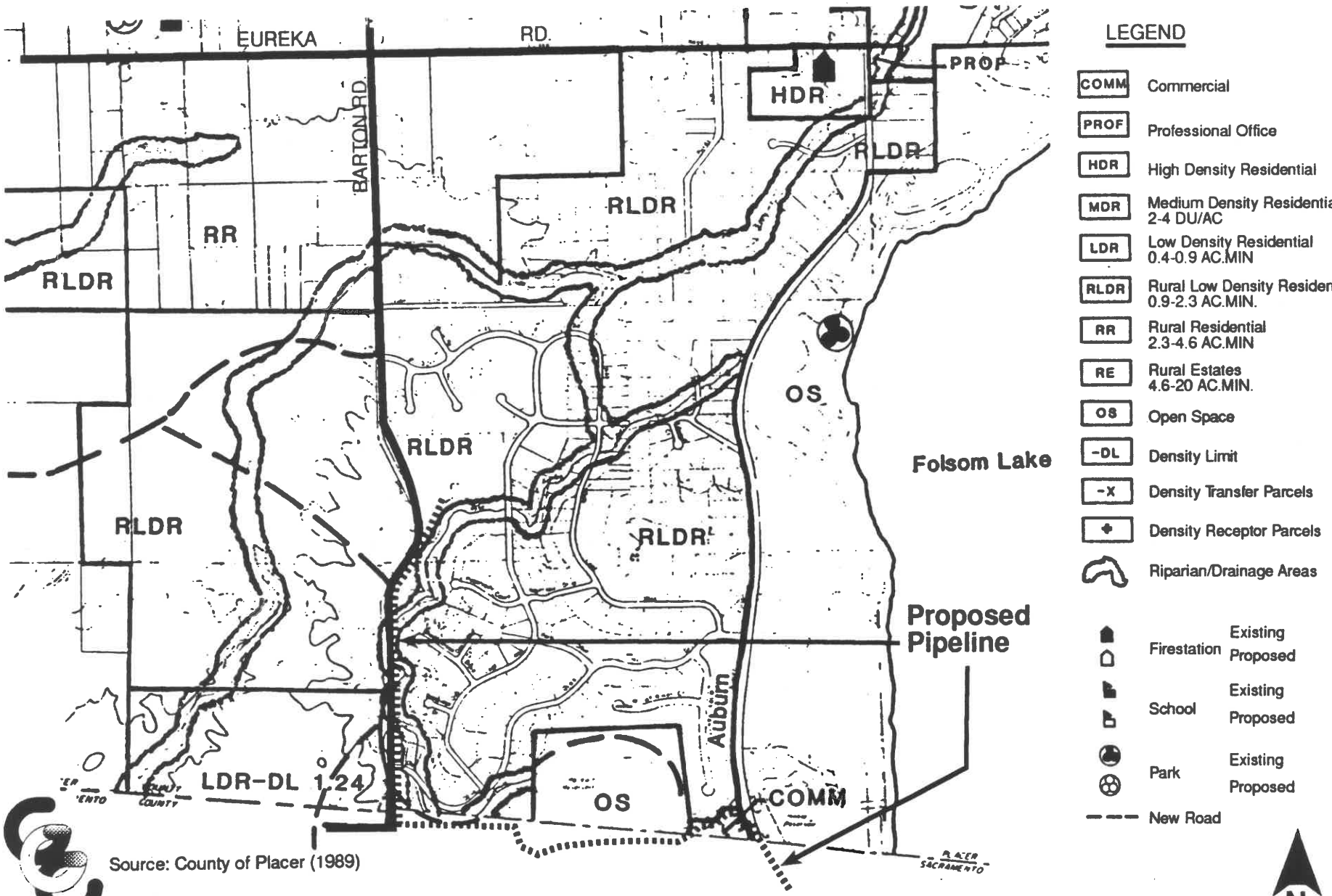
Source: City of Folsom (1992)

Roseville 60-Inch Raw Water Pipeline Project

No Scale

N

Figure 4-2



Source: County of Placer (1989)

Roseville 60-Inch Raw Water Pipeline Project

The alignment of the pipeline's central segment crosses three jurisdictions: Placer County, the City of Folsom, and Sacramento County. As discussed above, the Placer County General Plan and the Granite Bay Community Plan provide land use planning direction for those County areas in the vicinity of the pipeline. Land use designations for Placer County properties north of the pipeline encompass Open Space (OS) for the Baldwin Reservoir Wetland & Wildlife Preserve, and Rural Low Density Residential (RLDR: 0.9 - 2.3 acre minimum) for the Folsom Lake Estates subdivision. The County land use designations for the project area are shown in Figure 4-2.

As described above, land uses within the City of Folsom are guided by the Folsom General Plan. Immediately south of the proposed pipeline's alignment, the General Plan land use designations for properties in Folsom include: 1) Single Family High Density/ Mobilehome Park (SFHD: 4 - 6.9 units per acre) for the Pinebrook Village Mobile Home Park; and 2) Single Family (SF: 2 - 3.9 units per acre) for the approved American River Canyon Unit 6B subdivision.

Northern Segment. At the Barton Road right-of-way, the proposed pipeline alignment turns northward and extends along the eastern boundary of the Barton Road right-of-way for approximately 2,850 feet. At the northern end of this segment, the proposed pipeline alignment leaves the Barton Road right-of-way and enters the City of Roseville Water Treatment Plant site.

For this segment of the pipeline, the southernmost 100-foot reach is located in Sacramento County, while the remainder of the water transmission main is situated in Placer County. Existing land uses include Rural Low Density Residential (RLDR: 0.9 - 2.3 acre minimum) to the east, and both Rural Low Density Residential and Low Density Residential - (LDR: 0.4 - 0.9 acre minimum) to the west of Barton Road. The Low Density Residential also includes a Density Limit (DL) designation of 1.24 units per acre. The Granite Bay Hills Golf Club is located immediately west of Barton Road at the Water Treatment Plant site.

4.1.2 Applicable Local Land Use Plans and Policies for the Pipeline Alignment

The land use issues associated with the proposed 60-inch water transmission pipeline would need to be evaluated according to the goals and policies of the respective jurisdiction affected by the construction of the pipeline. Since the project occurs within Placer County, the City of Folsom, and Sacramento County, the proposed project will need to analyzed for its consistency with the land use objectives and policies formulated by these jurisdictions. These goals and policies are presented in the general plans, community plans, and specific plans prepared by each governmental agency.

It should be noted that the land use objectives and policies presented in planning instruments for each of the affected jurisdictions relate primarily to guidance for land use development within each community. Policies related to the provision of public services and infrastructure focus on the timing and adequacy of existing and future facilities to serve community residents. Since Roseville's proposed 60-inch water transmission main would provide water services for the City of Roseville, the community-specific land use goals and policies of Placer County, the City of Folsom, and Sacramento County would not apply to the proposed project. Consequently, the evaluation of land

use issues for each of the affected jurisdictions concentrates on the compatibility of the proposed pipeline project with existing and planned land uses in the vicinity of the pipeline alignment.

Folsom General Plan

The Folsom General Plan (1993) land use designations for the pipeline alignment and vicinity include public and residential uses. Within the City of Folsom's jurisdiction, the proposed project would be constructed on lands designated as Public use, i.e. USBR and San Juan Suburban Water District parcels.

Section 13.0 of the City's General Plan identifies the land use planning goals and policies of the City. Goal 16 of the General Plan addresses public and quasi-public land uses as these relate to serving the residents of Folsom. In support of this goal, Policy 16.2 requires that noise, light, glare, or odors associated with public facilities will not negatively impact nearby land uses. Public facilities need to be visually unobtrusive. Policy 16.6 indicates that utility company right-of-ways should be considered for use as public or private open space.

The City of Folsom's Land Use and Public Facilities elements are presented in sections 21.0 and 33.0, respectively, of the General Plan. The Land Use Element provides no specific direction or guidance for projects such as the proposed raw water transmission pipeline. The Public Facilities Element indicates the use of area facilities plans for the establishment of public services and utilities appropriate for the growth planned for the City of Folsom. Section 60.0 describes implementation programs which should be used to achieve the City's goals and implement its policies, indicating that the Folsom Municipal Code is the primary implementation tool available to the city.

Existing uses near the proposed pipeline alignment entail open space, water transmission pipelines, and public utility facilities (power and telephone towers). The open space and infrastructure improvements are compatible with the high density residential uses of the Pinebrook Village Mobile Home Park. The proposed 60-inch raw water transmission pipeline would be similar to the existing water lines which presently occur along the proposed pipeline alignment. There would be no land use compatibility conflicts arising from the use of the proposed pipeline alignment in the City of Folsom.

Placer County General Plan

There are two parts of the Placer County General Plan which specifically relate to land use issues in the county: 1) Part I: Land Use/Circulation Diagrams and Standards; and 2) Part II, Section 1: Land Use. Part I of the Plan provides land use/circulation diagrams and standards applicable on a countywide basis. The *Countywide General Plan Land Use Diagram* depicts the general distribution proposed land uses in the unincorporated areas of Placer County. The Diagram presents various land use designations denoting specific types of land use such as residential, commercial, and so forth.

For the portion of the county containing the proposed pipeline project, the Placer County General Plan Land Use Diagram indicates that the Granite Bay Community Plan is the primary planning instrument which implements the goals and policies of the Placer County General Plan in this

particular part of the county. Land use designations for areas within community plans are depicted on the land use diagram of each community plan. The goals and policies of the Granite Bay Community Plan are discussed in the following section of this report.

Part II, Section 1 of the Placer County General Plan describes the land use goals and policies of the County, including the appropriate implementation programs to achieve the Plan's objectives. The County's land use goals for public and quasi-public facilities, and infrastructure include the following goal:

1.F: To designate adequately-sized, well-located areas for the development of public facilities to serve both local and regional needs.

In support of this goal, the Plan has established the following policies which provide further particular direction for the implementation of the Plan:

1.F.1. The County will encourage the concentration of public and quasi-public facilities...

1.F.3. The County shall require public facilities, such as wells, pumps, tanks, and yards, to be located and designed so that noise, light, odors, and appearance do not adversely affect nearby land uses.

The City of Roseville's proposed raw water transmission pipeline meets the County's Goal 1.F and Policy 1.F.1 through the location of the water pipeline along an alignment which is presently used for other water pipeline(s) as well as other public facilities. In this way, the regional public facilities within County jurisdiction are concentrated in a well-located area. The City's pipeline is proposed to be underground and would not adversely affect nearby residential, commercial, or open space uses through the introduction of new noise, lighting, odors, or visual characteristics.

Section 4 of the General Plan addresses Placer County's goals and policies for public facilities and services in the County. A review of the County's General Plan guidance for the installation of public facilities and services indicates that the goals and policies are directed toward the management of new development and growth throughout the County. The proposed water pipeline would affect the development potential of the City of Roseville.

Granite Bay Community Plan

The City of Roseville's proposed water transmission pipeline would be constructed in Placer County's community of Granite Bay. The Granite Bay area has experienced significant change over the last 10 to 12 years. Development activity in the area has accelerated, resulting in one of the fastest growing areas in the County. In order to assure that the growth of the community occurs in an orderly manner, the County has prepared the Granite Bay Community Plan.

The Granite Bay Community Plan is the official statement of the County of Placer, setting forth goals, policies, standards and plan proposals that will guide the development of the area to at least the year 2000. The Plan can be effectively utilized to provide overall direction to the decision-making

process. The Community Plan is also designed to meet specific requirements of the California Planning and Zoning Law.

A review of Granite Bay Community Plan's elements and their respective goals and policies indicated that there is only one policy which may apply to the City's proposed project. Policy 15 of the Community Design Element states:

15. *Utility lines shall be installed underground to ensure minimum disruption to the environment and as little disturbance as possible to vegetation, particularly in scenic corridors.*

The City's water line would be located underground. Consequently, the proposed project would be consistent with the Granite Bay Community Plan's policy for the placement of utility lines.

County of Sacramento General Plan

A small segment of the City's proposed raw water transmission pipeline would be constructed on lands under the jurisdiction of the County of Sacramento. A review of the County of Sacramento General Plan's Land Use and Public Facilities elements revealed no specific goals or policies which would be applicable to the City's proposed project. As with the other land use documents reviewed for this analysis, the goals and policies of the Sacramento County General Plan focus on the efficient development and expansion of infrastructure to serve new development within County jurisdiction.

Auburn Reservoir Project - Folsom Lake Recreation Area General Plan

The Bureau of Reclamation has a cooperative agreement with the California Department of Parks and Recreation for the planning of recreational uses on lands around Folsom Lake. The Department prepared a General Plan (October 1978) for the Folsom Lake State Recreation Area. The Plan contains a Land Use and Facilities Element, which identifies plan objectives and implementation measures. The principal land use concepts indicated in the Plan include:

- Emphasize Recreation Use
- Recreation Use To Be Dispersed Around the Lake
- Preserve the Character and Beauty of the Folsom Lake Landscape

The Plan provides no specific direction for the lands proposed for use as the pipeline alignment. The Folsom Lake State Recreation Area Bicycle Path parallels the proposed pipeline for 440-feet; the paved bike path is located approximately 300-feet east of the proposed pipeline alignment. The bike path is separated from adjoining Bureau lands by a chain-link fence. Proposed revegetation and planting along the pipeline easement would restore areas disturbed by trenching. The buried pipeline would not conflict with the Plan's objective of preserving the character and beauty of the Folsom Lake landscape, nor would the pipeline interfere with existing or planned recreational facilities at the state park.

4.1.3 Applicable City of Roseville Land Use Plans and Policies for the Proposed Project

Roseville General Plan

The City of Roseville provides direction for land use, growth management, and community planning through established goals and policies as stated in its 2010 General Plan (1992), sub-area specific plans, and the Zoning Ordinance. Additionally, the General Plan Update Water System Study (1993) provides comprehensive, long-range planning to ensure public water infrastructure meets "the physical, economic, and environmental well being of the City."

A review of the General Plan indicates that the proposed raw water transmission pipeline project would support and fulfill key goals and policies for the provision of water service to the community for 2010 and beyond. The General Plan's Public Facilities Element provides for the planning and development of a water system which meets existing and planned growth levels, ensuring the City's ability to supply projected water demand in a timely manner. The project would also assist the City of Roseville in the implementation of a fire protection policy (Fire Protection Policy #2) for the attainment of fire flow service levels specified in the Safety Element of the General Plan.

Public Facilities Element. The Public Facilities Element of the General Plan identifies facility and service needs of the community as growth and development occur. This element provides specific goals and policies which support the City's land use objectives, particularly with regard to growth management. The element also presents performance standards and specific implementation measures to achieve the desired outcomes.

The water system component of the public facilities element emphasizes the need to accommodate planned new growth and at the same time satisfy the needs of current residents. The goals, policies, and implementation measures for water system maintenance and improvements include the following (pages VII-30,31):

- ***Water System Goal 1:*** *Maintain a water system which adequately serves the existing community and planned growth levels, ensuring the ability to meet projected water demand and to provide needed improvements, repairs and replacements in a timely manner.*
- ***Water System Goal 2:*** *Provide water services to all existing and future Roseville development through the City's water utility. The provision of services by another provider may be considered where it is determined that such service is beneficial to the City and its utility customers, or the provisions of City services is not feasible.*
- ***Water System Goal 3:*** *Ensure that safe drinking water standards are met and maintained in accordance with State and EPA regulations.*
- ***Water System Goal 4:*** *Actively pursue water conservation measures.*

- ***Water System Policy 1:*** *Secure sufficient sources of water to meet the needs of the existing community and planned growth.*
- ***Water System Policy 2:*** *Provide sufficient water treatment capacity and infrastructure to meet projected water demand.*
- ***Water System Policy 3:*** *Initiate, upon 75% of treatment plant capacity, expansion studies to determine necessary improvements to meet projected water demand.*
- ***Water System Policy 4:*** *Establish a process for monitoring growth trends to anticipate water consumption needs.*
- ***Water System Policy 5:*** *Ensure all development provides for and pays a fair share of the cost for adequate water distribution, including line extensions, easements and plant extensions.*
- ***Water System Policy 6:*** *Design the City's water system to maintain a minimum water pressure of 70 pounds per square inch (PSI) and a flow capacity of 500 gallons of water per minute for domestic and fire flow purposes. In no circumstances may the water pressure in any portion of the City be less than 50 PSI.*
- ***Water System Policy 7:*** *Provide an emergency back-up system which meets 150% of average demand.*
- ***Water System Policy 8:*** *Develop and pursue alternatives to continue delivery of PCWA water to Roseville.*
- ***Water System Policy 9:*** *Monitor water quality regularly and take necessary measures to prevent contamination.*
- ***Water System Policy 10:*** *Develop and implement water conservation standards and measures as necessary elements of the water system.*

Water System Implementation Measures:

Water System Master Plan
Capital Improvement Plan
Fees, Dedications and Exactions
Specific Plans
Interagency Agreements
Biennial Public Services Monitoring Report
Development Review Process
Water Quality Monitoring Program
Water and Energy Conservation Measures
Urban Water Management Plan

The implementation measures for achieving the City's intended water service levels are discussed in detail in the Public Services Element (pages VII-32, 33).

Safety Element. The Safety Element indicates that Roseville's supply and availability of water for fire fighting needs is sufficient to serve the demands at buildout of the infill and specific plan areas. Water pressure must be sufficient, but the quantity of water is the key to effective fire suppression. To this end, the proposed project provides additional municipal water delivery capabilities for fire flows. Applicable goals, policies, and implementation measures include:

- ***Fire Protection Goal 1:*** *Protect against loss of life, property and the environment by appropriate prevention and suppression measures.*

- ***Fire Protection Goal 2:*** *Provide emergency services in a well-planned, cost-effective and professional manner through the best utilization of equipment, facilities and training available.*

- ***Fire Protection Policy 2:*** *Strive to achieve the following service levels:*

  4 minute response time for all emergency calls
  ISO rating of 3 or better
  500 gallons of water per minute within 10 minutes of an alarm

- ***Fire Protection Implementation Measures:***

  Capital Improvement Plan
  Fees, Dedications and Exactions
  Specific Plans
  Interagency Agreements
  Water System Master Plan
  Fire Service Construction Tax
  Annual Report

The implementation measures for achieving the City's intended fire protection levels are discussed in detail in the Public Services Element (pages VIII-29 - 31).

General Plan Update Water System Study

The Public Facilities Element of the Roseville General Plan identifies the preparation of a Water System Master Plan as an implementation measure to attain the water system goals of the City. The intent of the Master Plan is to specify objectives and standards which permit effective monitoring of water needs. The Plan would address the adequate provision of water sources, water treatment capacity and infrastructure, water pressure, and an emergency back-up system to meet the needs of City customers. The formulation of a Master Plan would support water system policies 1, 2, 3, 6, and 7.

In compliance with the General Plan's mandate, the City completed the General Plan Update Water System Study in August 1993. The overall goal of the study was to provide the City with a comprehensive, long-range plan for the City's public water infrastructure. Additionally, the study had the following objectives:

- *Provide a logical blueprint for the sizing and schematic locating, phasing, and the associated capital improvement costs of new facilities.*

- *Update the City's water distribution model for both the existing (1993) level of growth as well as buildout water supply scenarios.*
- *Develop water demand projections based on General Plan land use designations.*
- *Determine existing (1993) level of service provided to City residents.*
- *Provide a plan for the expansion of the City water system, with infrastructure sized to maintain the 1993 level of services to existing users while ensuring adequate level of service to new growth areas*

The Water System Study provides extensive information concerning the City's water supply, 1993 water system facilities, and the level of water service available to residents at the time. Plans for expansion of the water system were formulated as part of the Water System Study. The analysis of water system facilities necessary to serve Roseville at buildout was based on historical demand trends, anticipated growth as indicated in the General Plan update and supporting studies, and the physical requirements for providing appropriately sized distribution facilities. The ultimate water system expansion plan reflects these and numerous other factors identified by the study. Although the Water System Study shows locations of existing and ultimate facilities within the City of Roseville, the Study does not delineate the location of the raw water pipeline. The Study specifies the need for improved raw water transmission capacities from Folsom Reservoir to the Barton Road Water Treatment Plant. The Study indicates that the current conveyance capacity is inadequate to serve the projected water needs of the City of Roseville.

4.2 Impacts

4.2.1 Significance Criteria

The land use analysis evaluates the consistency of the proposed project with existing and future land uses along the pipeline alignment. An impact can be considered significant if the proposed land use would be incompatible with existing or planned land uses in the project vicinity, or would be inconsistent with adopted land use designations, goals, or policies. The following analysis identifies these potential effects and the appropriate mitigation measures to minimize land use conflicts.

4.2.2 Construction Impacts on Adjacent Uses

IMPACT 4.2-1:	Construction of project facilities would result in temporary impacts (e.g., construction equipment exhaust emissions, dust generation, and noise increases) on adjacent urban land uses and temporary disruptions in traffic.
Baseline Significance:	Significant
Applicable Policies and Regulations:	Implement dust-control measures as required by grading permit. Apply required Best Available Control Technology.
Significance with Policies and Regulations:	Significant

Mitigation Measures:	6.4-1: Prepare a Traffic Control Plan.
Significance After Mitigation:	Less than significant

Construction of project facilities would result in temporary disturbance of adjacent urban uses related to increases in nuisance dust and increased noise levels due to operation of construction equipment. In addition, pipeline construction would require temporary closure of travel lanes on Auburn-Folsom Road and halting of traffic on Barton Road (due to blasting operations). Increased noise levels due to operation of construction equipment is evaluated in the Initial Study (Appendix A) under Noise, and this evaluation determined that potential noise increases would not be significant assuming proposed noise abatement measures as presented in Chapter 3, *Project Description*, are implemented. Impacts associated with increased construction equipment emissions are discussed in Chapter 5, *Air Quality*, and implementation of dust control measures and Best Available Control Technology (as required by the grading permit and the Placer County Air Pollution Control District) would reduce potentially significant impacts to less-than-significant levels. Traffic impacts associated with required lane closures are identified in Chapter 6, *Transportation and Circulation*, and these impacts would be mitigated to less-than-significant levels by preparation and implementation of a Traffic Control Plan. Operation of the proposed project would not pose any long-term land use compatibility problems.

4.2.3 Project Consistency with Land Use Plans

IMPACT 4.2-2:	The project would be consistent with the City of Roseville General Plan's Public Facilities Element.
Baseline Significance:	Less than significant
Applicable Policies and Regulations:	Public Facilities Element's Water System Goals 1 through 4; Water System Policies 1 through 10; Implementation Measures.
Significance with Policies and Regulations:	Less than significant
Mitigation Measures:	None
Significance After Mitigation:	Less than significant

The proposed raw water pipeline would be consistent with the City of Roseville General Plan. The project's facilities fulfill and support the goals, policies, and implementation measures identified by the Water System component of the General Plan's Public Facilities Element.

IMPACT 4.2-3:	The project would be consistent with the Facilities Expansion Plan identified by the City of Roseville General Plan Update Water System Study.
Baseline Significance:	Less than significant
Applicable Policies and Regulations:	None
Significance with Policies and Regulations:	Less than significant

Mitigation Measures:	None
Significance After Mitigation:	Less than significant

The proposed raw water pipeline would be consistent with the ultimate water system expansion plan that is identified by the General Plan Update Water System Study. The proposed project would support and fulfill the goals and objectives of the Water System Study, specifying expanded facilities to serve existing and future residents of the community.

4.2.4 Project Access/Jurisdiction

IMPACT 4.2-4:	The project would be located on private and public properties not under the jurisdiction of the City of Roseville.
Baseline Significance:	Significant
Applicable Policies and Regulations:	Encroachment requirements of affected jurisdictions.
Significance with Policies and Regulations:	Significant
Mitigation Measures:	4.3-1: Acquire easements.
Significance After Mitigation:	Less than significant

The project would require the acquisition of property easements for construction of various segments of the proposed pipeline. The acquisition of easements would reduce this impact to a less-than-significant level.

4.3 Mitigation Measures

Two of the above identified land use impacts would not be significant; therefore, no mitigation is required under CEQA for these less-than-significant impacts. Implementation of the following measure, proposed noise abatement measures, required dust and emission control measures, and Mitigation Measure 6.4-1 during the project design and construction phases would reduce the remaining potentially significant impacts to a less-than-significant level.

4.3.1 Design

Mitigation Measure 4.3-1: Acquire easements.

Mitigation Measure 4.3-1 applies to Impact 4.2-1

The City of Roseville will acquire pipeline easements along portions of the planned alignment of varying widths and lengths for construction and maintenance of water pipelines. Additional easements will be required from the USBR for portions of the eastern pipeline segment as well as San Juan Suburban Water District, Elliott Homes, Pinebrook Mobile Home Park, and a private landowner in Sacramento County for portions of the eastern and/or central pipeline segments.

Chapter 5 Air Quality

5.1 Environmental Setting

5.1.1 Climate and Meteorology

Most of the proposed pipeline alignment is located in western Placer County, while a portion of the pipeline is located northern Sacramento County, and this area lies within the Sacramento Valley Air Basin (SVAB). The SVAB climate is Mediterranean in character, with mild, rainy weather from November through March, and warm, dry weather from June through September. Persistent temperature inversions (when upper air layers are warmer than lower layers, trapping the underlying cooler layers) occur frequently over the SVAB, especially during fall and winter, and act to restrict vertical dispersion of pollutants released near ground level. Based on data recorded at McClellan Air Force Base, surface winds in the project region are typically out of the southeast or south (about 50 percent of the time). Winds at night, especially in winter, are from the east. Annual average wind speeds are approximately seven miles per hour (Department of Water Resources 1978).

5.1.2 Air Quality Plans and Policies

Regulation of air quality is achieved through both federal and state ambient air quality standards and emission limits for individual sources of air pollutants. As required by the federal Clean Air Act (CAA), the U.S. Environmental Protection Agency (EPA) established the National Ambient Air Quality Standards (NAAQS, herein referred to as the Federal standards) for ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), inhalable or respirable particulate matter (PM_{10} and $PM_{2.5}$), and lead (Table 5-1). These six pollutants are called "criteria air pollutants" because they satisfy the standards criteria specified in the federal CAA.

In the project area, regulation of sources of air pollution is divided between a state agency, the California Air Resources Board, and two regional agencies, the Placer County Air Pollution Control District (PCAPCD) and Sacramento Metropolitan Air Quality Management District (SMAQMD). The Air Resources Board is responsible for establishing state ambient air quality standards and motor vehicle emission standards for regulation of area sources, such as consumer products and pesticide use. The PCAPCD and SMAQMD regulate air quality through their permit authority over most types of stationary emissions sources and through their planning and review activities.

EPA classifies Air Basins (or portions thereof) as either "attainment" or "non-attainment" for each criteria air pollutant, based on whether or not the Federal standards have been achieved. The project area lies within the SVAB. This portion of the SVAB is designated as nonattainment for federal standards for O_3 (David Vintze pers. comm.).

Table 5-1

Ambient Air Quality Standards

Pollutant	Averaging Time	California[1]	Federal[2]
Ozone	1 Hour	0.09 ppm	0.12 ppm
Carbon Monoxide	1 Hour	20 ppm	35 ppm
	8 Hour	9 ppm	9 ppm
Nitrogen Dioxide	1 Hour	0.25 ppm	NA
	Annual	NA	0.053 ppm
Sulfur Dioxide	1 Hour	0.25 ppm	NA
	3 Hour	NA	0.5 ppm
	24 Hour	0.04 ppm	0.14 ppm
	Annual	NA	0.03 ppm
Inhalable Particulate Matter (PM_{10})[3]	24 Hour	50 $\mu g/m^3$	150 $\mu g/m^3$
	Annual	30 $\mu g/m^3$	50 $\mu g/m^3$
Sulfates	24 Hour	25 $\mu g/m^3$	NA
Lead	30 Day	1.5 $\mu g/m^3$	NA
	Calendar Quarter	NA	1.5 $\mu g/m^3$
Hydrogen Sulfide	1 Hour	0.03 ppm	NA
Vinyl Chloride	24 Hour	0.010 ppm	NA

SOURCE: California Air Resources Board (1992)

[1]State standards for ozone, carbon monoxide, sulfur dioxide (1-hour and 24-hour), nitrogen dioxide, inhalable particulate matter are values that are not to be exceeded. All other state standards shown are values not to be equaled or exceeded.

[2]Federal standards, other than ozone and those based on annual averages, are not to be exceeded more than once per year. The ozone standard is attained when the expected number of days per calendar year with maximum hourly average concentrations above the standard is equal to or less than one.

NOTES: ppm: parts per million
$\mu g/m^3$: micrograms per cubic meter
NA: Not Applicable

[3]The Federal standard for $PM_{2.5}$ is 65 $\mu g/m^3$. Since this standard is higher than the State standard for PM_{10} and $PM_{2.5}$ is a component of PM_{10}, compliance with the State PM_{10} standard also indicates compliance with the Federal standard for $PM_{2.5}$.

cardiovascular disease and cause fatigue, headaches, and dizziness. Table 5-2 shows that no exceedances of state CO standards were recorded between 1992 and 1996. Measurements of carbon monoxide (CO) show low baseline levels with the hourly maximum averaging less than 50 percent of the allowable state standard. Similarly, maximum 8-hour CO levels average approximately 5 to 6 parts per million (ppm) below their allowable 8-hour exposure.

Inhalable Particulate Matter (PM_{10})

PM_{10} consists of inhalable particulates that can cause adverse health effects. Demolition, construction, and vehicular traffic are major sources of particulates in urban areas. PM_{10} can include certain substances, such as sulfates and nitrates, which can cause lung damage directly, or can contain absorbed gases (e.g., chlorides or ammonium) that may be unhealthy. Table 5-2 shows that exceedances of the state PM_{10} standard occur infrequently in the project area. PM_{10} concentrations are expected to remain relatively constant through the rest of the 1990s (ESA 1996).

Other Criteria Air Pollutants

The standards for NO_2, SO_2, and lead are being met in Placer and Sacramento counties, and the latest pollutant trends information suggests that these standards will not be exceeded in the foreseeable future.

As required by the Clean Air Act Amendments of 1990, the U.S. EPA has adopted revisions to NAAQS consistent with current known health effects. Revisions to the one-hour ozone standard have been adopted to add a new eight-hour exposure standard. Research has also shown that adverse health impacts from particulates derive mainly from the smallest particles with diameters of 2.5 microns or less (called "$PM_{2.5}$"). A new $PM_{2.5}$ standard now supplements the existing PM_{10} standard.

The air quality planning and impact assessment processes relative to the new NAAQS have not been finalized. Ozone is a regional pollutant whose impact occurs miles from the source of precursor emissions. Ozone impacts from any individual project are unquantifiably small. Particulate impacts, however, occur in close proximity to the source of emissions. The new standard could possibly lead to a reinterpretation of impact significance. It is well documented that construction activities, as the main source of potential project-related impact, generate very little $PM_{2.5}$. Any estimate of construction activity impact significance based upon existing PM_{10} criteria would likely overstate a corresponding $PM_{2.5}$-based impact assessment. Furthermore, since the Federal standard for $PM_{2.5}$ is less stringent than the State standard for PM_{10} and $PM_{2.5}$ is a component of PM_{10}, compliance with the State PM_{10} standard also suggests automatic compliance with the Federal standard for $PM_{2.5}$.

Sensitive Receptors

Land uses such as schools, children's day care centers, hospitals, and convalescent homes are considered to be more sensitive than the general public to poor air quality because the population

Table 5-2

Air Pollutant Summary For The Project Vicinity, 1992-1996

Pollutant	Concentrations, by Year[1]					
	Std.[2]	1992	1993	1994	1995	1996
Ozone (O_3):						
Highest 1-hr. average concentration, ppm	0.09	**0.13**	**0.15**	**0.12**	**0.14**	**0.14**
Days/Hours[3]		41/135	14/47	19/47	18/49	24/86
Carbon Monoxide (CO):						
Highest 1-hr. average concentration, ppm	20	9	6	5	4	5
Number of exceedances	0	0	0	0	0	0
Highest 8-hr. average concentration, ppm	9.0	2.3	2.8	3.0	2.4	2.9
Number of exceedances	0	0	0	0	0	0
Inhalable Particulate Matter (PM_{10}):						
Highest 24-hr. average concentration, µg/m3	50	48	**52**	**65**	**61**	39
Exceedances/Sample[4]		0/41	1/69	3/71	2/74	0/68
Annual Geometric Mean, µg/m3	30	25.9	23.4	23.3	22.8	19.2

SOURCE: California Air Resources Board, *Air Quality Data Summaries*, 1992, 1993, 1994, 1995 and 1996.

[1]Pollutant data were collected at the Rocklin station for 1992 and at the Roseville station for 1993 through 1996.

[2]State standard, not to be exceeded.

[3]"Days/Hours" refers to the number of days during which excesses of the state standard were recorded in a given year and the total number of excesses during that year.

[4]"Days/Samples" indicates the number of days that the state standard was exceeded in a given year and the total number of samples that were taken that year.

NOTES: **Bold** values are in excess of applicable standard.
ppm: parts per million; $\mu g/m^3$: micrograms per cubic meter.

groups associated with these uses have increased susceptibility to respiratory distress. Persons engaged in strenuous work or exercise also have increased sensitivity to poor air quality. Residential areas are considered more sensitive to air quality conditions compared to commercial and industrial areas because people generally spend longer periods of time at their residences, with associated greater exposure to ambient air quality conditions. Recreational uses would also be considered sensitive compared to commercial and industrial areas due to the greater exposure to ambient air quality conditions. Sensitive receptors in the project vicinity include residential uses located adjacent to or near Barton Road, Baldwin Reservoir, and Auburn-Folsom Road.

5.2 Impacts

5.2.1 Significance Criteria

According to Appendix G of the CEQA *Guidelines*, a project would normally have a significant effect on the environment if it would: result in an exceedance of any ambient air quality standard, contribute substantially to an existing or projected air quality exceedance, expose sensitive receptors to substantial pollutant concentrations, or conflict with adopted environmental plans and goals of the community where it is located. Many air pollution impacts occur far from the source after they have undergone further transformation. Such impacts are incrementally small and not quantifiable on a single project basis. It is, however, the cumulative impact of many such small increments that creates degraded air quality. In the absence of an ability to quantify explicitly small impact increments, many air quality jurisdictions have established source emission levels as recommended significance thresholds even if they cannot be directly translated into ambient air quality effects. The PCAPCD recommends the use of the following significance thresholds (PCAPCD, 1998):

Short-Term Construction Significance Thresholds (Off-Site Mitigation May Be Required)

- ROG: 7,500 pounds/quarter (lbs/qtr)
- NOx: 7,500 lbs/qtr
- SOx: 12,500 lbs/qtr
- PM_{10}: 7,500 lbs/qtr
- CO: 7,500 lbs/qtr

Short-Term Construction Thresholds for Implementation of BACT

- ROG: 10 pounds/day (lbs/day)
- NOx: 10 lbs/day
- SOx: 80 lbs/day
- PM_{10}: 80 lbs/day
- CO: 550 lbs/day

Since a portion of the Central Pipeline Segment (an 1,800-foot length) is located within Sacramento County, this portion of the project would be subject to significance criteria established by the

Sacramento Metropolitan Air Quality Management District (SMAQMD). Short-term emission thresholds are as follows:

- ROG: 85 pounds/day (lbs/day)
- NOx: 85 lbs/day
- PM_{10}: 275 lbs/day

Since these thresholds are substantially higher than the PCAPCD thresholds listed above, the use of the PCAPCD thresholds would ensure that project emissions would also be consistent with SMAQMD criteria.

5.2.2 Impact Analysis Assumptions

The potential for traffic disruption is directly related to the size of the construction area. Based on information provided by the design engineer, the pipeline construction would be about 50 feet in width. Since most of the pipeline would be located adjacent to existing roads, within unpaved roads, or in undeveloped areas, it is anticipated that pipeline construction would occur at a rate of approximately 150 feet per day.[1]

5.2.3 Pipeline Construction

IMPACT 5.2-1:	Construction of the proposed pipeline facilities would have the potential to temporarily generate increased levels of PM_{10} and $PM_{2.5}$ emissions.
Baseline Significance:	Less than significant
Applicable Policies and Regulations:	Implement dust-control measures as required by grading permit.
Significance with Policies and Regulations:	Less than significant
Mitigation Measures:	None required
Significance After Mitigation:	Less than significant

It is anticipated that pipeline construction in paved areas would result in approximately 7,500 square feet of area (0.17 acre)[2] being exposed at any one time. Disturbance would result in daily PM_{10} (inhalable particulates) generation rates of 9.4 pounds per day without any dust control measures and 4.5 pounds per day with standard dust control measures. Such measures are currently proposed as part of the project and would be required under the grading permit. When compared to the PCAPCD significance threshold of 80 pounds per day, proposed pipeline construction would not be regionally

[1]Construction data provided by Todd Eising, Boyle Engineering, June 13, 1997.

[2]This estimate assumes that the exposed pipeline trench would be 150 feet long (representing the length of pipeline that could be constructed in one day in undeveloped areas, which accounts for excavation, pipe installation, backfilling, and paving) by 50 feet wide.

significant, but proposed dust control measures would still be implemented to minimize project-related PM_{10} emissions.

Additional PM_{10} emissions would be generated where pipeline construction would occur in undeveloped areas (central and eastern pipeline segments). Construction equipment would access the construction site via unpaved or graveled roads and completed pipeline sections would not be paved over. The area affected daily by pipeline construction in unpaved areas would be up to 50 feet wide by 150 feet long, resulting in up to approximately 15,000 square feet of area being exposed at any one time. Therefore, in unpaved areas, PM_{10} generation could reach 19 pounds per day without any dust control measures and 9 pounds per day with standard dust control measures. Up to 96 one-way vehicle trips could occur during the construction along the pipeline segment between Barton Road and Auburn-Folsom Road. Average daily travel on an unpaved surface would be 3,300 feet, with a 1,650-foot maximum when construction of this segment is equidistant from either end. Unpaved roadway PM_{10} emissions of 10 pounds per vehicle mile may occur from combined employee vehicles plus delivery trucks in the absence of comprehensive dust abatement. Daily unpaved road emissions of 150 pounds per day on average and 300 pounds per day maximum could result from off-road travel. With frequent watering, limited travel speed and other measures, PM_{10} reduction of 75 percent is feasible. Implementation of proposed dust control measures (as required by the grading permit) would reduce potential total emissions to 40 to 75 pounds per day, which would be less than significant.

While PM_{10} emission levels may not exceed regionally significant thresholds, there may be observable impacts in very close proximity to the construction activity itself. Such impact derives more from larger dust particles that settle out on parked cars, outdoor furniture, landscape foliage, etc. rather than from PM_{10}. The zone of potential soiling nuisance depends upon a number of factors such as intensity of disturbance, soil characteristics (silt or moisture) and wind direction and speed. Calculation of the ballistic trajectories of larger diameter dust particles shows that a very large fraction should be redeposited within 100 feet downwind of small construction area sources (from linear projects such as pipelines). Observation confirms that the first tier of receptors next to roadway or pipeline construction may experience a noticeable temporary soiling nuisance, but not much beyond that first tier. In particular, landscaping or other airflow obstructions at first-tier receptors reduce the ability of the air to keep larger particles suspended which restricts the zone of potential soiling nuisance to its limited "footprint" around such types of projects. The closest existing sensitive receptors are single-family residential uses located on Overbrook Drive, and they are immediately south of the pipeline construction easement (within 30 feet of the pipeline) along the Central Segment. At this proximity, the first tier of residences (on the north side of Overbrook Drive, Northwood Drive, and Baldwin Lake Court) located adjacent to the proposed pipeline would be subject to brief soiling nuisance effects.

Measurements of the $PM_{2.5}$ fraction of "fugitive dust" PM_{10} shows that less than one-fourth of PM_{10} emissions are in the $PM_{2.5}$ size range. Ambient measurements of $PM_{2.5}$ show that "crustal material" makes up less than two percent of all $PM_{2.5}$. With recommended dust control, total daily project-related PM_{10} emissions will be less than 100 pounds. The $PM_{2.5}$ fraction would be less than

25 pounds per day, and could actually be considerably lower. There are no emissions-based significance criteria for $PM_{2.5}$. However, since the project's PM_{10} emissions would not exceed State PM_{10} standards, the project's $PM_{2.5}$ emissions would also not be expected to exceed the Federal $PM_{2.5}$ standard. The federal ambient air quality standard for $PM_{2.5}$ is less stringent than the State standard for PM_{10} and $PM_{2.5}$ is a component of PM_{10}. Therefore, a less than significant impact relative to the State PM_{10} standard also indicates a less than significant impact with respect to the Federal standard for $PM_{2.5}$.

IMPACT 5.2-2:	Construction of the proposed pipeline facilities would have the potential to temporarily generate increased levels of equipment exhaust emissions.
Baseline Significance:	Significant
Applicable Policies and Regulations:	Apply required Best Available Control Technology.
Significance with Policies and Regulations:	Less than significant
Mitigation Measures:	None required
Significance After Mitigation:	Less than significant

Heavy equipment operations for laying pipe in existing roadways would entail breaking pavement, excavating the pipeline path, laying the pipe, backfilling, hauling away excess spoils, recompacting and repaving. The process is linear and sequential as excavation occurs along new sections, completed sections are backfilled, compacted and in some areas, re-paved. Equipment operations would have variable duty cycles as some activities occur most of the day, while others occur only for brief periods.

Equipment emissions from a prototypical pipeline construction equipment fleet were calculated by combining the estimated hours per day of equivalent full throttle operation with the appropriate EPA equipment emissions factors. The estimated daily emissions for construction activities, again compared to the Placer County APCD significance criteria, would be as shown in Table 5-3. Projected NO_X emissions would exceed the PCAPCD threshold for application of Best Available Control Technology (BACT), and the PCAPCD will require implementation of BACT for construction equipment.

5.3 Regulatory Requirements

Roseville Department of Public Works Improvement Standards: Implement dust-control measures as required by grading permit.

This permit requirement applies to Impacts 5.2-1 and 5.2-2

The following dust control measures are proposed as part of the project and will be implemented during project construction:

Table 5-3

Equipment Exhaust Emissions Associated With Pipeline Construction

	Equipment Exhaust Emissions (pounds per day)					
Source	Load	CO	ROG	NO_X	SO_X	PM_{10}
Backhoe	60%	2.0	0.8	9.6	0.6	0.6
Crane	10%	0.9	0.3	2.3	0.2	0.2
Loader	25%	1.2	0.5	3.8	0.3	0.3
Compactor	40%	6.5	0.5	0.4	0.1	0.1
Paver	20%	2.0	0.4	4.8	0.4	0.2
Trucks	250 mi.	6.1	1.6	6.8	Negligible	Negligible
TOTAL DAILY EQUIPMENT EMISSIONS		18.7	5.1	27.7	1.6	1.4
PCAPCD BACT Threshold		550	10	10	80	80
Is Significance Threshold Exceeded?		No	No	Yes	No	No
TOTAL QUARTERLY EQUIPMENT EMISSIONS[1]		1,515	413	2,244	130	113
PCAPCD Significance Threshold (pounds/quarter)[2]		7,500	7,500	7,500	12,500	7,500
Is Significance Threshold Exceeded?		No	No	No	No	No

Source: Geier & Geier Consulting, Inc. (1998)

[1]The quarterly estimate assumes a worst-case estimate of 81 work days per quarter with construction averaging six days per week.

- Watering of all active construction areas and cleaning of equipment morning and evening.
- Applying (non-toxic) soil stabilizers/binders on all unpaved access roads, parking areas, and staging areas.
- Applying (non-toxic) soil stabilizers/binders to inactive construction areas (previously graded areas that remain inactive for 96 hours). Since these stabilizers/binders would be applied within or in proximity to creeks and drainages, these materials must be non-toxic to aquatic vegetation and wildlife.
- Covering, watering twice daily, or applying (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.), particularly over weekends when construction is located in proximity to sensitive receptors.
- Washing off trucks leaving the site.
- Hydroseeding completed areas on the project site, particularly completed sections of the pipeline that are proposed in undeveloped areas not used as access roads. Appropriate application of such materials (appropriate seed mixture used in hydroseeding) will be reviewed and approved by a

qualified biologist.

- Limiting traffic speeds on unpaved roads to 15 mph.
- Suspend all grading operations when wind speeds (as instantaneous gusts) exceed 25 miles per hour (as measured by an on-site anemometer).

Placer County Air Pollution Control District - Required BACT Measures

The following combination of control strategies are considered Best Available Control Technology for diesel-fueled construction equipment (CBACT). Since the project would emit less than 6 tons per quarter, the following CBACT should be applied to the piece of equipment estimated to cause the highest level of combustion emissions during construction:

- injection timing retard of two degrees,
- installation of high pressure injectors, and
- use of reformulated diesel fuel.

Contracts should specify this type of requirement. Proper application of these measures significantly reduces emissions (≈50% NO_X reduction, 15% ROG) while improving overall performance of the modified equipment. In lieu of performing the above measures, off-site mitigation can be implemented to achieve the same emission reduction.

These measures would reduce NO_X emissions to approximately 13.9 pounds per day, which would still exceed the PCAPCD BACT threshold of 10 pounds per day. Therefore, the following measures shall be implemented to minimize potential air quality impacts to a less-than-significant level:

- Use of pre-chamber diesel engines (equivalent to Caterpillar engines) together with proper maintenance and operation to reduce NO_X emissions.
- Electrify equipment where feasible.
- Maintain equipment per manufacturer's specifications, except as otherwise required above.
- Install catalytic converters on gasoline-powered equipment.
- Substitute gasoline-powered for diesel-powered equipment, where feasible.
- Implement activity management techniques such as: extending construction period; reducing the number of pieces used simultaneously; increasing the distance between emission sources; reducing or changing the hours of construction; and scheduling activity during off-peak hours where feasible.
- Use compressed natural gas (CNG) or propane-powered portable equipment (e.g., compressors, generators, etc.) on-site instead of diesel-powered equipment, where feasible.

5.4 Mitigation Measures

Implementation of the above regulatory requirements would reduce identified significant impacts to a less-than-significant level. Therefore, no additional mitigation measures are required.

Chapter 6 Transportation and Circulation

6.1 Environmental Setting

6.1.1 Street Network and Traffic Flow Conditions

Auburn-Folsom Road is a two- to four-lane roadway extending from Greenback Lane in the City of Folsom north to the City of Auburn. In the vicinity of the proposed pipeline construction, Auburn-Folsom Road is two lanes wide.

A 1996 traffic count by the City of Folsom indicates a daily volume of 15,800 vehicles on this section of Auburn-Folsom Road (Gary 1997). This is a relatively heavy volume for a two-lane roadway, indicating that Auburn-Folsom Road serves as a through route for residential areas west and north of Folsom Lake. Traffic flows are near capacity (90%+) in the level of service (LOS) "D-E" range[1] (refer to Appendix C for LOS definitions).

Barton Road is a two-lane roadway extending from the City of Folsom (at Santa Juanita Avenue) north to the Town of Loomis. Barton Road provides an alternative north-south route for residential development in this area.

In the project area, Barton Road carries relatively low traffic volumes typical of a lower density residential area. The roadway is well designed with turn lanes at intersections and paved shoulder areas. The traffic flows are estimated to be less than 50% of the roadway capacity.

6.1.2 Transit Service

In the project area, "Folsom Stage Line" operates Route 10 on Auburn-Folsom Road. Route 10 begins in the central Folsom area and extends north on Auburn-Folsom Road to a turn-around at Pinebrook Drive. Service in this area consists of five runs during the day between 8:14 a.m. and 4:30 p.m.

6.2 Impacts

Traffic impacts for water facilities projects are typically related to traffic increases due to construction trucks/equipment and employees, as well as the potential disruption of existing traffic flows. This traffic analysis focuses on the two pipeline segments that are located within existing streets and would have the potential to disrupt traffic.[2] Construction of those pipeline segments that cross under

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[1]Discussions of capacity and LOS are approximations, assuming peak hour volumes are about 10% of daily volumes.

[2]Field review for this analysis was conducted by George W. Nickelson, P.E., on April 29, 1996.

existing roadways and would not disrupt traffic, or are located in undeveloped areas, would not result in any significant traffic impacts and not evaluated further (refer to Appendix A, Initial Study, for more discussion).

6.2.1 Significance Criteria

According to Appendix G of the CEQA *Guidelines*, a project will normally have a significant effect on the environment if it will:

l) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system;

z) Interfere with emergency response plans or emergency evacuation plans.

These criteria are used to evaluate the significance of project-related traffic increases and lane closures during construction, since this is the only phase where the project would generate traffic increases or disrupt traffic. For this analysis, disruption of traffic flows is considered significant if the proposed lane closures reduce the roadway capacity to a level that is less than or equal to existing traffic volumes on that roadway.

6.2.2 Impact Analysis Assumptions

The potential for traffic disruption is directly related to the size of the construction area. Based on information provided by the design engineer, the pipeline construction would be about 50 feet in width. Since most of the pipeline would be located adjacent to existing roads, within unpaved roads, or in undeveloped areas, it is anticipated that pipeline construction would occur at a rate of approximately 150 feet per day.[3]

6.2.3 Pipeline Construction Traffic Increases

IMPACT 6.2-1:	During construction, the project would result in a temporary traffic increase of 95 to 100 trips per day, but such increases would not measurably affect traffic flows on the local street network.
Baseline Significance:	Less than significant
Applicable Policies and Regulations:	None
Significance with Policies and Regulations:	Less than significant
Mitigation Measures:	None required
Significance After Mitigation:	Less than significant

[3] Construction data provided by Todd Eising, Boyle Engineering, June 13, 1997.

Total daily traffic increases that would be expected during the pipeline construction period are outlined as follows:

- 20 construction employees x 2 one-way trips daily = 40 trips
- 278 cubic yards spoils daily / 12 cubic yards per truck x 2 one-way trips per truck = 46 trips
- 5 deliveries and miscellaneous trucks x 2 one-way trips per truck = 10 trips

TOTAL 96 trips

Of the 95 to 100 daily trips, it is expected that 40 trips would represent employee commute trips and 55 to 60 trips would be trucks and miscellaneous vehicles. Pipeline construction would require 20 daily employees. These 20 employees would generate 40 daily one-way commute trips. Project-related increases in truck traffic would be relatively limited. The truck traffic would involve the initial delivery of construction equipment and materials, the periodic deliveries of pipe and other construction materials and the removal of trenching spoils. Over a three-month construction period, about 45 to 50 daily truck trips would be involved in removing trenching spoils (278 cubic yards daily/12 yards per truck x 2 one-way trips per truck = 46 one-way trips). It is estimated that an additional five daily truck trips would occur as a result of equipment material delivery.

Proposed truck routes include: Barton Road and Auburn-Folsom Road for local access to and from the north. U.S. Highway 50 would be accessed via Santa Juanita Avenue-Oak Avenue-Hazel Avenue or Auburn-Folsom Road-Folsom Boulevard. The addition of 95 to 100 average daily vehicle trips would not measurably affect traffic flows on the street network. The traffic impacts are also minimized through construction employees working a somewhat earlier shift (7:00 a.m. to 3:30 p.m.). The employees would be traveling outside the typical commute periods of 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m. During construction of the proposed project, traffic LOS would be unchanged from current conditions. The key network intersections are controlled by traffic signals or stop signs and intersection operations could accommodate the additional temporary construction trips.

6.2.4 Pipeline Construction Traffic Disruption

IMPACT 6.2-2:	During construction of the eastern pipeline segment along Auburn-Folsom Road, traffic could be disrupted in both directions on this roadway in the vicinity of the pipeline crossing of the road.
Baseline Significance:	Significant
Applicable Policies and Regulations:	Obtain Encroachment Permit from Placer County.
Significance with Policies and Regulations:	Significant
Mitigation Measures:	Measure 6.4-1: Prepare a Traffic Control Plan. Measure 6.4-2: Notify emergency providers and public.
Significance After Mitigation:	Less than significant

The eastern pipeline segment would extend about 1,500 feet along the east side of Auburn-Folsom Road. For most of this alignment, pipeline construction would occur at least 25 feet east of the roadway and the 50-foot wide construction zone should not interfere with traffic flows on Auburn-Folsom Road. However, about 100 feet south of the pipeline crossing of Auburn-Folsom Road, the alignment would be within 15 to 20 feet of the road. In this area, the 50-foot construction zone could encroach into and disrupt the northbound lane on Auburn-Folsom Road. Similarly, north of the pipeline crossing under the road, the alignment would extend about 200 feet and would be within 15 to 20 feet of the roadway. Again, the 50-foot construction zone could encroach into and disrupt the southbound lane on Auburn-Folsom Road. It is noted that the pipeline crossing under Auburn-Folsom Road has already been installed, and the proposed pipeline location to either side of this roadway would avoid the need for pavement cuts, thereby avoiding potential increases in maintenance requirements.

Assuming 150 feet of construction per day, the northbound lane could be closed for one day and the southbound lane for two days. Even with appropriate traffic control, there would be vehicle back-ups and delays. With current traffic flows at 90%+ of capacity, closure of either the northbound or southbound lane would be very disruptive to traffic flows.

It is noted that the City of Folsom is planning for a roadway widening project along this segment of Auburn-Folsom Road (Gary 1997). The project would probably proceed in 1998 and its design/construction could affect the proposed water line construction.

IMPACT 6.2-3:	During construction of the northern pipeline segment along Barton Road, traffic could be disrupted in both directions.
Baseline Significance:	Significant
Applicable Policies and Regulations:	Obtain Encroachment Permit from City of Folsom.
Significance with Policies and Regulations:	Significant
Mitigation Measures:	Measure 6.4-1: Prepare a Traffic Control Plan.
Significance After Mitigation:	Less than significant

The northern pipeline segment would be located approximately 25 feet east of Barton Road. As such, it would appear that the 50-foot construction zone would not encroach into the roadway and traffic flows should not be directly affected by the pipeline placement. In addition, the proposed pipeline location would not require any pavement cuts, thereby avoiding impacts associated with the need for increased maintenance by the County. However, the Preliminary Design Report suggests that blasting is expected along Barton Road, necessitating temporary closures of the entire road. The blasting process typically involves drilling and placement of charges. For a period of 10 to 15 minutes during each detonation, the roadway would be closed. While these disruptions would be inconvenient (particularly for local residents), the volumes on Barton Road are at less than 50% of capacity and the periodic closures would not result in severe congestion problems. Also, the blasting would probably not occur more often than once daily.

The pipeline crossing of Oak Hill Drive could result in temporary closure of that roadway at Barton Road. However, the closure would probably only occur on one day and area residents could be directed to the Oak Hill Drive connection to Auburn-Folsom Road or the MacGuff Drive connection to Barton Road. The required pavement cut in Oak Hill Drive for the pipeline crossing would be subject to approval by Placer County.

IMPACT 6.2-4:	Project-related construction adjacent to or across affected streets could result in delays in emergency response due to restricted access.
Baseline Significance:	Potentially significant
Applicable Policies and Regulations:	None
Significance with Policies and Regulations:	Significant
Mitigation Measures:	Measure 6.4-2: Notify emergency providers and public.
Significance After Mitigation:	Less than significant

The proposed pipeline construction would result in temporary closures of Barton Road (due to blasting operations). In addition, the pipeline would cross the east leg of Oak Hill Drive at Barton Road. During such closures, emergency response vehicles could be delayed or impeded.

The pipeline construction near the existing pipe crossing of Auburn-Folsom Road would not encroach into the road's travel lanes. Construction would remain outside of the travel lanes, thereby precluding notable travel delays. Occasional crossing of the road by construction equipment would have very minor and temporary effects on traffic flows along Auburn-Folsom Road.

6.3 Regulatory Requirements

6.3.1 City of Folsom Encroachment Permit

The project contractor will be required to obtain an encroachment permit from the City of Folsom for any work within and adjacent to Auburn-Folsom Road, Baldwin Dam Road, and any affected City right-of-ways. Standard permit requirements include fees and insurance. However, the contractor will also be required to submit a traffic control plan, subject to the City's approval, to ensure that safe and efficient flow of traffic is maintained, particularly during peak traffic periods. The contractor should expect to be restricted from working within the roadway from 7:00 a.m. to 8:30 p.m. and from 4:00 p.m. to 6:00 p.m.

6.3.2 Placer County Encroachment Permit

The project contractor will be required to obtain an encroachment permit from Placer County for any construction activities within the County's right-of-way including Barton Road, Oak Hill Drive, and Auburn-Folsom Road. The County does not allow open cut trenching in roadways which have been

paved within the last five years. If the project is proposing to cut such pavement, the Placer County Public Works Director would have to allow an exception to permit pavement cutting.

6.4 Mitigation Measures

One of the four identified impacts on traffic would not be significant and, therefore no mitigation is required under CEQA for these less-than-significant impacts. Measures listed below would reduce the three remaining identified potentially significant impacts to less-than-significant levels if they are implemented during the project construction phase. The County will also require development and implementation of a traffic control plan for construction under Placer County jurisdiction.

6.4.1 Construction

Mitigation Measure 6.4-1: Prepare a Traffic Control Plan.

Mitigation Measure 6.4-1 applies to Impacts 6.2-2 and 6.2-3

To minimize disruption of traffic flows, transit service, and bicycle/pedestrian/equestrian access during project construction, a Traffic Control Plan shall be prepared and implemented. This Plan will be subject to approval by the City of Folsom and Placer County. The City of Folsom and Placer County will require that the project contractor prepare and implement a "Traffic Control Plan" which conforms with Caltrans guidelines as well as their requirements. Construction traffic guidelines are outlined in the Caltrans *Traffic Manual*. This document provides information relative to construction signs, reduced speeds in work areas, channelization through construction areas and traffic controls (including flaggers to direct traffic through reduced width roadways in construction areas). As part of this plan, the City of Folsom and Placer County will require that pipeline construction occur only during the off-peak hours. No lane closures will be allowed on weekdays between 7:00 a.m. and 8:30 a.m. and between 4:00 p.m. and 6:00 p.m.

With respect to construction along Auburn-Folsom Road, the Traffic Control Plan should specifically require that two-way traffic flows be maintained during construction. Where construction will occur close to the roadway (near the pipeline crossing of the road), shoulder areas should be used to maintain two-way flows. In addition, project scheduling will need to be coordinated with the scheduled City of Folsom roadway widening project along this segment of Auburn-Folsom Road.

The Traffic Control Plan shall also address continued access to fire hydrants during project construction.

Where sidewalks, bicycle lanes, or equestrian trails would be closed due to project construction, provisions shall also be made for continued pedestrian, bicycle, and equestrian access along roadways and across affected intersections.

Mitigation Measure 6.4-2: Notify emergency providers and public.

Mitigation Measure 6.4-2 applies to Impacts 6.2-2 and 6.2-4

To minimize delays in emergency response during project construction, emergency providers shall be notified in advance. Police, fire protection and ambulance services shall be notified in advance of the times, duration and location of construction activities throughout the project's construction process.

In addition, the public shall be notified via media press releases, announcing temporary closure locations and expected delays. This would provide motorists with advanced notice so they have the option of selecting alternative routes to avoid the construction zone. The City of Roseville Public Information Officer would be responsible for coordinating the noticing process for the proposed project.

Chapter 7 Biological Resources

7.1 Environmental Setting

7.1.1 Vegetation

The vegetation types in the project corridor include annual grassland, oak woodland, riparian woodland, and seasonal wetland. The pipeline corridor also crosses several defined drainage channels. The distribution of vegetation types within the corridor is shown in Figures 7-1 through 7-4. Appendix D lists the vascular plant species observed within the corridor during the field surveys.

Upland Vegetation Types

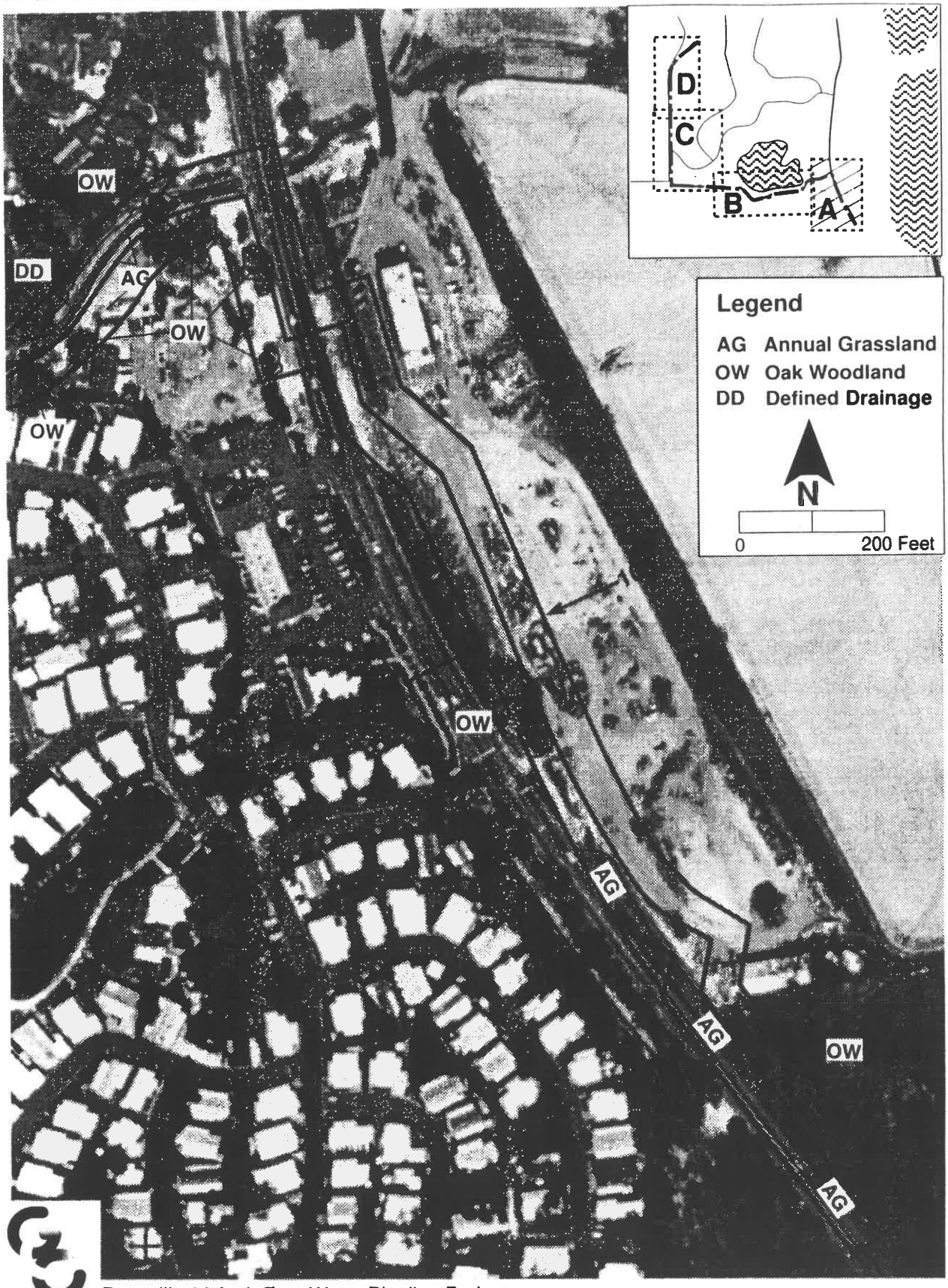
The upland vegetation types within the raw water pipeline corridor include annual grassland, oak woodland, and riparian woodland. Some ornamental trees and other plantings are present along Barton Road.

Annual Grassland. Annual grassland occurs between the Central Inlet Facility and Barton Road, between Barton Road and Baldwin Reservoir, and along Auburn-Folsom Road. Introduced annual grasses as well as annual and perennial herbs dominate the annual grassland type. Holland (1986) classifies the type as non-native grassland. Naturalized non-native species, primarily annual grasses, are typically the dominant plant species and contribute most of the cover to the annual grassland type. The grassland composition varies, however, with past and recent land use. Areas from which the vegetation has been removed and/or the surface soils have been excavated, removed, buried, or mixed with imported material typically support more weedy or ruderal species. As it is defined here, annual grassland includes such ruderal habitat where the vegetation is dominated by annual grasslands and/or species common to the annual grassland type. The longest continuous reaches of annual grassland in the corridor occur between Barton Road and Bacon Pump Station and on the south slope of the dirt road on the south side of Baldwin Reservoir, the latter a ruderal grassland which appears to show the influence of past hydroseeding efforts to control slope erosion. The annual grassland provides wildlife habitat as a part of the mosaic it forms with the other vegetation types along the pipeline corridor.

The common grass species are soft chess (*Bromus hordaceus*), ripgut brome (*Bromus diandrus*), barley (*Hordeum murinum* ssp. *leporinum*), medusa head (*Taeniatherum asperum*), and wild oats (*Avena fatua*). A variety of forbs grow in association with these grasses, among them soap plant (*Chlorogalum pomeridianum*), Ithuriel's spear (*Triteleia laxa*), butter and eggs (*Triphysaria eriantha*), cat's ear (*Hypocheria radicans*), filarees (*Erodium botrys* and *E. cicutarium*), the small annual lupines (*Lupinus bicolor* and *L. nanus*), fiddleneck (*Amsinkia intermedia*), and chickweed (*Cerastium viscosum*). Where the annual grassland has been disturbed, it has a more ruderal aspect

Biological Resources Along Pipeline Segment A

Figure 7-1

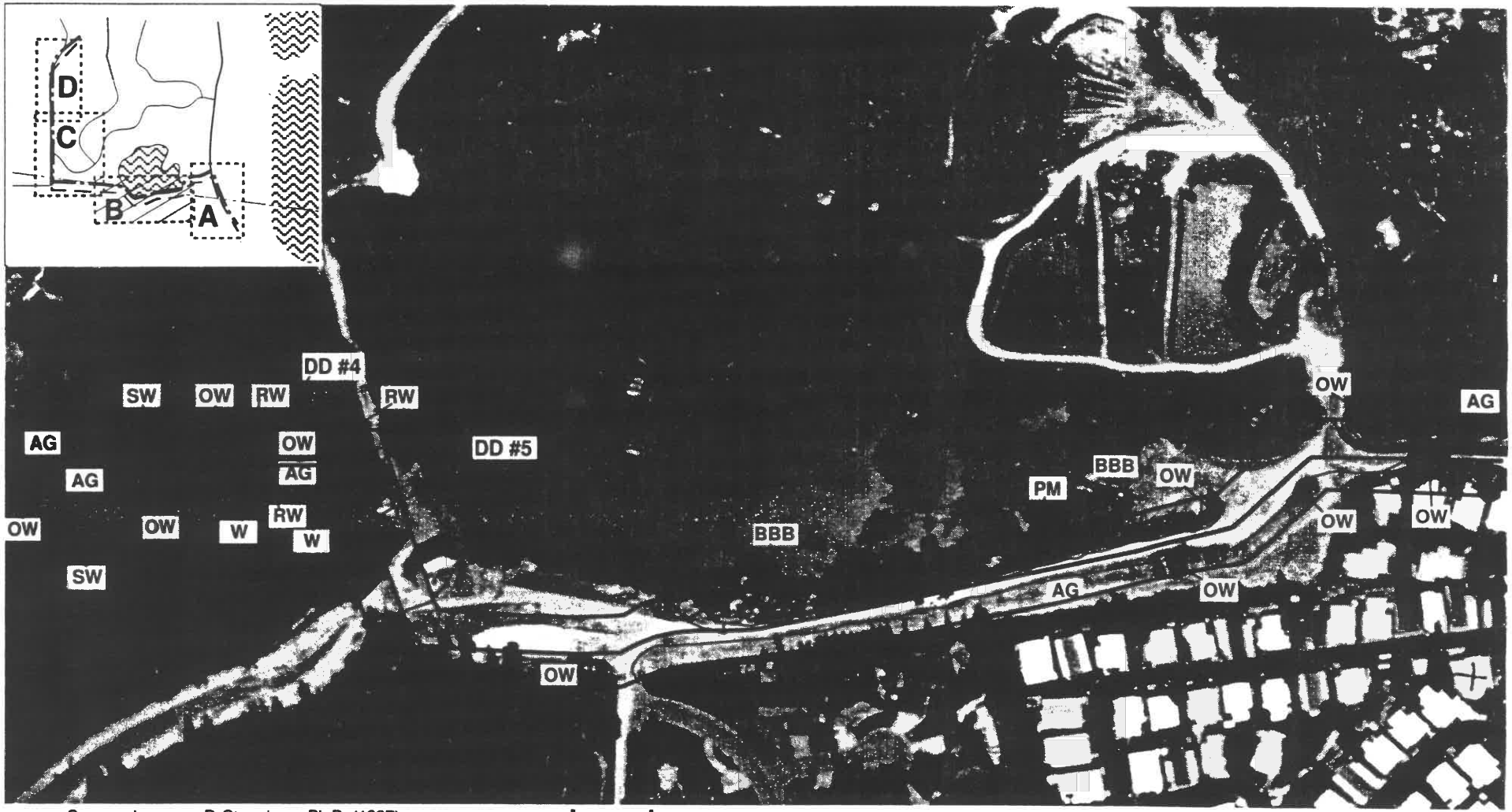


Roseville 60-Inch Raw Water Pipeline Project

Source: Laurence P. Stromberg, Ph.D. (1997)

Biological Resources Along Pipeline Segment B

Figure 7-2



Source: Laurence P. Stromberg, Ph.D. (1997)

Legend

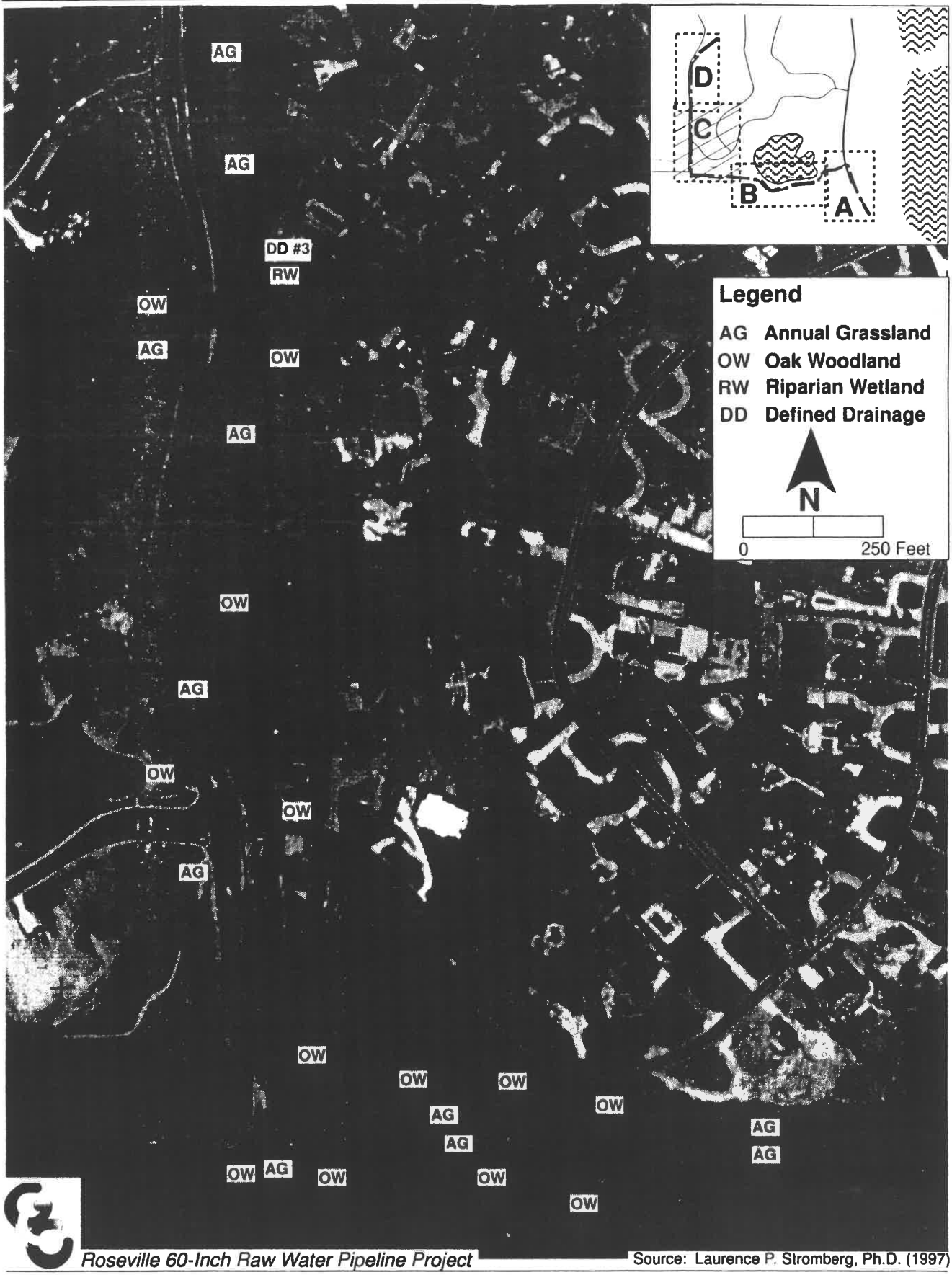
BBB Baccharis Blackberry Brushland	**AG** Annual Grassland	**SW** Seasonal Wetland	**PM** Perennial Marsh
DD Defined Drainage	**OW** Oak Woodland	**W** Wetland	**RW** Riparian Wetland

0 210 Feet

N

Biological Resources Along Pipeline Segment C

Figure 7-3

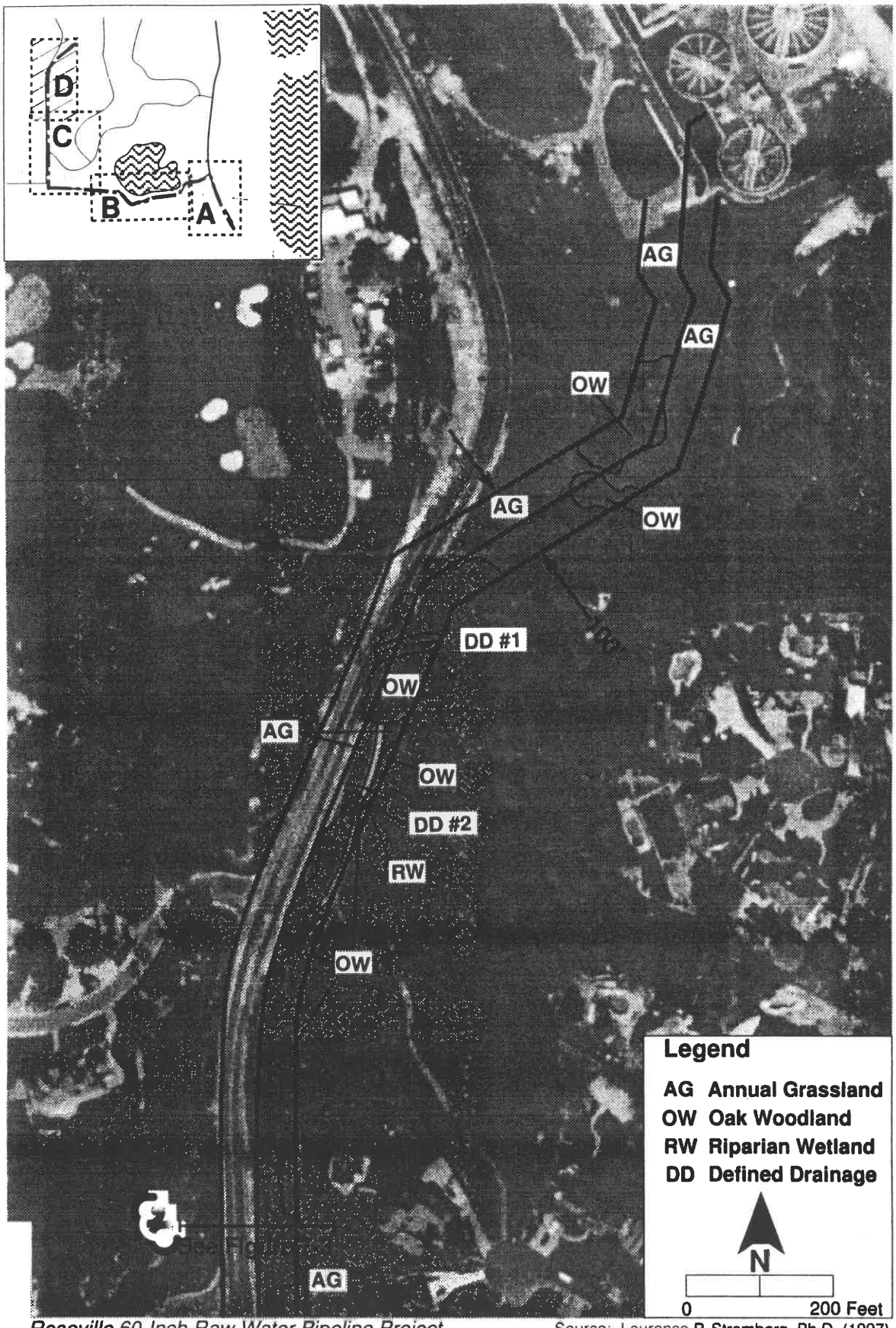


Roseville 60-Inch Raw Water Pipeline Project

Source: Laurence P. Stromberg, Ph.D. (1997)

Biological Resources Along Pipeline Segment D

Figure 7-4



Roseville 60-Inch Raw Water Pipeline Project

Source: Laurence P. Stromberg, Ph.D. (1997)

and species such as yellow starthistle (*Centaurea solstitialis*), black mustard (*Brassica nigra*), common fennel (*Foeniculum vulgare*), Italian thistle (*Carduus pycnocephalus*), prickly lettuce (*Lactuca serriola*), common knotweed (*Polygonum aviculare*), and slender wild oats (*Avena barbata*) are common. Zorro annual fescue (*Vulpia* sp.), pineapple weed (*Matricaria matricarioides*), bur clover (*Medicago polymorpha*), batchelor buttons (*Centaurea cyanus*), and goat's beard (*Tragopogon porrifolius*) grow along the south side of the road along Baldwin Reservoir.

Coyote Brush - Blackberry Brushland. Coyote brush (*Baccharis pilularis* var. *consanguinea*), Himalaya berry (*Rubus discolor*), and California blackberry (*Rubus ursinus*) form an open brushland type on the graded slope and rubble on the south side of Baldwin Reservoir. A small number of blue oak (*Quercus douglasii*) and interior live oak (*Q. wislizenii*) seedlings and saplings are also present. The understory is formed by sheep sorrel (*Rumex acetosella*), six-weeks fescue (*Vulpia myuros*), ripgut brome, cutleaf geranium (*Geranium dissectum*), and mugwort (*Artemisia douglasiana*).

Oak Woodland. As it is defined here, the oak woodland includes woodlands dominated by different oaks and with different degrees of canopy closure. It is also defined for mapping purposes, to include isolated oaks and small clusters of oaks. Oak woodland occurs along Barton Road, between Barton Road and Baldwin Reservoir, and south of Hinkle Reservoir. It occurs in a mosaic with annual grassland and, where the canopy is more open, is a fine-grained mosaic with small pockets of annual grassland and small clusters of oaks.

The blue oak woodland, a phase of the woodland type classified by Holland (1986) as valley oak woodland, is dominated by blue oak. Interior live oak is a common codominant or subdominant species, found more often than not at the transition between the oak and riparian woodlands and along minor drainages. Digger pine *(Pinus sabiniana*) is also present in the oak woodland south of Hinkle Reservoir. South of the access road from Auburn-Folsom Road into Baldwin Reservoir, interior live oak and buckeye (*Aesculus californica*) are the dominant tree species.

The woodland is characterized by variable tree density and canopy closure. In some areas, the trees are closely spaced and the crowns overlap; in others, the trees are widely spaced and the overstory is broken by openings of various sizes. Where openings occur, the woodland can be considered an oak savannah. Typically, the woodland is characterized by a truncated size-class distribution with sparse seedlings and trees in the younger age classes. The small-diameter size class is ordinarily represented by the small stems of multi-stemmed trees. As is the case with the blue oak woodland throughout the foothills of the Sierra Nevada, oak reproduction is limited along the pipeline corridor.

A woody understory is uncommon in the blue oak woodland, limited in extent and in cover. California buckeye is a much shorter understory tree beneath the taller interior live oak, blue oak, and digger pine. Buckbrush (*Ceanothus cuneatus*), poison oak (*Toxicodendron diversiloba*), bush monkeyflower (*Mimulus aurantiacus*) and coffeeberry *(Rhamnus californica*) occur as understory shrubs. The composition of the herbaceous layer in the oak woodland depends upon the canopy cover. Where the trees are widely spaced, the understory differs little compositionally from the annual

grassland; but where the crowns are closed, shade-tolerant species such as Miner's lettuce (*Montia perfoliata*), bedstraw (*Galium aparine*) and other species, and woodland star (*Lithophragma parviflorum*) are present and occasionally abundant. Ripgut brome (*Bromus rigidus*) is also abundant in the understory.

Blue oak woodland is an important habitat because of the accelerating rate at which blue oak woodland is being cleared, destroyed, or fragmented in the foothills of the Sierra Nevada and adjacent Central Valley. Removal has been documented by the California Departments of Forestry and Fish and Game, the U. S. Forest Service, and the University of California (Mayer et al. 1986). They found that:

- only 0.1 percent of blue oak woodland grows on national forest land where clearing is regulated;
- of 773,000 acres of oak woodland cut in California prior to 1985, 336,000 acres (43 percent) has been blue oak woodland; 279,000 acres of woodland are currently in areas being developed for residential and commercial use and 160,000 acres (66 percent of the total) are blue oak woodland;
- in the two periods reviewed (1966-1972 and 1981-1984), residential/commercial development and road/freeway construction accounted for 85% of the oak woodland cleared and blue oak woodland was the major type lost;
- "after valley oak, regeneration is poorest in blue oak [and] there is insufficient reproduction of blue oak to maintain current stand structure;" and
- blue oak is one of three species of concern, the others being Englemann oak and valley oak (concern being expressed over loss and inadequate replacement).

Riparian Woodland. The riparian woodland type is a variable vegetation type. Along the pipeline corridor, it occurs just west of the Bacon Pump Station and Baldwin Reservoir. As it is defined here, the riparian woodland is most similar to the Great Valley riparian forest and freshwater marsh types identified by Holland (1986), although the latter is a wetland vegetation type. The riparian woodland type undergoes a gradual transition to blue oak woodland type where the two woodland types occur together; sometimes the transition is such that it is difficult to place a boundary between the types.

In the area west of Bacon Pump Station, the riparian woodland is dominated by alder (*Alnus rhombifolia*), willow (*Salix lucida* var. *lasiandra*) and interior live oak. Blue oak and digger pine are also present. The ground is very irregular, with low mounds, level areas, depressions, and a network of small defined and undefined drainage channels. The vegetation along the channel closest to the pump station is dominated by alder and the channel just to the west is dominated by shining willow. Buckeye are scattered in the understory with blue elderberry (*Sambucus mexicana*) and poison oak, while California (*Rubus ursinus*) and Himalaya blackberry form an understory of variable cover and density. The herbaceous layer also varies, reflecting the topographic variability and associated

differences in drainage and surface soil texture and moisture conditions. In wetter areas, the herbaceous layer includes Santa Barbara sedge (*Carex barbarae*), spike rush (*Eleocharis macrostachya*), dallis grass (*Paspalum dilitatum*), rushes (*Juncus effusus*) and a seasonal wetland is present. Elsewhere, where the soils are drier, the understory is dominated by species found in the annual grassland and the understory of the blue oak woodland, the species including hare barley (*Hordeum murinum* var. *leporinum*), ripgut brome, bedstraw, and cutleaf geranium.

Wetland and Jurisdictional Types

As the term is used below, a "wetland" is a vegetation type which, in addition to being characterized by hydrophytic vegetation, also satisfies the wetland definition and three-parameter requirements of the U.S. Army Corps of Engineers set forth in its manual for delineating wetlands (Environmental Laboratory 1987); a wetland is, therefore, also characterized by hydric soils and wetland hydrologic function. The determination of the locations and limits of wetlands and other waters of the United States subject to the regulatory authority of the U. S. Army Corps of Engineers under section 404 of the Clean Water Act is referred to here as a pre-jurisdictional determination; the actual jurisdictional determination, i.e., the approval of the map showing the limits of wetlands and other aquatic features subject to its jurisdictional authority, will be made by the Corps of Engineers.

The wetlands were delineated using standard routine methods specified in the Corps of Engineers' manual for delineating wetlands (Environmental Laboratory 1987). The limits of Corps jurisdiction in drainages with defined beds and banks were obtained by estimating the limits of ordinary high water. Field data forms were completed at a series of sample sites and will be submitted to the Corps with the City's 404 Permit Application. In the field, the boundaries of the wetlands were mapped on color copies of aerial photographs of the study area enlarged to a scale of 1:2,400, or one inch on the photograph representing 200 feet on the ground.

The Corps of Engineers also regulates the discharge of fill into defined drainages whether or not they support wetland habitat. Defined drainages are, therefore, considered a jurisdictional type. Three types of jurisdictional habitat occur in the project area: (defined) drainage channels, seasonal wetlands, and perennial marsh.

Drainage Channels. The pipeline corridor crosses five drainage channels, including three small channels along Barton Road and two more substantial channels just west of the Bacon Pump Station. These drainage channels are all tributaries to Linda Creek, which flows to the southwest between Barton Road and Volcano Hill.

The first of the channels along Barton Road, just south of the Roseville Water Treatment Plant (DD #1 on Figure 7-4, or at approximately Station 10+50 on project plans) is an incised channel that averages approximately eight feet in width. The bottom is essentially unvegetated and the slopes support upland vegetation; the species on the banks include Italian thistle, cutleaf geranium, Himalaya berry, annual bluegrass (*Poa annua*), ripgut brome, prickly lettuce, fireweed (*Epilobium* sp.), curly

dock (*Rumex crispus*), and filaree. The tree overstory is interior live oak. No wetland habitat is present. The second drainage is approximately 220 feet south of the first drainage (DD#2 on Figure 7-4, or at approximately Station 12+70 on project plans) near the intersection of Barton Road and Greystone Place. This channel is assumed to have an average width of ten feet; a very dense thicket of Himalaya berry made it impossible to accurately measure the width or to assess understory cover but the groundcover beneath such heavy Himalaya blackberry is very likely to be extremely minimal. The third drainage (DD #3 on Figure 7-3, or at approximately Station 23+00 on project plans) has an average width of approximately ten feet and is covered with a full canopy of willow and Fremont cottonwood (*Populus fremontii*) with understory verbena (*Verbena bonariensis*) and an unvegetated bottom.

There are two drainages west of Bacon Pump Station (DD #4 and DD#5, or at approximately Station 53+00 and between Stations 55+00 and 56+00 on project plans). The westernmost of these drainages (DD #4 near Station 53+00) is very shallow, with gentle slopes and could be classified as a swale or as a poorly defined drainage. It supports a seasonal wetland habitat with an average width of 13 feet. The overstory varies within the corridor. In the northern third of the corridor the vegetation is willow and alder, in the central third the vegetation is cattails (*Typha angustifolia*) and rush (*Scirpus californicus*), and in the southern third of the corridor the vegetation is willow and blackberry, the latter forming a fringe tangle along the upper banks. A pair of small channels (DD #5) form a confluence between Stations 55+00 and 56+00. Above the confluence the channels are both well defined, approximately two to three feet deep and three to four feet wide; below the confluence the drainage is two to four feet deep and six to 12 feet wide. The channels flow through a riparian woodland habitat with an overstory of shining willow and alder and an understory of upland plant species, including etiolated bull thistle, ripgut brome, and California rose (*Rosa californica*).

A sixth defined drainage occurs within the pipeline corridor (Figure 7-1). This drainage does not cross the pipeline but parallels it between Baldwin Reservoir and Auburn-Folsom Road. This drainage is an excavated trapezoidal channel connecting the reservoir with Folsom Lake. The bottom of the channel is heavily sedimented and, at the time of the field survey, was virtually unvegetated. The slopes of the ditch support plant species typically found in ruderal annual grasslands.

Seasonal Wetlands. Three seasonal wetlands occur in the corridor west of the Bacon Pump Station (Figure 7-2, DD #4 or Stations 51+00 to 53+00 on project plans). The first pair of these seasonal wetlands occurs on both sides of the corridor west of DD #4 (near Station 51+00). Both occur on slopes and appear to remain wet because of a seep, perhaps the same seep. The seasonal wetland on the south side of the corridor is dominated by dallis grass and umbrella sedge and is bounded on the west by a dense thicket of willow and Himalaya berry. The other seasonal wetland occurs on the north side of the corridor below a stand or strip of eucalyptus planted at the downslope or rear end of a lot in the Folsom Lake Estates subdivision. The wetland is partly dominated by woody plants (willow and Fremont cottonwood) where tree cover is present, and partly by perennial ryegrass and other herbaceous species where tree cover is absent. Himalaya berry is present in the willow-covered portion of the wetland; soft chess, dallisgrass, umbrella sedge (*Cyperus eragrostis*), and curly dock are

present in the ryegrass-dominated part of the wetland. At the time of the survey, the herbaceous portion of the wetland was wetter than the wooded portion, in part due to increased evapotranspiration. The third seasonal wetland occurs in the drainage (DD #4) near Station 53+00 and has been described above.

Perennial Marsh. Only a narrow sliver of perennial marsh occurs within the 100-foot corridor centered on the pipeline. This perennial marsh habitat occurs in Baldwin Reservoir and was created as mitigation for the nearby Elliot Homes project. This sliver occurs at the base of the slope supporting the coyote brush-blackberry type described above. The marsh is dominated by cattail (*Typha angustifolia*) and rush (*Scirpus* sp.).

Special-Status Plant Species

Based on information for the Sacramento County-Placer County region, 17 special-status plant species were considered, by virtue of their distribution and habitat requirements, to have the potential to occur within the proposed project area. The available information includes the results of surveys conducted for other projects in the region, the California Native Plant Society (CNPS) inventory of sensitive plants (Skinner and Pavlik 1994), information compiled by the California Natural Diversity Data Base (CNDDB), and previously prepared environmental documents (Dames & Moore 1991; Environmental Science Associates, Inc. 1993; Jones & Stokes Associates, Inc. 1986; Stromberg 1987). Information about these taxa is summarized in Table 7-1.

Surveys were conducted for special-status plant species on April 9 and 10; May 14; and June 19, 1997. These surveys were conducted by systematically walking and searching the full width of the proposed pipeline corridors. All plants within the surveyed areas were identified to the point where a decision could be made about their status. In most instances, the identity of a plant was made in the field without the aid of a taxonomic key. Taxonomic nomenclature follows the Jepson manual (Hickman 1993).

Sensitive Upland Plant Species. Five of the special-status species are upland plant species. These are vernal pool brodiaea (*Dichelostemma capitatum* ssp. *capitatum*), balsamroot (*Balsamorhiza macrolepis* var. *macrolepis*), hoary navarretia (*Navarretia eriocephala*), and stinkbells (*Fritillaria agrestis*), all of which are herbaceous species that occur in the annual grassland type, as well as Northern California black walnut (*Juglans hindsii*), which is a riparian species.

Sensitive Wetland Plant Species. Special-status wetland plant species include 10 species that occur in vernal pools and one species that occurs in freshwater marsh-open water habitats. The vernal pool species include Bogg's Lake dodder (*Cuscuta howelliana*), Bogg's Lake hedge-hyssop (*Gratiola*

Table 7-1

Special-Status Plant Species
(Species with the Potential to Occur in the Pipeline Corridor)

Scientific name, Common name	Growth Form	Blooming Period	Status (F/S/CNPS)	Habitat Type and Local Occurrences	Survey Results
Upland Species					
Balsamorhiza macrolepis var. *macrolepis,* Balsamroot	Annual forb	July	C1/--/1B	Annual grassland; no occurrences in the region.	Not Observed
Dichelostermma capitatum spp. *capitatum,* Vernal pool brodiaea	Annual forb	Apr-June	--/--/4	Annual grassland among vernal pools; observed on lands in the north central Roseville Specific Plan Area	Not Observed
Fritillaria agrestis, Stinkbells	Perennial forb	Mar-Apr	C3/--/ 4	Oak woodland and annual grasslands, occasionally on serpentine; clay depressions and areas with low heavy soils (not mapped in the pipeline corridor); observed 0.5 mi. w. of Roseville Corp. Yard.	Not Observed
Juglans hindsii, Northern California black walnut	Tree	–	C2/--/1B	Riparian woodland; no local occurrences.	Not Observed
Navarretia eriocephala, Hoary navarretia	Annual forb	Apr-May	C2/--/1B	Annual grassland; no known local occurences	Not Observed
Wetland Species					
Chamaesyce hooveri, Hoover's spurge	Annual forb	July	C1/--/1B	Vernal pools; no known local occurrences	Not Observed
Cuscuta howelliana, Bogg's Lake dodder	Annual forb	July-Oct	C3/--/4	Vernal pools; no known local occurrences.	Not Observed
Downingia humilis, Dwarf downingia	Annual forb	Mar-May	C3/--/1B	Vernal pools; observed in the North Central Roseville Specific Plan Area.	Not Observed
Gratiola heterosepala, Bogg's Lake hedgehyssop	Annual forb	Mar-Apr	C3/--/4	Vernal pools; observed in vernal pools on the Regional 65 Center east of Harding Blvd and near the abandoned water supply reservoirs in the Northeast Specific Plan Area.	Not Observed

Table 7-1 (Continued)

Special-Status Plant Species
(Species with the Potential to Occur in the Pipeline Corridor)

Scientific name, Common name	Growth Form	Blooming Period	Status (F/S/CNPS)	Habitat Type and Local Occurrences	Survey Results
Juncus leiospermus var. *leiospermus,* Red Bluff dwarf rush	Annual forb	April	C2/--/1B	Vernal pools; observed in vernal pools in the North Central Roseville Specific Plan Area	Not Observed
Juncus leiospermus var. *ahartii,* Ahart's dwarf rush	Annual rush	April	C2/--/1B	Vernal pools; observed in vernal pools in the Sacramento Area but not in the Roseville Area	Not Observed
Legenere limosa Greene's legenere	Annual forb	Mar-Apr	C2/--/1B	Vernal pools, stock ponds, and other seasonally flooded man- made habitats.	Not Observed
Orcuttia tenuis, Slender Orcutt grass	Annual grass	Apr-June	C1/CE/1B	Large and/or deep vernal pools; observed in vernal pools in Sacramento County but not in the Roseville Area.	Not Observed
Orcuttia viscida, Sacramento Orcutt grass	Annual grass	Apr-June	C1/CE/1B	Large and/or deep vernal pools; observed in vernal pools in Sacramento County but not in the Roseville Area.	Not Observed
Sagitarria sanfordii, Sanford's arrowhead	Perennial forb	May--June	C2/--/3	Freshwater marsh and slow-moving streams, ponds, and ditches; two colonies mapped in drainages between Roseville Road and Villa View Drive 0.9 miles from Antelope Road.	Not Observed
Tuctoria greenei, Greene's tuctoria	Annual grass	Apr-June	C1/CE/1B	Large and/or deep vernal pools; observed in vernal pools in Sacramento County but not in the Roseville Area.	Not Observed

Source: Laurence P. Stromberg, Ph.D. (1997)

NOTES:

1. **Agencies:** USFWS = U.S. Fish and Wildlife Service, CDFG = California Department of Fish and Game, CNPS = California Native Plant Society.
2. **Federal Designations:**
   E = Listed as Endangered by the Federal Government. T = Listed as Threatened by the Federal Government. C1 = Category 1 Candidate. C1* = Sufficient data are on file to support listing but taxon presumed extinct. C2 = Category 2 Candidate. C2* = Sufficient data to support federal listing lacking, taxon presumed extinct.
3. **State Designations:**
   E = Listed as Endangered. R = Listed as Rare.
4. **CNPS Designations:**
   List 1A = Species presumed extinct in California. List 1B = Species rare and endangered in California and elsewhere. List 2 = Species rare and endangered in California but more common elsewhere. List 3 = Species about which additional data are needed. List 4 = Species of limited distribution.

heterosepala), slender orcutt grass (*Orcuttia tenuis*), Sacramento orcutt grass (*O. viscida*), Green's legenere (*Legenere limosa*), dwarf downingia (*Downingia humilis*), Red Bluff rush (*Juncus leiospermus* var. *leiospermus*), and Ahart's dwarf rush (*J. l.* var. *ahartii*). Hoover's spurge (*Chamaesyce hooveri*) and Green's tuctoria (*Tuctoria greenei*) occur, respectively, north and south of the study and have not been observed in the Sacramento-Placer Counties region (Skinner and Pavlik 1994).

Ahart's dwarf rush, a species considered previously to occur only north of Butte County, was observed in a vernal pool in the Sacramento area in 1989 (Magney, cited in Dames & Moore 1991), the observation constituting a species range extension (Skinner and Pavlik 1994). Sacramento orcutt grass occurs in Phoenix Park and the Phoenix Field Vernal Pool Preserve in Fair Oaks. Vernal pool brodiaea occurs on lands immediately north of the North Central Roseville Specific Plan Area (Stromberg 1987). Bogg's Lake hedge-hyssop, dwarf downingia, and Red Bluff rush were observed in the northern Roseville area (R.C. Fuller Associates 1987). Bogg's Lake hedgehyssop was also observed by Jones & Stokes in the western end of the abandoned water supply reservoirs (Jones & Stokes Associates, Inc. 1986) and by Stromberg in spring of 1987 (Stromberg personal observation). All of these occurrences were in vernal pools. No vernal pools occur within or adjacent to the pipeline corridor although a large seasonal wetland with vernal-pool like characteristics occurs south of Hinkle Reservoir east of the pipeline alignment along Auburn-Folsom Road. These species are listed in Table 7-1 but were considered to have virtually no potential to occur in the project impact area.

Two colonies of Sanford's arrowhead were observed between Roseville Road and Villa View Drive about one mile from Antelope Road.

All upland and wetland habitat was surveyed during the spring of 1997 and none of the special-status species listed in Table 7-1 were observed along the pipeline corridor.

7.1.2 Wildlife

Surveys for wildlife and fish species were conducted on April 18 and 19, 1997. A list of wildlife and fish species observed during April surveys is included in Appendix D of this report.

Upland Habitats

Annual Grassland. Annual grassland occurs at scattered locations along the pipeline corridor, mostly in the areas between Barton Road and Bacon Pump Station and on the south slope of the levee road on the south side of Baldwin Reservoir. This habitat type forms a mosaic with oak woodland and riparian woodland along the pipeline alignment.

Grasslands of the project area provide foraging grounds for lark sparrows *(Chondestes grammacus)*, savannah sparrows *(Passerculus sandwichensis)*, chipping sparrow *(Spizella passerina)*, lesser goldfinches *(Carduelis psaltria)*, American pipits *(Anthus rubescens)*, and other grassland species.

Birds such as western meadowlark *(Sturnella neglecta)* nest in the grassland, and western kingbirds *(Tyrannus verticalis)*, lark sparrows, and other species nest in the scattered oaks of the grassland.

Characteristic reptiles of the open grassland include western fence lizards *(Sceloporis occidentalis)*, western rattlesnake *(Crotalus viridis)*, and gopher snakes *(Pituophis melanoleucus)*. The seeds and vegetative parts of grasses provide food for California voles *(Microtus californicus)*, California deer mice *(Peromyscus maniculatus)*, pocket gophers *(Thomomys bottae)*, western harvest mouse *(Reithrodontomys megalotis)*, California ground squirrels *(Spermophilus beecheyi)*, and other small mammals. These small mammals attract predators such as white-tailed kites *(Elanus leucurus)*, red-tailed hawks *(Buteo jamaicensis)*, red-shouldered hawks *(Buteo lineatus)*, and American kestrels *(Falco sparverius)*.

Oak Woodland. Patches of oak woodland interspersed with annual grassland occur along Barton Road, between Barton Road and Baldwin Reservoir, and south of Hinkle Reservoir. The interior live and blue oaks found within the project area provide a number of important wildlife resources, including food, cover, roosting, and breeding sites. Oak acorns are preferred or essential food items in the diets of western gray squirrel *(Sciuris griseus)*, mule deer *(Odocoileus hemionus)*, and other species. Acorn woodpeckers *(Melanerpes formicivorous)*, northern flickers *(Colaptes auratus)*, western scrub jays *(Aphelocoma californica)*, raccoons *(Procyon lotor)*, deer mice, and woodrats *(Neotoma sp.)* also rely on oak acorns. Acorns are not the only food items supplied by oaks; oak foliage and bark insects attract birds such as bushtits *(Psaltriparus minimus)*, ash-throated flycatchers *(Myiarchus cinerascens)*, white-breasted nuthatches *(Sitta canadensis)*, and western kingbirds. In addition, oak-dependent fungi, lichen, mistletoe, and galls provide food for species such as northern mockingbird *(Mimus polyglottos)*, gray squirrel *(Sciurus griseus)*, and raccoon *(Procyon lotor)*.

Oak trees offer shade, shelter, and breeding substrate for many animals. Woodpeckers excavate nest holes in snags or in dead oak limbs. These cavities are subsequently used by other hole-nesting birds such as western bluebirds *(Sialia mexicana)* and American kestrels. Species that use the open grassland for foraging in the day return to oaks at night to roost, and many birds spend the hottest part of summer days in the shade of densely canopied oak groves.

Riparian Woodland/Drainage Channels/Seasonal Wetlands. Two drainages west of the Bacon Pump Station flow through a mosaic of riparian woodland, oak woodland, and seasonal wetlands. This area provides cover, foraging grounds, and nesting habitat for many animals. Song sparrows *(Melospiza melodia)*, California quail *(Callipepla californica)*, white-crowned and golden-crowned sparrows *(Zonotrichia leucophrys, Z. atricapilla)*, cottontails *(Sylivlagus sp.)*, Virginia opossums, *(Didelphis virginiana)*, beaver *(Castor canadensis)*, gray fox *(Urocyon cinereoargenteus)*, striped skunks *(Mephitis mephitis)*, and raccoons are all likely inhabitants of the riparian shrubs along these streams.

The oaks, tree willows, and alders of the riparian corridor could support nesting Cooper's hawks *(Accipiter cooperi)*, red-shouldered hawks *(Buteo lineatus)*, white-tailed kites *(Elanus leucurus)*,

violet-green swallows *(Tachycineta thalassina)*, Nuttall's woodpeckers *(Picoides nuttallii)*, scrub jays, western kingbirds, Bullock's orioles *(Icterus bullockii)*, and many other birds. Mule deer, wild turkeys *(Meleagris gallopavo)*, California quail, and many other species inhabiting the grassland or oak woodland plant communities take cover under the riparian canopy for shade, cool temperatures, and water.

The riparian woodland and seasonal wetlands along the drainages of the pipeline corridor are a highly valuable wildlife resource, and a habitat type of increasing scarcity in the Sierra foothill region and in California.

Aquatic Habitats

Linda Creek. The perennial tributary flowing through this woodland to Linda Creek could support fish species such as green sunfish *(Lepomis cyanellus)* and mosquitofish *(Gambusia affinis)*. Reptiles and amphibians occurring in the creek bottom and in adjacent vegetation might include Pacific tree frog *(Pseudacris regilla)*, bullfrog *(Rana catesbeiana)*, western toad *(Bufo boreus)*, garter snake, *(Thamnophis sp.)*, and ring-neck snake *(Diadophis punctatus)*. Chinook *salmon (Oncorhynchus tshawytscha)* and Central Valley Steelhead (*Oncorhynchus mykiss*) are known to historically occur in the streams of the project region; however, the stream channel in the project area does not contain substrate materials suitable for such fisheries habitat.

Baldwin Reservoir/Perennial Marsh. The Baldwin Reservoir Wetland and Wildlife Preserve (Preserve) is an area of approximately 50 acres of open water with a fringe of perennial marsh (cattails and tules) at its edge. This reservoir was originally created in 1928. In 1992 the San Juan Water District and Elliot Homes, Inc., enhanced the reservoir and created wildlife habitat to provide mitigation for a nearby Elliott Homes project (Jim English pers. comm.). The area currently receives little public use, and is fenced and gated, with the gate bearing the sign "An Environmentally Sensitive Area." Settling ponds used by the San Juan Water District receive treated water from the water treatment facility, and runoff from the settling ponds provides a continuous flow of water to the reservoir.

The sides of the reservoir are relatively steep, and mostly characterized by upland vegetation. The northern border of the reservoir has been planted with elderberry, willows, and coyote brush. The southern border of the pond supports patches of coyote brush and blackberry which provide cover and foraging habitat for species such as scrub jay, California towhee, bushtits, and cottontails.

Several small rocky islands are scattered throughout the reservoir and, during the April survey, Canada geese *(Branta canadensis)* and mallards *(Anas platyrhynchos)* were observed nesting on these islands. Other species observed on or near the pond, or in the fringe of marsh, include American coot *(Fulica americana)*, black phoebe *(Sayornis nigricans)*, red-winged blackbird *(Ageliaus phoeniceus)*, song sparrow *(Melopsiza melodia)*, Virginia rail *(Rallus limicola)*, belted kingfisher *(Ceryle alcyon)*, western pond turtles *(Clemmys marmorata marmorata)* and bullfrogs *(Rana*

catesbiana). Evidence of beaver *(Castor canadensis)* was also observed in the pond, as were tracks of raccoon and opossum *(Didelphis virginiana)*. Many other species are likely to use the pond for nesting or foraging.

This protected Preserve is of very high wildlife value, and offers breeding grounds, foraging and roosting habitat to many species. The proximity to the adjacent riparian/oak woodland west of the reservoir also enhances its wildlife value.

Special Status Animal Species

The project area occurs within or near the range of numerous special status wildlife species (Table 7-2). Most of these species do not occur within the project area because habitat is not available for them, or because the area is outside of their range. Table 7-2 describes the potential for their occurrence in or near the pipeline alignment.

Burrowing Owls *(Athene cunicularia)*. Status: Federal Special Concern Species, California Species of Special Concern. Burrowing owls are year-long residents of open, dry grassland, preferring large expanses of relatively level, treeless country, and avoiding dense ground cover (Zeiner et al. 1990). They often nest in old burrows of ground squirrels, and sometimes are found in areas adjacent to roads and urban development. They breed from early March to mid-August, with a peak from mid-April to mid-May (Verner and Boss 1980).

The boulders and cobble on the southern bank of the reservoir could potentially provide burrowing owl habitat. The area could be attractive to burrowing owls because of the cover provided by the boulders and abandoned ground squirrel burrows, and because this area is relatively free from disturbance. Burrowing owls have not been recorded near the project area, and no sign of owls (molted feathers, cast pellets, prey remains, or excrement at burrow entrances) was noted during the April survey. Nevertheless, to definitely conclude that this species is absent, pre-construction surveys would need to be conducted.

Cooper's Hawk *(Accipiter cooperi)*. Status: California Species of Special Concern. Cooper's hawks are breeding residents throughout most of the wooded portion of the state (Zeiner et al., 1990a). This species nests in dense-canopied trees from foothill, pine-oak woodlands up to the ponderosa pine forest (Verner and Boss 1980). They breed from early April to late August, with a peak from early June to early August (Verner and Boss 1980). Nesting usually occurs in a deciduous tree usually near open water or riparian vegetation (Zeiner et al. 1990). During winter, Cooper's hawks are found in a variety of wooded habitats (Verner and Boss 1980).

Cooper's hawks were not observed during the survey. Some suitable nesting and foraging habitat occurs in the riparian and oak woodland west of Bacon Pump Station. Pre-construction surveys conducted during the breeding season would be necessary to determine the breeding status of this species at the project site.

Table 7-2

Special-Status Wildlife Species
(Species with the Potential to Occur in or near the Pipeline Corridor)

Common Name, *Scientific Name*	Status* Federal	State	Habitat	Comments
Cooper's hawk *Accipiter cooperi*	--	SSC	Nests chiefly in riparian forest, foothill woodland up to ponderosa pine forest	Could forage and possibly nest in oak/riparian woodland at site
Sharp-shinned Hawk *Accipiter striatus*	--	SSC	Dense canopied ponderosa pine or mixed conifer forest and riparian habitats	Possibly a winter visitor to the site
Bald Eagle *Haliaeetus leucocephalus*	T	E	Nests and roosts in coniferous forest near lake, river, or reservoir	No nesting or foraging habitat at site
Peregrine Falcon *Falco peregrinis*	E	E	Nests and roosts on protected ledges of high cliffs	No habitat at site
Burrowing Owl *Speotyto cunicularia*	SC	SSC	Nests in burrows, forages in open grassland	Low potential for occurrence within Preserve
Tricolored Blackbird *Agelaius tricolor*	SC	SSC	Nests in emergent marsh vegetation or bramble thickets near water	Some nesting, little foraging habitat at Preserve; unlikely to occur at site
Northwestern Pond Turtle *Clemmys marmorata marmorata*	SC	SSC	Ponds, marshes, rivers, streams, with aquatic vegetation	Present at Reservoir preserve; unlikely to occur in drainages
Red-legged Frog *Rana aurora*	T	SSC	Permanent and semi-permanent aquatic habitats with emergent and overhanging vegetation	No nearby records, poor habitat at Preserve; very unlikely to occur at site
Foothill Yellow-legged Frog *Rana boylei*	SC	SSC	Creeks or rivers in woodlands with rock and gravel substrate and low overhanging vegetation	No suitable habitat at the site
California Tiger Salamander *Ambystoma tigrinum californiense*	C	SSC	Vernal pools or small ponds in grasslands and oak woodlands	No suitable habitat or nearby records;
Wesern Spadefoot Toad *Scaphiopus hammondi*	SC	SSC	Vernal pools or small ponds in grasslands and oak woodlands	No suitable habitat or nearby records

Source: Susan Sanders Biological Consulting (1997)

*E = *Endangered. Listed (in the Federal Register) as being in danger of extinction.*
*T = *Threatened. Listed as likely to become endangered within the foreseeable future.*
*SC = *Federal Species of Concern. May be endangered or threatened. Not enough biological information has been gathered to support listing at this time.*
*SSC = *Considered a Species of Special Concern by the California Department of Fish and Game.*
*PE = *Proposed Endangered*

Sharp-shinned Hawk *(Accipiter striatus)*. Status: California Species of Special Concern. In summer, sharp-shinned hawks occur in either deciduous or coniferous woodland, but not in dense forest (Grinnell and Miller 1944). In winter it can be found in all sorts of habitat types, except for desert (Grinnell & Miller 1944). It is relatively common in the Sierra foothills during the winter (September through April), but during the summer, it occurs at higher elevations in the mid-elevation mixed conifer habitats (Zeiner et al. 1990a). The breeding distribution of sharp-shinned hawks is poorly documented, and very few breeding records are available for the Sierra Nevada (Zeiner et al. 1990a). Sharp-shinned hawks might occur in the project area as a winter visitor.

Bald Eagle *(Haliaeetus leucocephalus)*. Status: Federal and California Endangered, California Fully Protected Species. Bald eagles are uncommon winter visitors to the Sierra foothills (Verner and Boss 1980), and might infrequently be found where large bodies of water provide fish or waterfowl prey items. No suitable habitat for bald eagles occurs on the site, nor are there any nearby records for this species.

Peregrine Falcon *(Falco peregrinis)*. Status: Federal Endangered, California Endangered, California Fully Protected Species. Peregrine falcons typically require cliffs for nesting and perching, and prefer nearby lakes or rivers (Zeiner et al. 1990a). The project site has no suitable nesting habitat for peregrine falcons, nor does it provide attractive foraging grounds for this species.

Tricolored Blackbird *(Agelaius tricolor)*. Status: Federal Special Concern Species. Tricolored blackbirds are largely endemic to California and breed mostly in the Central Valley of the state (Neff 1937). This colonial species typically nests in freshwater marshes and blackberry thickets, and forages in seasonal wetlands and agricultural fields. Placer County is at the edge of the tricolored blackbird breeding range, and there are no nearby breeding records (Beedy et al. 1991). The perennial marshes at Baldwin Reservoir might provide nesting habitat for these species, although the marsh area is relatively small to be considered optimal nesting habitat, and no suitable foraging habitat exists nearby. Given the absence of suitable foraging habitat, and the fact that it was not observed during the April, 1997 breeding season, it is unlikely that this species inhabits the project area.

Northwestern Pond Turtle *(Clemmys marmorata marmorata)*. Status: Federal Special Concern Species, California Species of Special Concern. Western pond turtles occur throughout California west of the Cascade-Sierra crest (Stebbins 1985). Western pond turtles are associated with ponds and waterways in grassland, oak woodland, and coniferous forest. This aquatic reptile inhabits quiet waters of ponds, marshes, creeks, and irrigation ditches (Stebbins 1985).

Two western pond turtles were observed at the Preserve during the April 1997 surveys. The drainages of the project area probably do not support this species, as they are too shallow and lacking in suitable basking sites or cover.

Red-legged Frog *(Rana aurora)*. Status: Federal Threatened. California Species of Special Concern. Red-legged frogs prefer ponds and slow sections and pools in creeks, with overhanging and emergent vegetative cover (Stebbins 1985). This frog formerly occurred throughout the lower elevations of the Sierra and foothills, but has been virtually eliminated in those regions by habitat alteration and possibly by the introduction of bullfrogs. No red-legged frogs are known to remain anywhere near the project area, and the only two recent records for this species in the Sierra foothills were in El Dorado and Yuba counties. The Preserve is unlikely to support this species because most of the pond lacks the overhanging cover and vegetation cover required by this species. The non-native bullfrog was observed at the reservoir during the spring survey, which, according to some experts, also reduces the likelihood of red-legged frogs at the site. The scarcity of suitable habitat, the presence of bullfrogs at the site, and the absence of nearby records indicates that red-legged frogs are very unlikely to occur at the project site.

Foothill Yellow-legged Frog *(Rana boylei)*. Status: Federal Special Concern Species. Foothill yellow-legged frogs is found in or near rocky streams in a variety of habitats in the Sierra foothills, coast ranges, and other mountain ranges of California (Zeiner et al. 1988). None of the drainages of the project area provide suitable yellow-legged frog habitat.

California Tiger Salamander *(Ambystoma tigrinum californiense)*. Status: Federal Candidate Category 2, California Species of Special Concern. In the western Sierra Nevada, the California tiger salamander occurs primarily in grasslands at elevations below 1,000 feet (Verner and Boss 1980). They require vernal pools or other seasonal ponds for breeding. No such vernal pools or seasonal ponds occur at the site, making the project area unsuitable for this species.

Western Spadefoot Toad *(Scaphiopus hammondi)*. Status: California Species of Special Concern, Recommended for Federal Candidate Category 2 status. Western spadefoot toads range throughout the Central Valley and adjacent foothills (Zeiner et al. 1988). It is similar in its habitat requirements to the tiger salamander, as it too spawns in vernal pools. Western spadefoot toads do not occur at the project site because vernal pools and seasonal ponds are absent.

Special-Status Invertebrate Species

The following description of special-status invertebrate resources is based on a field survey that was conducted on January 4, 1997. A 100-foot wide corridor, centered on the pipeline, was surveyed from the existing water treatment plant, located on Barton Road, to Folsom Reservoir. Surveys were conducted on foot and by driving a four-wheel drive vehicle on existing roads and trails where permissible. Status surveys for the special-status invertebrates were not conducted; rather, the suitability of habitat conditions within the project area to support these invertebrates was evaluated. Information from the California Natural Diversity Data Base (CNDDB, 1997), the BUGGY Database (Entomological Consulting Services, Ltd., 1997), and the scientific and resource agency literatures were used for background and to determine the proximity of known occurrences.

Valley Elderberry Longhorn Beetle *(Desmocerus californicus dimorphus).* Status: Federal Threatened. The Valley Elderberry Longhorn beetle ("VELB") is known from riparian habitats in the Sacramento and San Joaquin Valleys wherever its foodplant, elderberry (Sambucus: Caprifoliaceae), grows. In the foothills of the Sierra Nevada, this beetle is found not only in riparian habitats, but also in the understory and at the fringes of oak woodland and chaparral plant communities, and at rock outcrops (Arnold 1984; Barr 1991) up to an elevation of about 3,000 ft. In the greater Roseville region, VELB has been reported from Granite Bay and Folsom Lake, and elderberry grows in riparian and hillside areas.

Within the boundaries of the project's study area, the proposed and alternative pipeline alignments were surveyed to determine the presence/absence of elderberry. Elderberry plants were observed growing at three locations:

- on the east side of Barton Road, approximately 1,000 feet south of the water treatment plant;
- at Baldwin Reservoir, northwest of the Bacon Pump Station and immediately west of Baldwin Dam; and
- just south of the access road to Baldwin Dam, near its entrance at Auburn-Folsom Road.

7.2 Regulatory Setting

7.2.1 Corps of Engineers Clean Water Act (404) Jurisdiction

The discharge of dredged or fill material into "waters of the United States" is regulated by the Corps under Section 404 of the Clean Water Act. "Waters of the United States" are broadly defined in 33 CFR 328.3(a) to include navigable rivers, as well as intermittent streams. The definition also includes tributaries to such watercourses with no stated limits on the order of tributary included as "waters" and wetlands, either associated with watercourses or isolated.

The lateral limits of Corps jurisdiction in non-tidal "waters" such as the several defined drainages (those with defined bed and banks) are defined by the ordinary high water mark, unless adjacent wetlands are present, in which case the limits extend beyond the water mark to the edge of the wetlands. Ordinary high water is the line on the bank of a channel established by the fluctuation of water, and indicated by physical characteristics such as a clear natural line impressed on the bank, shelving, destruction of vegetation, debris, etc. and is associated with floods with a recurrence interval of between one and two years. In the absence of adjacent wetland habitat or vegetation, "waters" are recognized in the field by the presence of a defined watercourse with appropriate physical and topographic features. The upstream limit of "waters" in the absence of wetlands is defined as the point when the ordinary high water mark is no longer perceptible. Where a drainage no longer possesses a defined bed and banks, wetland habitat must be present for the Corps to retain jurisdiction.

The above definitions of "waters" includes wetlands that meet the interstate commerce test. Wetlands are defined in 33 CFR 328.3(b) as "areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions." The Corps manual for identifying and delineating wetlands is used to determine what areas are wetlands that could be subject to 404 jurisdiction (Environmental Laboratory 1987). In the absence of human disturbances or unusual circumstances, an area must be characterized by hydrophytic vegetation, hydric soils, and wetland hydrologic function to be a wetland.

7.2.2 U.S. Fish and Wildlife Service

The U.S. Fish and Wildlife Service (Service) is responsible for implementation of the federal Endangered Species Act (16 USC Section 153 *et seq*). Applicants or proponents of projects which would have adverse impacts on any animal species listed by the federal government as threatened or endangered must consult with the Service pursuant to either Section 7 or Section 10, depending upon the magnitude of the federal involvement (i.e., the Corps of Engineers as a permit-issuing agency), to determine whether or not the proposed project would jeopardize the continued existence of a listed species and to determine what mitigation would be necessary to prevent jeopardy. The impact of a project can involve the "take" of a listed species; "take" is defined to include significant habitat modification or degradation. The Service compiles and maintains lists of endangered or threatened plant and animal species as well as candidates for listing by the federal government (U.S. Fish and Wildlife Service 1989).

Although candidates for listing by the federal government are not protected, their candidacy as either a Category 1 or Category 2 species for listing often warrants consideration because the species could be listed during the period over which a project is being implemented.

7.2.3 California Department of Fish and Game

Fish and Game Codes 1601 and 1603 require that the Department of Fish and Game (DFG) be notified of any activity that could affect the bank or bed of any stream that has value to fish and wildlife. Upon notification, the DFG has the opportunity to execute a Streambed Alteration Agreement with the applicant. DFG does not have a formal definition of watercourses under its jurisdiction but "blue line" streams, those which are shown in blue on USGS topographic maps, and others with a defined bed and banks, are subject to requirements for an agreement.

The CDFG also compiles and maintains lists of sensitive plant and animal species (California Department of Fish and Game 1989).

7.2.4 Local Tree Preservation Ordinances

The City of Folsom Tree Preservation Ordinance (Chapter 12.16 of the City Code) establishes basic standards, measures and compliance for the preservation and protection of trees within the City of

Folsom. The Ordinance applies to any "protected trees," which are defined as native oak trees, heritage trees, street trees and landmark trees. A tree permit is required for any activity to be done to a protected tree or undertaken within the protected zone of a protected tree. Native oaks are defined as interior live, blue and valley oaks or hybrids with diameters at breast height (measured at 4.5 feet from the ground) of more than six inches.

The Placer County Tree Preservation Ordinance (Chapter 36 of the County Code) was established to preserve and protect the remaining native oak and other species of trees within Placer County wherever feasible, while at the same time recognizing individual rights to develop private property in a reasonable manner. This Ordinance applies to all native, landmark, and riparian trees. A tree permit is required for any development activities within the protected zone of any protected tree on public or private land.

7.3 Impacts

7.3.1 Significance Criteria

Vegetation

With respect to the biological environment, the California Environmental Quality Act Guidelines [Section 15065(a)] specify that a lead agency must find a project to have a significant effect if the project has the potential to "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, or reduce the number of a rare or endangered species." The Guidelines define "rare or endangered species" to include those listed as threatened, endangered, or rare under state and federal law as well as other species which are not listed if their survival and reproduction in the wild are in jeopardy, if they exist in such small numbers throughout all or a significant part of its range that it might become endangered if its habitat is adversely affected, or if it is likely that they will become endangered in the foreseeable future and could be classified as a threatened species by the federal government. Endangered, threatened, and rare species, regardless of their official status, possess special status as do Category 1 and Category 2 candidates for listing by the federal government (U.S. Fish and Wildlife Service 1989), species designated as Species of Special Concern by the California Department of Fish and Game (California Department of Fish and Game 1989), and plant species on the California Native Plant Society's lists 1A, 1B, and 2 (Skinner and Pavlik 1994).

Significance is the basis for determining whether or not mitigation is required for a potential project impact. Mitigation is required for impacts that are significant and must, when implemented, accomplish a reduction of the impacts to a level that is less than significant. Mitigation is also proposed where the impacts are less than significant where their implementation would further minimize impacts and improve post-construction biological conditions.

Significant impacts are those which involve substantial destruction of a special-status species or substantial disruption or destruction of its habitat. Impacts on common vegetation types such as

annual grassland are not considered significant. Although native plant species are typically present, the type is dominated by non-native species that are virtually ubiquitous throughout the lower elevations. Impacts on oak trees are considered significant. Impacts on isolated seasonal wetlands other than vernal pools are considered not to be significant unless special-status plant species are known to occur in the affected wetlands. Impacts on aquatic habitat may or may not be considered significant; the decision regarding significance is based on the character and amount of the affected habitat. Although the Corps of Engineers requires a permit to discharge fill into wetlands or other jurisdictional habitat, the associated impacts are not necessarily significant. Impacts on special-status plant species are assumed to be significant.

Wildlife and Invertebrates

Pursuant to provisions of the Endangered Species Act, any impacts on a listed species would be considered a "take" of the listed species; thus, a permit from the U.S. Fish & Wildlife Service would be necessary to comply with this federal law. If any other federal permits are needed for the project, the endangered species permit can be piggybacked onto that permit via a Section 7 consultation process with the U.S. Fish & Wildlife Service. If no other federal permits are required for the project, then an incidental take permit (Section 10a) would need to be obtained from the U.S. Fish & Wildlife Service.

Since the Valley Elderberry Longhorn Beetle (VELB) is recognized at the federal level as a threatened species, any direct or indirect impacts to the beetle or its foodplant, elderberry, would be considered significant. Because elderberries were observed growing at only three locations, the U.S. Fish & Wildlife Service would consider the potential adverse impacts this project to have a relatively small effect on the listed beetle. For either of the aforementioned permit processes, likely required mitigation would involve transplanting existing elderberry plants to a secure site, propagating and outplanting additional elderberry stock at a ratio ranging from 2:1 to 5:1 for every stem greater than 1.0 inch in diameter, and monitoring for a 10-15 year period to demonstrate successful restoration of the impacted elderberries. If restoration activities are not successful, then this timeline is extended until the restoration goals are properly satisfied. These and other typical mitigation requirements are discussed in the U.S. Fish & Wildlife Service's (1996) programmatic guidelines for the U.S. Army Corps of Engineers and mitigation guidelines for the Valley Elderberry Longhorn Beetle (U.S. Fish & Wildlife Service 1996a).

Special-status wildlife species that could be affected by the proposed project include listed raptors and the western pond turtle. Migratory bird species are protected by international treaty under the Migratory Bird Treaty Act (MBTA) of 1918. CDFG Codes (Sections 3503, 3503.5, and 3800) prohibit the take, possession, or destruction of birds, their nests, or eggs. The western pond turtle is a federal species of concern, and therefore, any impact to such a species would be a significant impact.

7.3.2 Impact Analysis Assumptions

Assumptions

The biological resources within the pipeline corridor would be subject to potential impacts. For purposes of identifying biological resources that could be affected by the project, the width of the pipeline corridor was set at 100 feet (centered on the proposed pipeline alignment).

The impacts of pipeline construction would include those associated with excavation of the trench, the temporary spoiling of excavated soil in adjacent areas (retained to backfill the trench), grading and use of a parallel construction access road on the opposite side of the trench from the piled soil, and any necessary clearing of the vegetation to facilitate access. The width of the disturbed area would vary with the slope of the ground but for purposes of assessing impacts has been assumed to be approximately 50 feet, or half the width of the corridor surveyed. Impacts would include temporary and permanent disturbances, both of which would result in the loss of habitat.

7.3.3 Upland Habitats

Annual Grassland

IMPACT 7.3-1:	Pipeline construction would result in the disturbance of approximately 2.26 acres of annual grassland. The loss of habitat would be temporary.
Baseline Significance:	Less than significant
Applicable Policies and Regulations:	None
Significance with Policies and Regulations:	Less than significant
Mitigation Measures:	7.5-5: Restrict the area of construction activities to the minimum and install fences and signs to mark those limits. 7.5-6: Strip, stockpile, and replace topsoil in annual grassland areas.
Significance After Mitigation:	Less than significant

Within the limits of the treatment plant, approximately 475 linear feet of annual grassland would be disturbed along the pipeline corridor. Another 1,400 linear feet of annual grassland would be disturbed between Barton Road and the Bacon Pump Station. Based on the assumption that 50 feet would be disturbed, the total area affected is estimated to be approximately 2.26 acres.

The pipeline trench would be backfilled and the post-construction grade would be close to the existing grade and soil would be replaced. The impact would be temporary and, although less than significant because of the vegetation type, the impacts could be reduced by restoring surface conditions as described in Mitigation Measure 7.5-6.

The temporary loss of 2.26 acres of non-native annual grassland at the site would also be a less than significant wildlife impact because this habitat type is abundant on a local and statewide scale, and because this plant association supports a relatively low density and diversity of wildlife. While this impact would be less than significant, it is recommended that the disturbed grassland areas be restored as much as possible to their original condition (topography and vegetative cover) so that these areas could resume their function as wildlife foraging habitat.

Coyote Brush-Blackberry Brushland

Although a small number of coyote brush would be affected by the project, these occur as scattered shrubs in the annual grassland type. The coyote brush-blackberry type on the slope along the south side of Baldwin Reservoir would not be affected by the project.

Oak Woodland (Oak Trees)

IMPACT 7.3-2:	Construction of the pipeline would require the removal of or require trench excavation or a change in ground surface elevation within the limits of the crowns of several blue and interior live oak trees. This loss could also be a potentially significant impact on wildlife.
Baseline Significance:	Significant
Applicable Policies and Regulations:	City of Folsom, Placer County, and Sacramento County Tree Preservation Ordinances.
Significance with Policies and Regulations:	Significant
Mitigation Measures:	7.5-1: Realign pipeline to avoid oak removal and minimize encroachment within crown dripline. 7.5-5: Restrict the area of construction activities to the minimum and install fences and signs to mark those limits.
Significance After Mitigation:	Less than significant

Blue and interior live oaks occur along the alignment within the treatment plant facility, along Barton Road, between Barton Road and Bacon Pump Station at several locations along the south side of Baldwin Reservoir and the defined drainage between it and Folsom Lake, and along Auburn-Folsom Road. Within the limits of the treatment plant facility, the trench would be located upslope of a small cluster of oak trees. Along Barton Road, the pipeline would be within the vertically projected limits of the oak woodland type but many of the trees are rooted at the top of the cut bank and are effectively "above" the impact area. The greatest impact would occur at the south end of Barton Road, just north of the turn in the pipeline. Between Barton Road and Bacon Pump Station, the trench would cross within the limits of the crowns of many trees, mostly near Barton Road.

The total length of oak woodland habitat within the 50-foot impact area (centered on the 100-foot corridor) would be approximately 2,270 linear feet; the woodland area would be approximately 2.61 acres. Within this total area, only part of the oak woodland would be affected by the project. The

number of trees that would be removed or affected by pruning and/or root damage as a result of excavation within the root zone (which in the case of many trees would be likely to extend beyond the dripline) has been determined by a professional arborist under contract to the City of Roseville (Tree Care Incorporated, 1998). The arborist identified a total of 219 native oak trees (blue, interior, and valley oaks over 6 inches in diameter at a standard height of 54.0 inches) that are located within 25 feet of the centerline of the proposed pipeline alignment (with some expanded areas to account for variations in trench depth, cuts and fills, and possibly wider work areas). Of these, a total of 35 trees have been recommended by the arborist for removal due to poor structure and/or poor health. Also, several are located underneath canopies of adjacent trees, and where pruning or other remedial action cannot rectify the structural problems, they have been included in that group. Therefore, project implementation would result in the removal of at least 35 protected trees.

Construction could be possible without tree removal. However, the exact pipeline alignment as determined by the City, would require some tree removal, pruning, and impacts on tree roots. There is an existing vegetation mitigation site on the Bureau of Reclamation land near the Sprint cellular communications tower (Station 93+55) where interior live oak trees have been planted to reduce the visual impacts of the towers. Pipeline construction will need to avoid this area.

Loss of oak trees due to pipeline construction would also adversely affect wildlife because it would eliminate important food, cover, and nesting habitat provided by the native oaks. Depending on the extent of tree removal, this loss could be a potentially significant wildlife impact.

Riparian Woodland

IMPACT 7.3-3:	Construction of the pipeline would require the removal of riparian trees and/or result in impacts on tree crowns and root systems within riparian woodlands at several crossings of defined drainages.
Baseline Significance:	Significant
Applicable Policies and Regulations:	None
Significance with Policies and Regulations:	Significant
Mitigation Measures:	7.5-2: Realign pipeline to move a section immediately west of Bacon Pump Station to reduce the total length of pipeline within defined drainages and riparian woodland habitat. 7.5-5: Restrict the area of construction activities to the minimum and install fences and signs to mark those limits. 7.5-7: Locate any siltation basins and stockpile/disposal sites so that there are no additional impacts on riparian habitat or seasonal wetlands. 7.5-11: Mitigate for impacts on riparian trees by planting riparian trees at suitable sites in and adjacent to the affected habitats consistent with provisions of the project's Streambed Alteration Agreement (CDFG) and wetland permit (COE).

	consistent with provisions of the project's Streambed Alteration Agreement (CDFG) and wetland permit (COE).
Significance After Mitigation:	Less than significant

The pipeline would cross five defined drainages, three along Barton Road and two in the section between Barton Road and Bacon Pump Station. The central pipeline segment would run parallel to the drainage immediately west of Bacon Pump Station and be within the limits of riparian trees for a distance of approximately 210 linear feet (between Station 54+55 and Station 56+65). The number of trees that would be removed or be subject to pruning or root damage and the length of channel that would be disturbed are considerably greater than they would be if the pipeline segment that parallels the creek were removed from the riparian woodland.

The drainage channels are generally less than 10 feet wide. White alder, willow, and Fremont cottonwood occur along the banks of these channels. The pipeline trench would be excavated across these channels and through the adjacent riparian woodland habitat. In the process, it could be necessary to dewater the channels. Siltation basins could be necessary. Following pipeline installation, the trenches would be backfilled, and the normal flow of the channels would be returned. Some tree removal and pruning in the riparian woodland area would be unavoidable.

The total length of riparian woodland habitat within the 50-foot impact area in the center of the corridor would be approximately 205 linear feet. Over this length, only part of the oak woodland would be affected. The area of habitat that would be affected by pipeline construction cannot be determined exactly but, under the worst case, assuming that the entire 50-foot wide impact area would be disturbed, the total area affected by the project would be approximately 10,250 square feet or 0.235 acres. As discussed above, the project would require the removal of 35 interior live and blue oak trees. The location of the trees that would be removed or affected by pruning and/or root damage as a result of excavation within the root zone (which in the case of many trees would be likely to extend beyond the dripline) has been determined through an assessment prepared by a professional arborist under contract to the City of Roseville. Construction would not be possible without some tree removal.

The impact at the proposed pipeline crossing adjacent to Bacon Pump Station would be significant. The impacts at the other crossings could not be reduced by modifying the alignment. Although the impacts would be significant, they could be reduced to a less-than-significant level through the proposed mitigation.

From a wildlife perspective, the most significant impact would be on the riparian woodland located in the two drainages west of the Bacon Pump Station. This mosaic of habitat type is particularly valuable and extensive, and loss of riparian woodland on this and other areas would be significant. These impacts could be reduced to less than significant levels by minimizing the extent of riparian woodland lost, and by protection of riparian habitat which is near but not within the pipeline construction zone. Protection should be accomplished by fencing and by revegetating and restoring the impacted riparian woodland as recommended in the above-listed mitigation measures.

Raptors

IMPACT 7.3-4:	Construction of the pipeline could directly or indirectly disturb nesting raptors.
Baseline Significance:	Significant
Applicable Policies and Regulations:	None
Significance with Policies and Regulations:	Significant
Mitigation Measures:	7.5-4: Conduct nesting survey during spring prior to construction.
Significance After Mitigation:	Less than significant

Some of the oak trees and riparian habitat within the pipeline corridor provide potential nest sites for raptors such as Cooper's hawks, white-tailed kites, and red-shouldered hawks. Significant impacts would result if a nest tree were removed while an active nest were present, or if nearby construction activities caused abandonment or loss of eggs or nestlings. These species are considered migratory and are protected by international treaty under the Migratory Bird Treaty Act (MBTA) of 1918. CDFG Codes (Sections 3503, 3503.5, and 3800) prohibit the take, possession, or destruction of birds, their nests, or eggs. Disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young) could be considered "take" and is potentially punishable by fines and/or imprisonment.

Burrowing owls are not known to occur in the area, nor are any nearby records known, but there is some potential for their occurrence on the south bank of the reservoir. Pre-construction surveys would be necessary to confirm that this species is absent.

To avoid significant direct or indirect impacts to nesting raptors, including burrowing owls, project-related disturbance at active nesting territories should be reduced or eliminated during the nesting season. Pre-construction surveys should be conducted in all potential raptor nesting sites in the project alignment, with particular emphasis on the woodland west of Bacon Pump Station. Surveys should be conducted between February 15 through August 15, with at least two surveys conducted during this period. If nesting raptors are observed in or near the pipeline corridor, the mitigation measures described below should be implemented to protect the eggs and young.

7.3.4 Wetland Habitats

Drainage Channels

IMPACT 7.3-5:	Construction of the pipeline would require crossing of five defined drainage channels.
Baseline Significance:	Less than significant
Applicable Policies and Regulations:	Section 404 of Clean Water Act as administered by the USACE CDFG Streambed Alteration Agreement

Significance with Policies and Regulations:	Less than significant
Mitigation Measures:	7.5-2: Realign pipeline to move a section immediately west of Bacon Pump Station to reduce the total length of pipeline within defined drainages and riparian woodland habitat. 7.5-5: Restrict the area of construction activities to the minimum and install fences and signs to mark those limits. 7.5-8: Reestablish similar pre-construction topography and surface conditions in the channel following construction.
Significance After Mitigation:	Less than significant

Three of the five defined drainage channels that would be crossed by the pipeline are located along Barton Road. The average widths of these channels range from eight to ten feet. The two channels near Bacon Pump Station have average widths of nine and 13 feet. The bottoms of the channels along Barton Road are essentially unvegetated, as is the channel closest to the Bacon Pump Station, so very little total in-channel wetland habitat would be affected. Assuming that 50 feet would be disturbed during construction, the total channel area that would be affected by the project would be approximately 3,000 square feet or 0.069 acres; of that total, only 650 square feet are wetland habitat. Impacts on woody vegetation have been considered as impacts on riparian woodland under Impact 7.3-3. Although the impacts on drainage channels would be less than significant, they could be reduced by proposed mitigation measures.

No attempt should be made to realign the pipeline to avoid any vegetation resources at any of these crossings except the crossing immediately west of Bacon Pump Station. Because the defined drainages are subject to the regulatory authority of the U. S. Army Corps of Engineers, a permit would be necessary. A 1601 agreement with the California Department of Fish and Game would also be necessary. The Department of Fish and Game would require construction-related mitigation to control the pipeline crossing's impacts on downstream habitat. Depending upon the time the crossing is constructed and whether or not the channel is flowing, it could be necessary to use a sandbag cofferdam and a dewatering procedure to make the pipeline crossings.

IMPACT 7.3-6:	Construction of the pipeline across drainages could result in adverse effects on water quality due to increased sediment loads, turbidity, siltation, accidental introduction of washwater, solvents, oil, chemical wastes, cement, or other pollutants.
Baseline Significance:	Significant
Applicable Policies and Regulations:	Section 404 of Clean Water Act as administered by the USACE CDFG 1601 Streambed Alteration Agreement
Significance with Policies and Regulations:	Less than significant
Mitigation Measures:	7.5-5: Restrict the area of construction activities to the minimum and install fences and signs to mark those limits. 7.5-9: Minimize water quality impacts when crossing drainage channels.

Significance After Mitigation:	Less than significant

The five drainage channels falling within the pipeline alignment flow eventually to Linda Creek. Work in or near these drainage channels could adversely affect the water quality in these streams and ultimately in Linda Creek if increased sediment loads, turbidity, and siltation entered the stream, or if heavy equipment operates in the stream channel. Increased sedimentation could adversely affect fish and other aquatic resources, as could the accidental introduction of washwater, solvents, oil, chemical wastes, cement, or other pollutants. In addition to impacts associated with increased sedimentation, some of the channels would need to have the flow diverted during pipeline construction, with potential adverse effects on fish and other aquatic species which inhabit the stream. These impacts could be avoided or minimized by adherence to the above-listed water quality protection measures.

Seasonal Wetlands

IMPACT 7.3-7:	Construction of the pipeline would have direct and indirect adverse impacts on seasonal wetlands.
Baseline Significance:	Less than significant
Applicable Policies and Regulations:	Section 404 of Clean Water Act as administered by the USACE
Significance with Policies and Regulations:	Less than significant
Mitigation Measures:	7.5-5: Restrict the area of construction activities to the minimum and install fences and signs to mark those limits. 7.5-12: Mitigate for impacts on seasonal wetlands by acquiring credits at any agency-approved mitigation bank.
Significance After Mitigation:	Less than significant

The seasonal wetlands affected by the project are seep wetlands that occur on the upslope and downslope side of the proposed pipeline. The disturbed corridor would include the lower part (3,500 square feet) of the upslope seasonal wetland. The corridor would be above or upslope of the lower seasonal wetland but, because the wetland is supplied by a seep, the trench could indirectly affect its hydrologic function if it interrupts subsurface water flow across the pipeline. If the entire wetland (4,404 square feet) on the downslope side of the pipeline corridor is adversely affected by the project, the total area affected by the project would be approximately 7,904 square feet, or 0.18 acres.

The impact on seasonal wetlands would be less than significant but proposed mitigation would help offset the small amount of habitat loss.

Perennial Marsh

The small area of perennial marsh in Baldwin Reservoir would not be affected by the project.

7.3.5 Special-Status Species

Plants

No special-status plant species were observed in the pipeline corridor, no impacts are anticipated, and no related regulatory requirements would arise.

Wildlife

IMPACT 7.3-8:	Construction of the pipeline could indirectly disturb western pond turtles.
Baseline Significance:	Significant
Applicable Policies and Regulations:	None
Significance with Policies and Regulations:	Significant
Mitigation Measures:	7.5-5: Restrict the area of construction activities to the minimum and install fences and signs to mark those limits. 7.5-10: Prohibit construction activities during western pond turtle breeding season (May - August) at the Baldwin Reservoir Wetland and Wildlife Preserve.
Significance After Mitigation:	Less than significant

Except for the raptors considered above, the only special-status wildlife species with some potential for project-related impacts is the western pond turtle. The turtles in the Preserve would not be directly affected by the proposed project, and indirect impacts could be avoided by minimizing disturbance during the season when they are most active. Proposed mitigation measures would reduce potential impacts on the turtle to a less-than-significant level.

Invertebrates

IMPACT 7.3-9:	Construction of the proposed pipeline could adversely affect three elderberry plants, which would indirectly or directly affect the Valley Elderberry Longhorn Beetle.
Bascline Significance:	Significant
Applicable Policies and Regulations:	U.S. Fish and Wildlife Service, Mitigation Guidelines for the Valley Elderberry Longhorn Beetle
Significance with Policies and Regulations:	Significant
Mitigation Measures:	7.5-3: Maintain appropriate construction setback distances from elderberry plants. 7.5-5: Restrict the area of construction activities to the minimum and install fences and signs to mark those limits.
Significance After Mitigation:	Less than significant

Construction of the proposed pipeline within its planned corridor could have resulted in the removal of elderberry plants at as many as three locations, or may have required trench excavation or a change in ground surface elevation within the limits of the crowns of these elderberry plants. A second field survey of the corridor conducted by an invertebrate biologist, City staff, and the City's contract engineer resulted in the selection of a pipeline alignment which effectively avoids the three locations where elderberries were observed growing. This proposed alignment would avoid potential direct or indirect impacts on the beetle or its habitat. According to the mitigation guidelines of the U.S. Fish & Wildlife Service (1996), all elderberry plants should be fenced and flagged, with a minimum setback of at least 20 feet from the dripline of each elderberry plant exhibiting stems greater than 1.0 inch in diameter. Signs should be installed at 50-foot intervals on the fencing, with language indicating that the fenced area is habitat for a threatened species and should not be disturbed. In addition, contractors and work crews should be advised about the beetle, its elderberry foodplant, the need to protect these resources, and penalties for not complying with these requirements.

7.3.6 Cumulative Impacts

IMPACT 7.3-10:	Construction of the pipeline would contribute to the regional and statewide loss of riparian habitat and wetlands.
Baseline Significance:	Significant
Applicable Policies and Regulations:	None
Significance with Policies and Regulations:	Significant
Mitigation Measures:	7.5-11: Mitigate for impacts on riparian trees by planting riparian trees at suitable sites in and adjacent to the affected habitats consistent with provisions of the project's Streambed Alteration Agreement (CDFG) and wetland permit (COE). 7.5-12: Mitigate for impacts on seasonal wetlands by acquiring credits at any agency-approved mitigation bank.
Significance After Mitigation:	Less than significant

As much as 10,250 square feet, or 0.235 acres, of riparian woodland on the five drainages within the pipeline alignment and approximately 7,904 square feet, or 0.18 acres, of seasonal wetlands would be subject to construction impacts. The impacts to riparian woodland are small, and mostly temporary, but even a small loss contributes to the incremental loss of riparian and wetland habitat that cumulatively has resulted in regional and statewide depletion of these resources. Furthermore, state and federal agencies have adopted policies advocating no net loss of wetlands and riparian habitat. Because of these agency policies, and because this project could contribute to statewide cumulative losses of riparian habitat and wetlands, the recommended riparian and wetlands mitigation measures should be implemented.

7.4 Regulatory Requirements

7.4.1 City of Folsom Tree Preservation Ordinance

City of Folsom Tree Preservation Ordinance applies to Impact 7.3-2, but only the alignment segment located within the City of Folsom (central portion of Central Segment from Station 55+40 to Station 70+50 and southern portion of Eastern Segment from Station 85+25 to Station 97+84.77)

The City of Folsom's Tree Preservation Ordinance requires that a tree permit be obtained for any activity to be done to a protected tree or undertaken within the protected zone of a protected tree. A protected tree is a native oak tree, heritage tree, street tree or landmark tree. The Ordinance requires that all trees be located on the site plan, the protected zones of protected trees be located, and a program for preservation of protected trees be implemented during and after project completion. Elements of this program include:

- enclosure of trees to be preserved with high visibility fencing;
- prohibition of vehicles, equipment or storage of material within the protected zone;
- posting of signs on all sides of fences;
- preparation of an arborist's report which evaluates tree conditions, identifying measures to protect trees for preservation, and evaluate areas in which to plant replacement trees.

No soil disturbance is allowed within the protected zone of protected trees without a tree permit. In addition, penalties are also specified if provisions of the Ordinance are violated. Although paving for streets or driveways is allowed without a tree permit, it must be supervised by an arborist to guarantee appropriate measures are taken to ensure tree survival.

The approving authority reviews and approves, conditionally approves or denies applications in accordance with provisions which include the following:

- the approximate age of the protected tree compared with the average life span for that species;
- whether removal of the protected tree would encourage healthier, more vigorous growth of younger similar trees in the area;
- the number of existing protected trees in the area;
- the effect of removal on soil stability/erosion, particularly near watercourses or on steep slopes;
- the potential for the protected tree to be a public nuisance or interfere with utility service, as well as its proximity to existing structures;
- whether there are any alternatives that would allow for the preservation of the protected tree.

If removal of protected trees is required, a tree mitigation and preservation plan must be prepared and implemented for on-site mitigation. Off-site mitigation would include payment of an inch-for-diameter-inch replacement in-lieu fee, dedication of property, or planting of trees on public property or other properties. Required replacement ratios are also specified by the Ordinance.

7.4.2 Placer County Tree Preservation Ordinance

The Placer County Tree Preservation Ordinance applies to Impact 7.3-2, but only the pipeline segments located within Placer County (Northern Segment from Station 4+00 to Station 37+55 as well as the eastern portion of the Central Segment and northern portion of the Eastern Segment from Station 70+50 to Station 85+25)

The Placer County Tree Preservation Ordinance requires that a tree permit be obtained for any development activity within the protected zone of any protected tree on public or private land. This ordinance applies to all native trees, landmark trees, riparian zone trees, and certain commercial firewood operations. In some cases, no tree permit can be approved until an environmental determination has been made and impacts within the riparian zone are identified. The Ordinance requires that all trees be located on the site plan, the protected zones of protected trees be located, and a program for preservation of protected trees be implemented during and after project completion. Elements of this program include:

- enclosure of the protection zone of a protected trees with high visibility fencing;
- posting of signs on the fence in four locations;
- prohibition of parked or stored vehicles, trailers, equipment, construction materials or temporary structures within the protected zone;
- preparation of an arborist's report which includes tree location map, tree fencing plan, approved construction plans, tree preservation guidelines, and approved planting and irrigation drawings;
- preparation of a trenching-pathway plan.

If removal of protected trees is required, replacement requirements may be calculated based upon an inch for an inch replacement of the removed trees(s) and may require minimum 15 gallon size trees. The total of replacement trees may be required to have a combined diameter of the tree(s) removed. A minimum of 50% of replacement trees shall be of a similar native tree. Replacement trees may be planted on-site or in other areas to the satisfaction of the Planning Department. If replanting results in over-planting that creates unsafe fire conditions, implementation of a revegetation plan may be required instead.

7.4.3 Sacramento County Tree Preservation Ordinance

The Sacramento County Tree Preservation Ordinance applies to Impact 7.3-2, but only the pipeline segments located within Sacramento County (western portion of Central Segment from Station 37+55 to Station 55+40)

The Sacramento County Tree Preservation Ordinance requires that a permit be obtained for the removal of any native oak tree or for grading, excavating, or trenching within the dripline of a native oak tree. The approving body has the authority to adopt mitigation measures to protect other species of trees. The Ordinance requires that a tree survey be completed and that any or all of the following control measures be mandated to mitigate damage to oak trees caused by land development:

- no grade cuts greater than one foot within the driplines of oak trees and no grade cuts whatsoever within five feet of their trunks;
- no fill greater than one foot placed within driplines of oak trees and no fill whatsoever placed within five feet of their trunks;
- no trenching whatsoever within driplines of oak trees. If it is absolutely necessary to install underground utilities within the driplines of an oak tree, the trench shall be either bored or drilled;
- no irrigation system within the driplines of oak trees which may be detrimental to the preservation of the oak tree(s) unless specifically authorized;
- landscaping beneath oak trees restricted to listed plant species and non-plant materials;
- paving within the driplines of oak trees stringently minimized; porous material used when it is absolutely necessary.

The approving authority reviews and approves, conditionally approves or denies applications in accordance with the following criteria:

- the approximate age of the protected tree compared with the average life span for that species;
- age of tree with regard to whether or not removal of the tree would encourage healthier, more vigorous growth of younger similar trees in the area;
- the condition of the tree with respect to disease, general health, damage, danger of falling, and whether or not the tree acts as a host for an organism which is parasitic to another species of tree which is in danger of being exterminated by the parasite;
- the number of existing trees in the area and the effect of the tree removal upon public health, safety, prosperity, beauty and general welfare of the area;
- the effect of removal on soil stability/erosion, particularly near watercourses or on steep slopes;
- the potential for the protected tree to be a public nuisance or interfere with utility service, as well as its proximity to existing structures;
- whether there are any alternatives that would allow for the preservation of the tree.

7.4.4 Section 404 of the Clean Water Act

Section 404 applies to Impacts 7.3-5 and 7.3-7

A permit would be required from the U.S. Army Corps of Engineers to discharge fill into waters of the United States, which includes the defined drainages and the seasonal wetlands, both within and outside of these drainages.

7.4.5 Sections 1600-1601 of the California Fish and Game Code, Streambed Alteration Agreement

Sections 1600-1601 applies to Impacts 7.3-5 and 7.3-6

A 1601 Streambed Alteration Agreement would also be necessary from the California Department of Fish and Game for construction-related impacts; as the Agreement has been used, mitigation would also be required for loss of habitat.

7.4.6 U.S. Fish & Wildlife Service

According to the mitigation guidelines of the U.S. Fish & Wildlife Service (1996a), all elderberry plants should be fenced and flagged, with a minimum setback of at least 20 feet from the dripline of each elderberry plant exhibiting stems greater than 1.0 inch in diameter. Signs should be installed at 50-foot intervals on the fencing, with language indicating that the fenced area is habitat for a threatened species and should not be disturbed. In addition, contractors and work crews should be advised about the beetle, its elderberry foodplant, the need to protect these resources, and penalties for not complying with these requirements.

7.5 Mitigation Measures

All of the above project impacts on biological resources could be avoided or reduced to less-than-significant levels during the project's design and construction phases if the following measures are implemented. In addition, measures to ensure the long-term restoration and enhancement of affected habitats would also be required to avoid or prevent significant cumulative impacts or reduce cumulative impacts to less-than-significant levels.

7.5.1. Project Design

Because the final pipeline alignment can be adjusted, some opportunities exist to avoid or reduce identified impacts on biological resources.

Mitigation Measure 7.5-1: Realign the pipeline to avoid oak removal and minimize encroachment within crown dripline.

Mitigation Measure 7.5-1 applies to Impact 7.3-2

The pipeline corridor would be wide enough and the turning options appear sufficient to permit the pipeline to be relocated where necessary to avoid tree removal and to minimize encroachment within the crown dripline. Although oak roots often extend well beyond the crown dripline, prohibiting pipeline trench excavation within the crown dripline and the additional one foot would minimize the need to prune branches and impacts on the root system.

The pipeline location may also need to be adjusted to avoid the existing vegetation mitigation site on the Bureau of Reclamation land near the Sprint cellular communications tower (Station 93+55) where interior live oak trees have been planted to reduce the visual impacts of the towers.

Mitigation Measure 7.5-2: Realign pipeline to move a section immediately west of Bacon Pump Station to reduce the total length of pipeline within defined drainages and riparian woodland habitat.

Mitigation Measure 7.5-2 applies to Impacts 7.3-3 and 7.3-5

The number of riparian trees that would have to be removed or otherwise be subject to pruning or root damage during construction and the length of channel that would be disturbed would be considerably reduced if the pipeline segment that parallels the creek above Station 54+57 were removed from the riparian woodland to the area of the road north of Bacon Pump Station.

Mitigation Measure 7.5-3: Maintain appropriate construction setback distances from elderberry plants.

Mitigation Measure 7.5-3 applies to Impact 7.3-9

The construction activities for the proposed pipeline should be maintain appropriate setback distances at the three locations where elderberries were observed growing.

Mitigation Measure 7.5-4: Conduct nesting survey during spring prior to construction.

Mitigation Measure 7.5-4 applies to Impact 7.3-4

Pre-construction surveys should be conducted at all potential raptor nesting sites in the project alignment, with particular emphasis on the woodland west of Bacon Pump Station. Surveys should be conducted between February 15 through August 15, with at least two surveys conducted during this period. If an active raptor nest is observed in or near (within 350 feet) the pipeline corridor, the California Department of Fish and Game should be contacted immediately, and a minimum 350-foot buffer zone established around the nest tree. No construction activities should occur within this buffer zone until a qualified biologist confirms that the young have fledged and are independent of the nest, and the California Department of Fish and Game concurs with this assessment.

7.5.2. Project Construction

Mitigation Measure 7.5-5: Restrict the area of construction activities to the minimum and install fences and signs to mark those limits.

Mitigation Measure 7.5-5 applies to entire pipeline corridor and all habitats

The extent of riparian areas, seasonal wetlands, and drainages which are subject to construction impacts should be minimized. These sensitive habitats near should be identified on plans and specifications as well as on the ground, and identified as Environmentally Sensitive Areas (ESAs). No construction activities should occur within the ESAs.

Once the ESAs are identified and delineated on the plans and specifications as well as on the ground, the project engineer(s) should determine the minimum area outside the footprints of all facilities and the pipeline trenches necessary to complete construction safely and efficiently. Equipment storage yards, parking areas, and construction access roads should be identified and their use should be subject to the following constraints:

- The boundaries of these areas should be reached through agreements between the project engineers and a biologist familiar with construction supervision.
- The locations of the temporary fences should be marked in the field by the biologist, using painted wooden stakes or vinyl stake flags.
- The fence should be orange visi-barrier or an equivalent type and should be installed by equipment and operators working only on the project side of the fence.
- The area outside the temporary fences should be treated as sensitive biological habitat and should include ESAs.
- Signs prohibiting entry into sensitive biological habitat and stating the penalty should be placed on the fence and at other locations identified prior to construction.

Prior to the start of work, the construction contractor's site supervisor should be required to inform equipment operators and laborers of the existence of sensitive biological habitat, the reason for the fences, and the schedule of penalties for encroachment. As new workers come onto the job site, they should receive the same orientation. A schedule of penalties should be included as part of the project specifications and encroachments documented by the biological monitor should be the bases for withholding payment according to the penalty schedule. Penalties should be assessed for litter.

Contractors and work crews should be advised about the beetle, its elderberry foodplant, the need to protect these resources, and penalties for not complying with these requirements.

Mitigation Measure 7.5-6: Strip, stockpile, and replace topsoil in annual grassland areas.

Mitigation Measure 7.5-6 applies to Impact 7.3-1

Disturbed grassland areas should be restored as much as possible to their original condition (topography and vegetative cover) so that these areas could resume their function as wildlife foraging habitat.

The top 0.6 feet of topsoil should be stripped in two steps. The top 0.2 ft should be stripped with the vegetation (live plants and mulch) and stockpiled separately from the lower 0.4 feet and should be replaced in the reverse order. The upper 0.2 feet would contain seed and mulch and re-application to the finished surface could substitute for hydroseeding.

All subsequent references to this method of revegetation should be considered as alternatives to hydroseeding; hydroseeding could be employed as long as the topsoil is handled as described here and as long as disturbed surfaces are not left with exposed subsoils as the medium for plant growth.

Mitigation Measure 7.5-7: Locate any siltation basins and stockpile/disposal sites so that there are no additional impacts on riparian habitat or seasonal wetlands.

Mitigation Measure 7.5-7 applies to Impact 7.3-3

If siltation basins are required at any of the channel crossings, they should be located outside the riparian corridor on both sides of the channel and away from any seasonal wetlands. Siltation basins and stockpile and disposal sites should be located so that they have no impacts on either habitat. Although some of the water pumped into the siltation basins would be expected to infiltrate, the outlets from any siltation basins should be designed so any water flowing from them when they are at their capacity does not cause erosion of adjacent ground and/or permit the movement of sediment back into the channel during or following construction. Loose soil and gravel would be removed from the pipeline trench. If any of the excavated material is used as backfill and is to be returned to the trench, it would likely be stockpiled near the channel crossing. If it is not returned to the trench, it would require disposal. Any temporary stockpiling should be done at locations outside the riparian corridor on both sides of the channel and away from seasonal wetland habitat. The stockpile and disposal site(s) should be located so that no impacts occur on riparian or wetland habitat.

Mitigation Measure 7.5-8: Reestablish similar pre-construction topography and surface conditions in the channel following construction.

Mitigation Measure 7.5-8 applies to Impact 7.3-5

The current channel bottoms are fine-textured. Although the materials could be obtained from other sites, the material placed at the surface of the top of the trench as it is backfilled should be similar in texture (and size) as the material removed when the trench is excavated. A similar cross-channel profile should also be recreated.

Mitigation Measure 7.5-9: Minimize water quality impacts when crossing drainage channels.

Mitigation Measure 7.5-9 applies to Impact 7.3-6

Construction in drainages shall be conducted in accordance with the CDFG 1601/1603 Streambed Alteration Agreements and shall only occur when flows in the creeks are low (late May through late October) to avoid impacts to fish and aquatic resources.

If the streams are flowing at the time of construction, a coffer dam or temporary berm should be built (using non-erodible, clean materials) to keep the construction work out of the creek. Water from this

construction envelope should be transported off-site, or pumped to a sediment or percolation basin. The structure should not impede the movement of fish at any time.

- Sediment ponds should be used to settle out turbid water at construction areas, or should be transported to offsite sediment ponds. Before the first heavy storm, these sediment basins should be cleaned of accumulated debris and the debris transported outside the area for disposal.
- The operation of heavy equipment in flowing water should be avoided if possible.
- Construction byproducts such as oil, cement, and washwater should be prohibited from discharging into the creek.
- Pollutants such as sanitary wastes and petroleum products should be collected and removed from the site.

Mitigation Measure 7.5-10: Prohibit construction activities during western pond turtle breeding season at the Baldwin Reservoir Wetland and Wildlife Preserve.

Mitigation Measure 7.5-10 applies to Impact 7.3-8

To avoid impacts to wildlife breeding at the Preserve, construction activities should not occur during nesting/breeding season (February 15 through August 15) in this area. An earlier construction start date before August 15 could be permitted if a qualified biologist determines that wildlife have completed nesting, and if the California Department of Fish and Game concurs with the earlier start date.

To avoid inadvertent impacts to the perennial marsh and other wetland habitats at the Preserve, the southern border of the reservoir should be fenced and designated as an ESA on plans and specifications.

7.5.3 Long-Term Habitat Restoration/Enhancement

Mitigation Measure 7.5-11: Mitigate for impacts on riparian trees by planting riparian trees at suitable sites in and adjacent to the affected habitats consistent with provisions of the project's Streambed Alteration Agreement (CDFG) and wetland permit (COE).

Mitigation Measure 7.5-11 applies to Impacts 7.3-3 and 7.3-10

Where loss of riparian trees and shrubs cannot be avoided, a revegetation plan should be prepared as specified in the CDFG Streambed Alteration Agreement to compensate for this loss. All riparian areas disturbed by trenching or access road construction should be revegetated with plant species found in those areas, including alder (*Alnus rhombifolia*), willow (*Salix lucida* var. *lasiandra*), California blackberry (*Rubus ursinus*), blue elderberry (*Sambucus mexicana*)). A revegetation plan should be prepared to restore the impacted riparian areas, and should include at a minimum:

Chapter 8 CEQA Considerations

8.1 Effects Found Not to be Significant

An Initial Study was prepared for the proposed project and is included in Appendix A of this report. The Initial Study determined that certain impacts associated with the proposed project would have a less-than-significant effect on the environment. These less-than-significant impacts are discussed in detail in the Initial Study and summarized briefly below:

Land Use: No conflicts with adjacent existing and planned land uses, and no disruption of the community's physical arrangement.

Population and Housing: No displacement of existing or future housing, people, or businesses.

Geology and Soils: No exposure of people to fault rupture; potential seismic and subsidence impacts would be less than significant; project could be subject to seiches from Folsom Lake but no damage to the underground pipeline would be expected; and no significant effect on topography or unique topographic features. Although blasting would be required as part of pipeline construction, proposed separation, monitoring during blasting, and contract specifications would mitigate potential blasting impacts to a less-than-significant level.

Water: Minimal effect on the overall runoff volumes generated on impervious surfaces since no increase in impervious surfaces would occur with the project. Potential impacts on water quality due to erosion hazards would be mitigated by implementation of a Stormwater Pollution Prevention Plan (SWPPP) as required by local jurisdictions and the Regional Water Quality Control Board.

Transportation and Circulation: Minimal operational traffic increases associated with maintenance of proposed facilities; portions of proposed pipelines located outside existing roadways and their construction would not disrupt traffic; and construction-related traffic increases would not measurably affect traffic flows on the local street network.

Energy: The flows of raw water through proposed pipeline would rely on both gravity flow and pumping at various times of operation. Pumping only occurs when gravity flow conditions cannot provide sufficient water from Folsom Reservoir to meet the demand. Although the proposed project would be expected to result in incremental increase in the use of energy when pumping is required; such increases would be a less-than-significant, indirect impact of the project.

Hazards: Although proposed blasting would pose safety hazards, proposed special measures that will be implemented as part of the project (refer to geology/soils measures listed in the Project Description section) would be adequate to mitigate potential safety hazards to a less-than-significant level. Increased human activity in undeveloped areas along the pipeline alignment would result in a higher potential for fire hazard in the project area. However, proposed implementation of fire prevention

measures (as specified in Article 87 of the Fire Code, *Fire Safety During Construction or Demolition of Buildings)* as appropriate when constructing in undeveloped areas would minimize this potential hazard to a less-than-significant level.

Noise: Construction-related noise impacts are considered less than significant due to the temporary nature of this impact. Compliance with the Folsom Noise Ordinance (which is a statutory requirement) would help reduce potential noise impacts associated with project construction. In addition, proposed noise controls (include limiting hours of operation, utilizing the best available noise control techniques) would help to minimize noise impacts. Noise would also be generated as part of the project construction due to proposed blasting activities for the northern pipeline segment in the vicinity of Barton Road. Proposed construction specifications would limit blasting hours to between 9 a.m. and 4 p.m. on weekdays and noise levels would not be allowed to exceed 140 dBA at the nearest structure or property line. Hours of operation would be consistent with the hourly limits specified in the Folsom Noise Ordinance. The City of Folsom, Sacramento County, and Placer County do not have specific noise limits for blasting activities.

Public Services: No direct or permanent adverse impacts on fire and police protection services; school systems would also remain unaffected by the project.

Utilities: The construction and operation of the raw water pipeline would neither require new power or natural gas systems or supplies, nor substantially alter power or natural gas utilities. Consequently, the project would have a less-than-significant effect on power system requirements. However, PG&E has indicated that there are a variety of gas and electric facilities located along the pipeline route. Proposed early coordination with other service agencies (including PG&E, San Juan Suburban Water District, City of Folsom, and Placer County for gas, electric, water, wastewater and storm drainage facilities) would help minimize any potential impacts on these facilities to a less-than-significant level. The new water facilities would have no direct effects on the communications systems in the project area. The proposed project would have minor, temporary impacts related to the generation of storm water drainage in construction areas. On a permanent basis, the project would not generate additional runoff along the pipeline corridor. Minor amounts of solid waste would be generated during project construction.

Aesthetics: The construction of the proposed pipeline would generally be within or near existing road right-of-ways. The pipeline would be placed underground along its entire alignment. Consequently, the impacts of the proposed project on aesthetic conditions in the project area are considered to be less-than-significant.

Cultural Resources: No significant cultural resources, or portions thereof in the case of the Rose Spring Ditch, would be affected by the proposed pipeline project; therefore, there would be no significant impacts on cultural resources. The Rose Spring Ditch in the project vicinity has been so severely compromised that it does not contribute to the historic significance of the ditch as a whole.

Recreation: The project would not directly affect any recreational opportunities nor would it directly increase the demand for recreational facilities.

8.2 Significant Unavoidable Adverse Impacts

All significant and potentially significant impacts that are identified in this EIR would be mitigated to less-than-significant levels by regulatory requirements, mitigation measures that are included as part of the project, or measures that are recommended in the EIR. Therefore, the project would not result in any significant unavoidable adverse impacts.

8.3 Growth-Inducing Impacts

The CEQA Guidelines (Article 9, Section 15126(g)) require an EIR to discuss "the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth." The Guidelines provide additional direction for evaluating the potential for growth-inducement by stating, "It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment."

To the extent that the proposed raw water pipeline project would allow for the future growth of Roseville, the project could also have land use implications for the City of Roseville. The City provides direction for land use, growth management, and community planning through established goals and policies as stated in its 2010 General Plan, sub-area specific plans, and zoning ordinance. The City's plans for the overall development of water service infrastructure are presented in the *General Plan Update Water System Study* (August 1993).

A review of the City of Roseville 2010 General Plan indicates that the proposed raw water transmission pipeline project would support and fulfill key goals and policies for the provision of water service to the community for 2010 and beyond. The General Plan's Public Facilities Element provides for the planning and development of a water system which meets existing and planned growth levels, ensuring the City's ability to supply projected water demand in a timely manner.

The purpose of the proposed raw water transmission facilities is to ensure adequate water service for existing and future residents of Roseville. In this capacity, the project would have the potential to induce substantial growth in several areas of the community. However, this potential for growth is identified in the 2010 General Plan and ancillary planning documents prepared by the City; the potential environmental effects of such growth are analyzed in the General Plan EIR and by the environmental review documents for Specific Plans recently completed by the City. In order to ensure that the potential adverse effects of growth are controlled and minimized, the City of Roseville has undertaken a comprehensive approach to growth management. The Roseville General Plan's Land Use Element contains a Growth Management component that identifies the City's concerns related to the growth of the community. The Growth Management component identifies growth management as a "positive approach to coordinate the growth opportunities and constraints dictated by the physical, social, and economic characteristics of a community."

The City's General Plan anticipates that Roseville, along with the remainder of South Placer County and the Sacramento region, will continue to be a center of significant development activity. The

region has several advantages, including regional location and access, availability of educated and skilled workers, competitive land and housing costs, and favorable recreational and cultural opportunities. Roseville also recognizes that "local and regional economic conditions will be a primary determinant of local growth potential."

In addition to the economic conditions of the region and the community, growth projected for the City hinges on the availability of adequate infrastructure. The development of the proposed City water facilities would provide water storage and distribution service for community growth projected through the year 2010 in accordance with the provisions of the General Plan, and consistent with the growth management approach initiated by the City.

8.3.1 Growth Projections

The basis for the City's planned water storage facilities and pipelines is a projection of water demand formulated as part of the General Plan Update Water System Study (1993). The study and its associated facilities expansion plans are an implementation measure of the Roseville General Plan, which specifies the provision of adequate infrastructure and service levels for existing and future residents in the community. The study evaluates future water demand based on projected growth within the study area. The growth projections used for the water study analysis were a result of assumed buildout of the city based on General Plan land use allocations, infill development, and development proposals for specific plan and urban reserve areas. The study defines buildout as development of all lands in the study area to the maximum extent allowed by zoning, consistent with the General Plan and the specific plans prepared for urban reserve areas.

The growth projections presented in the water system study reflect General Plan land use allocations and subsequent development proposals submitted to the City in 1993. For the purposes of water system planning, the water demand projections for study area buildout assumed that 51,835 dwelling units would be constructed on 17,898 acres within the incorporated and sphere of influence areas of Roseville. This growth projection represents 12,635 units more than the 39,200 dwelling units identified in the current land use allocations of the General Plan for the year 2010.

In order to coordinate and consider the land use amendments in a comprehensive rather than incremental manner, the City initiated the Comprehensive Land Use Element (CLUE) Update (1995) project. The CLUE project, which was never approved by the City Council, evaluated revised land use allocations, revisions to the Land Use Element of the General Plan, and corresponding environmental analysis. The growth projections resulting from the CLUE process include: 1) 54,802 dwelling units; 2) 1,463 acres of retail/commercial; 3) 910 acres of office; and 4) 976 acres of industrial uses. While the CLUE land use allocations were not adopted, the projections based on background market studies are indicative of the potential growth that the community could experience within the 2010 - 2015 planning horizon.

General Plan 2010 Market/Specific Plan Buildout

Market analyses and growth projections (Recht Hausrath & Associates 1992) prepared for the City of Roseville indicate that the City's supply of residential land use as identified by the General Plan will be depleted prior to 2005. These market assessments also show that the City's supply of non-residential uses extends beyond 2010 at the anticipated market rate of absorption for such land uses. The 2010 Market/Specific Plan Buildout projections for the City include infill development and buildout of the City's five existing specific plan areas. These include: the Northeast, Northwest, North Central, and Southeast Roseville Specific Plans, and the Del Webb Specific Plan. Together, these specific plans account for the expected development of 21,769 single family dwelling units, 11, 918 multi-family dwelling units, and 3,500 retirement units. Non-residential development plans include 11.4 million square feet of retail commercial use, 10.4 million square feet of office space, and 6.3 million square feet of industrial uses.

Recently Approved Specific Plans

North Roseville Specific Plan. The specific plan for North Roseville encompasses 1,387.9 acres in the vicinity of Blue Oaks Boulevard and Woodcreek Boulevard, and northeast of the Baseline Road/Fiddyment Road intersection. The project includes various densities of residential uses, including senior housing, community commercial use, business professional space, public/quasi-public projects (schools, fire station, and electric substation), parks, and open space. Phase 1 of the specific plan provides for 2,074 dwelling units as well as 94.8 acres of commercial and 4.4 acres of business professional uses. The Draft EIR for the project was circulated for public review in May 1997; the Final EIR was certified and the project approved on August 6, 1997.

Highland Reserve North Plan. The Highland Reserve North Plan encompasses an area of approximately 615 acres in the northern part of Roseville, immediately north of the State Route 65. The proposed project consists primarily of the urban reserve portion of the North Central Roseville Specific Plan (NCRSP) area. Development plans for the area include a range of residential densities involving a total of 1,770 dwelling units on about 304 acres. In addition, the project plans specify community commercial uses on approximately 151 acres, public/quasi-public uses (schools and church) on about 47 acres, and 32 acres of parks. The Draft EIR for the project was circulated for public review in early 1997; the Final EIR was certified and the project approved in May 1997.

Stoneridge Specific Plan. The Stoneridge Specific Plan encompasses the northeast urban reserve area of Roseville and lands within Placer County to the west of the City. The Stoneridge Specific Plan provides for a variety of residential densities, 35.7 acres of commercial, 10.9 acres of business/professional uses, 24.9 acres of public/quasi-public uses, 75.9 acres of parks, 263 acres open space, and major roads. The specific plan proposes 2,882 dwelling units. The Draft EIR for the project was circulated for public review in late 1997; the Final EIR was certified and the project approved in March 1998.

8.3.2 Growth Effects of the Project

The proposed raw water pipeline project would provide increased capacity to serve projected growth beyond the levels allocated by Roseville's adopted plans. The projected growth identified by the City's Water System Study was used as the basis for evaluating buildout water demand. Water pipeline capacities were planned and designed to accommodate the ultimate buildout of the community over an unspecified timeframe. The project would facilitate the ultimate development of 51,835 dwelling units within the water system study area, an increase of 9,610 units over presently allocated levels.

The City has determined that buildout water demand would ultimately reach about 91 mgd; the proposed project could supply approximately 96 mgd. Additional capacity for water service delivery results from the use of standard pipe diameter sizes needed to accommodate the buildout water demand. The proposed project was originally planned as a 66-inch facility and subsequently reduced to a 60-inch pipe. A smaller pipe size, 54-inch diameter, would preclude the ability to serve the City's anticipated water demand. As a consequence, the selection of the proposed pipe diameter results in the ability to provide water delivery capacity above the expected buildout water demand. In the context of infrastructure planning, it would be considered prudent to maintain incremental reserve capacity as a contingency for potential water demand emergencies.

While the proposed project would contribute to potential growth of the community beyond levels approved by Roseville's adopted plans, several other factors would influence the actual ability for such growth to occur. These factors include regulatory controls, physical conditions, and economic demand.

Regulatory controls for growth management are an integral part of the planning process in the City of Roseville. The determination and approval of increased land use allocations associated with the growth of the community would require the preparation of new specific plans. The formulation of these specific plans would be directed by the provisions of Growth Management component in the General Plan's Land Use Element. The proposed project is consistent with the following goals of the Growth Management component of the General Plan:

Goal 1: The City shall proactively manage and plan for growth.

Goal 2: The City shall encourage a pattern of development that promotes the efficient and timely provision of urban infrastructure and services, and preserves valuable natural and environmental resources.

Goal 4: The City shall continue a comprehensive, logical planning process, rather than incremental, piecemeal approach.

Goal 8: Growth and development must occur at a rate corresponding to the availability of desired facilities capacity and the attainment of defined General Plan levels of service for public services.

The project is also consistent with the following Growth Management policy:

Policy 4: Growth shall be managed to ensure that adequate public facilities and services, as defined in the Public Facilities Element, are planned and provided and the public health, safety

and welfare is protected.

The Water System Study provides a blueprint for the provision of water services to the city's existing and future residents in an organized and efficient manner. The development of major water storage and transmission infrastructure needs to be cost-effective. Although the implementation of the water facilities project would produce additional service capacity, several conditions of the City's growth management process would still need to be met prior to development of urban reserve and sphere of influence areas identified by the Water System Study.

The following Growth Management component policy concerning Growth Areas would apply to development of areas potentially affected by increased water facilities capacities:

> *Policy 4: The City shall require the submittal of a specific plan for the consideration of new development areas or any areas where a significant modification to the General Plan land use allocation is proposed. The specific plan process shall, at a minimum, include the following:*
>
> *a. General Plan Amendment*
> *b. Development Agreement*
> *c. Zoning Entitlements*
> *d. Environmental Impact Report*
> *e. Phasing, Financing, Capital Improvements Plan*
> *f. Fiscal Impact Analysis*

The Growth Management component also indicates that a specific plan would be required to comprehensively plan each of the urban reserve areas, with specific supplemental policies applicable to each urban reserve area. For areas adjoining the City or within its sphere of influence, the General Plan contains growth management policies requiring the preparation of appropriate supporting studies, specific plans, public facilities evaluations, fiscal analyses, environmental documentation, and intergovernmental coordination.

In addition to the City's regulatory controls, other service-related physical conditions would need to be established for new growth to occur. The project would provide the means for providing water service to the community. Wastewater collection and treatment facilities, new roadways, and other infrastructure would also be required for growth to occur in new growth areas (GAs). The proposed project removes only one barrier to the expansion of development into new areas.

Economic conditions would influence the extent to which new growth would occur within the City. The General Plan recognizes the importance of this factor and requires appropriate market and fiscal analyses as part of specific plans prepared for growth areas, urban reserve areas, and potential annexations.

Under these circumstances, the project would be considered growth inducing, but it would not cause direct adverse environmental effects.

8.3.3 Secondary Effects of Growth

The growth resulting from the proposed raw water pipeline project and in accordance with Roseville General Plan would generate secondary environmental effects. Examples of secondary environmental

effects would include impacts to public services, traffic conditions, air quality, noise conditions, biotic resources, and conversion of open space to other land uses.

The secondary impacts of planned growth are identified and analyzed in the General Plan, variously related specific plans, and their associated environmental impact reports. The EIR for the General Plan 2010 provides a thorough evaluation of the secondary environmental impacts accompanying the planned levels of growth. The City has also recently prepared a comprehensive environmental review (CLUE) for effects which would result from modification of land use allocations as stipulated by the General Plan Land Use Element. Although the City has not implemented any changes in the land use allocations or certified the final document as complete, the environmental documentation and supporting background studies provide a detailed assessment of potential secondary environmental effects which could occur as a result of growth similar to that used as the basis for the City's water system study and expansion plans.

8.4 Cumulative Impacts

CEQA Guidelines [CEQA Guidelines Section 15130] require the analysis of cumulative impacts that may be associated with the proposed project when they are significant. Project-specific impacts which are considered individually minor may be significant when combined with the environmental effects of other projects; significant cumulative impacts must be addressed, but not necessarily in "as great detail" as the discussion of project-related impacts.

When the proposed raw water pipeline project is considered with other development that is planned for the northeast Roseville area (as discussed in the Growth Inducing Impacts section), the project would contribute to the significant cumulative loss of riparian habitat, seasonal wetlands, and intermittent drainages that has occurred and is occurring in the Roseville region. Such cumulative impacts would result from the change in habitat conditions that occur with urbanization of an undeveloped landscape. Urbanization contributes to the decline in wildlife populations as a result of displacing and fragmenting habitat as well as reducing the capacity of the region to support viable, diverse wildlife populations over the long term. Cumulative losses of these biological resources were identified in the Roseville General Plan EIR and these losses were determined to be significant and unavoidable.

An analysis of cumulative impacts associated with buildout of the Roseville 2010 General Plan and the recently approved North Roseville, Highland Reserve North, and Stoneridge Specific Plans is contained in the FEIR for the Stoneridge Specific Plan (March 18, 1998). This EIR is available from the City of Roseville Planning Department, 316 Vernon Street, Roseville, CA.

8.5 Alternatives

CEQA Section 15126(d) requires that an EIR analyze "a range of reasonable alternatives to the project, or to the location of any project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project."

CEQA also requires that an EIR evaluate the "No Project" Alternative [Section 15126(d)(3)]. The primary significant impacts identified in this EIR for the proposed project:

- Air Quality: Significant increases in equipment exhaust emissions during project construction.
- Transportation and Circulation: Significant traffic disruption on Barton Road and Auburn-Folsom Road during project construction.
- Biological Resources: Significant cumulative loss of sensitive or unique biotic resources (including oak woodland, riparian habitat, wetlands).

Of the above impacts, construction-related air emissions would result from operation of construction equipment, and emissions could be reduced to a less-than-significant impact under any design or location alternative. This impact could be mitigated through implementation of appropriate dust and equipment exhaust emission controls, and such controls could be implemented under all alternatives.

The other traffic and biological impacts listed above could be either reduced or increased to some degree by the alternative locations/designs presented below. The relative impact of each alternative is compared to the project in the discussion below and summarized in Table 8-1. However, it should be noted that design or relocation alternatives to avoid resources or minimize significant impacts would be limited by the objectives of the project, which includes but is not limited to the transmission of raw water from Folsom Reservoir to the Barton Road Water Treatment Plant. In order to meet this objective, alternative alignments are constrained by the project's need to connect to existing facilities at both ends of the proposed pipeline. In addition, the proposed pipeline must connect with an existing pipeline segment that crosses under Auburn-Folsom Road.

It should be noted that the Water System Study does not delineate a specific alignment for the raw water pipeline. The Study only specifies the projected demand that would need to be met at the Barton Road Water Treatment Plant. Therefore, any proposed or alternative alignments would be consistent with the Water System Study assuming it is designed to meet the projected demand at the Plant.

8.5.1 No Project Alternative

Under the No Project Alternative, the proposed water facilities would not be developed. Without these facilities, future water demands would not be met, and planned operational, emergency, and fire flow storage for the water system would also not be met. In addition, planned growth in northeast Roseville could not occur without the proposed water facilities.

The No Project Alternative would, however, avoid the adverse environmental impacts from construction of the proposed facilities, and would also avoid the secondary impacts associated with planned growth in northeast Roseville. However, this alternative would not be consistent with the adopted General Plan, adopted Water System Study, adopted Northeast Specific Plan, adopted North Central Plan, and the proposed Stoneridge Specific Plan. These plans call for development of infrastructure improvements to serve planned growth in these areas.

Table 8-1

Summary of Impacts Associated with Project Alternatives

Issue	Relative Impact by Alternative (Compared to Proposed Project)			
	No Project	Auburn-Folsom North	Minor Alignment Options	Mitigated Alignment
Land Use, Plans, and Policies	○	◗	◗	◗
Air Quality	○	●	◗	◗
Transportation and Circulation	○	●	◗	◗
Biological Resources	○	○	◗	○

Key: ○ Less Impact
◗ Equal Impact
● Greater Impact

8.5.2 Auburn-Folsom North Alternative

The two alignment alternatives considered by the City were the project alignment and the Auburn Folsom North Alternative (Figure 8-1; Boyle Engineering Corporation 1997). The project alignment extends northward from the existing 60-inch pipeline along Auburn-Folsom Road to Baldwin Dam Access Road, then west along Baldwin Dam Access Road and across undeveloped lands to Barton Road, and north along Barton Road to the WTP. The primary impacts associated with the proposed raw water pipeline have been identified in this EIR and would be the impacts on sensitive biological resources west of Baldwin Reservoir and disruption of traffic on Barton Road and Auburn-Folsom Road.

The Auburn-Folsom North Alternative extends northward from the existing 60-inch pipeline along Auburn-Folsom Road to Lou Place, then west along Lou Place to Oak Leaf Way, and south along Oak Leaf Way to the WTP. This alternative would be located within 200 feet of approximately 49 residences, while the project alignment would be within 200 feet of about 45 residences. This alternative alignment would also result in impacts associated with biological resources and traffic disruption, and these impacts are described as follows:

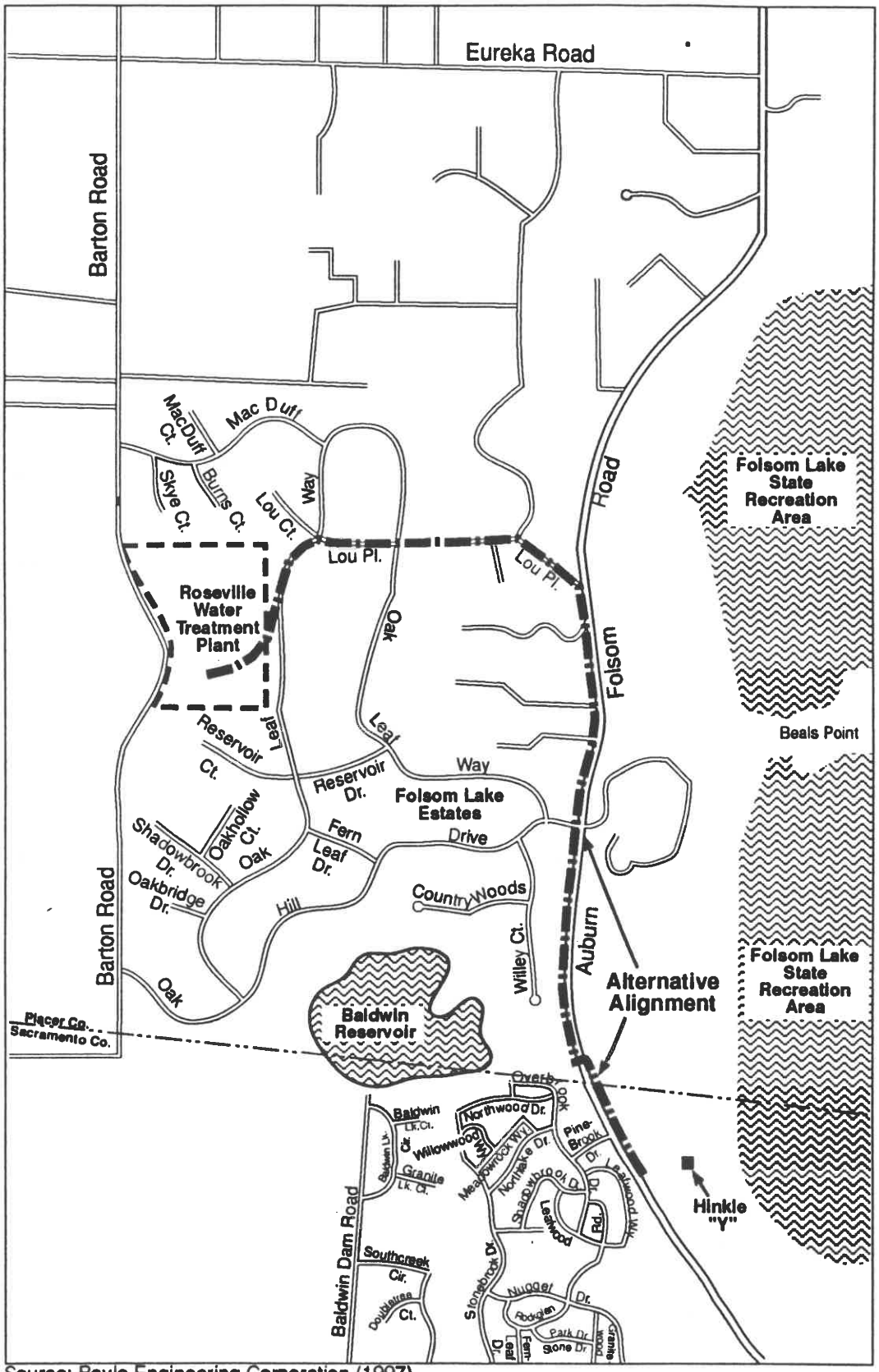
Transportation and Circulation. The hydraulic evaluation for the pipeline project indicated that the maximum elevation for the pipeline is required to be 419 feet. The high point of the Auburn-Folsom North Alternative is approximately 450 feet. In order to maintain the 419-foot maximum elevation, a trench depth of approximately 30 to 35 feet would be required along at least two segments of the alternative pipeline route: one segment located in Auburn-Folsom Road and at least one segment in Lou Place. Such excessive depths would require additional blasting, shoring of the trench, and possibly a wider trench to accommodate shoring, which would slow the daily progress of pipeline construction.

When compared to the project alignment, this alternative would result in greater traffic disruption impacts due to the longer construction time (slower daily progress along the pipeline route) combined with the longer length of Auburn-Folsom Road that would be affected by project construction. Under this alternative, pipeline construction would affect a 5,700-foot long section of Auburn-Folsom Road and 3,000-foot length of Lou Place and Oak Leaf Way. The project alignment would be located adjacent to a 1,500-foot length of Auburn-Folsom Road and a 3,400-foot length of Barton Road. In addition, affected residential receptors would be subject to construction-related noise and air quality impacts for a longer time due to the slower daily progression along the pipeline alignment.

Biological Resources. The Auburn-Folsom North Alternative would have a 1,400-foot long pipeline segment (between Oak Leaf Way and the WTP) that would traverse an area covered by oak woodland. In comparison, the project alignment would have a 1,600-foot long pipeline segment that would traverse an oak woodland area. When the length of this segment is compared to the length of the project alignment that would traverse oak woodland, the Auburn-Folsom North Alternative would have slightly less pipeline affecting undeveloped oak woodlands. This alternative would also avoid the impacts associated with the proposed surface crossing of five drainages.

Auburn-Folsom North Alternative

Figure 8-1



Source: Boyle Engineering Corporation (1997)

Alternative Pipeline Alignment

No Scale

N

Roseville 60-Inch Raw Water Pipeline Project

8.5.3 Project Alignment Alternatives

Minor Alignment Options

There were a number of alternatives along the project alignment that were considered by the City but rejected (Boyle Engineering Corporation 1997). These alternatives represent minor variations in the pipeline alignment and all alternatives are in proximity to the project alignment. These minor alignment options are summarized as follows:

Eastern Pipeline Segment. An alignment option was considered which located the pipeline closer to the east side of Auburn-Folsom Road while other options were considered across the USBR property. The first option would result in greater impacts than the project alignment because blasting would likely be required along Auburn-Folsom Road, which is a heavily traveled commuter route. Required blasting could result in significant traffic disruption since temporary closures (of approximately 10- to 15-minute intervals) would be required for each detonation. The other options would adversely affect environmentally sensitive areas on the USBR property, resulting in greater impacts than the project alignment.

Central Pipeline Segment. An alignment option was considered for the portion of the pipeline located along Baldwin Dam Access Road from approximately 600 feet west of Auburn-Folsom Road westward to Baldwin Dam Road (just east of Bacon Pump Station). This alignment option parallels the project alignment but is located farther south adjacent to existing homes. This option would reduce potential impacts on Baldwin Reservoir, but would require blasting. In addition, private easements would need to be acquired from existing homeowners and feasibility of acquiring these easements would be uncertain. This option would result in greater noise impacts than the project alignment due to blasting requirements and increased proximity to adjacent residences.

There were two alignment options considered along the western portion of the central segment between Barton Road and the Bacon Pump Station. The first alignment option is located parallel to and north of the project alignment and would encroach less on oak woodlands than the project alignment. However, this option would still require crossing the drainage associated with Linda Creek and would require special construction techniques when crossing three existing pipelines, since a 20-foot blasting separation must be maintained between pipelines. Private easements would need to be acquired from areas to the north where residential development is proposed and feasibility of acquiring these easements would be uncertain.

The second alignment option is located south of the project alignment and follows the proposed alignments of Alpine Falls Drive and Kettle Rock Court in the American River Canyon Unit 6B Subdivision proposed by Elliott Homes. This option would require a longer crossing of the drainage associated with Linda Creek, resulting in greater impacts on riparian and aquatic habitats than the project alignment. In addition, private easements would need to be acquired from private property owners in the Elliott Homes subdivision; the feasibility of acquiring these easements would be uncertain. Development of the 60-inch raw water pipeline in these residential streets would also severely limit the available space for installation of future utility improvements within the subdivision.

Northern Pipeline Segment. The project alignment is located along the east side of Barton Road. The two alignment options considered were parallel to the project alignment but on the west side of Barton Road and the middle of Barton Road. The west Barton Road alignment option would be located within 150 feet of two existing residences to the west, and blasting during construction would occur in closer proximity than under the project alignment. However, there are four residences to the east of Barton Road located within 150 feet of the project alignment (two residences on Oak Hills Drive would be located 55 and 80 feet from the pipeline), and this alternative alignment would increase separation from these four residences by approximately 50 feet. Although the project alignment would affect more residences than this alignment option, project-related construction impacts related to blasting, noise, and construction air emissions were mitigated to less-than-significant levels. While an additional 50-foot separation between the project and the two residences on Oak Hills Drive would further reduce construction-related impacts on these residences, this alignment option would not eliminate this impact and the same mitigation measures would still be required.

The middle of Barton Road option would require the proposed pipeline to extend parallel and halfway between two existing water pipelines. The separation between the two existing pipelines varies from a minimum of 26 feet to a maximum of 40 feet. Due to the need for blasting and required minimum blasting separation of 20 feet from existing pipelines, there would not be sufficient separation between the proposed and existing pipelines to meet requirements.

Mitigated Alignment Alternative

The primary impacts associated with the proposed raw water pipeline would be the impacts on sensitive biological resources west of Baldwin Reservoir and disruption of traffic on Barton Road and Auburn-Folsom Road. With respect to traffic, the project alignment represents the alternative with the least traffic impacts and no adjustments in the alignment would further reduce these impacts. However, modification of the project alignment at some locations could reduce the impacts on sensitive biological resources. In Section 7.5 of this EIR, realignment of the pipeline is recommended to minimize encroachment on the crown driplines of oak trees, reduce the length of pipeline within defined drainages, minimize impacts on riparian woodland habitat, and avoid identified elderberry plants (see Mitigation Measures 7.5-1 through 7.5-3). Recommended adjustments in the alignment could be accomplished within the specified pipeline corridor.

Environmental Superior Alignment Alternative. The Mitigated Alignment Alternative would be the Environmentally Superior Alignment Alternative. The Mitigated Alignment Alternative is comprised of the project alignment with minor modifications to avoid sensitive biological resources, mitigating identified biological impacts to a less-than-significant level. When compared to the Auburn-Folsom North Alternative, the Mitigated Alignment Alternative would have less overall impact. Although biological impacts would be less under the Auburn-Folsom North Alternative, the increased traffic disruption impacts associated with this alternative would outweigh the biological benefits (particularly since the Mitigated Alternative already mitigates biological impacts). A traffic control plan would be required to minimize disruption of traffic on Auburn-Folsom Road, and the blasting that will be required to accomplish the greater trench depths will result in temporary closures of this roadway (10

to 15 minutes for each detonation). Although temporary closures on Barton Road would also be required for blasting associated with the project alignment, the traffic disruption impacts would be less under the Mitigated Alignment Alternative than the Auburn-Folsom North Alternative because traffic volumes on Auburn-Folsom Road are much higher (operating at over 90% percent of capacity) than on Barton Road. Therefore, temporary road closures on Auburn-Folsom Road would result in greater traffic disruption impacts than closures on Barton Road.

Chapter 9 Report Preparation and Persons/Agencies Consulted

9.1 Report Preparation

This EIR was prepared for the City of Roseville by Geier & Geier Consulting, Inc. (GGC). The following GGC staffmembers and subconsultants were involved in the preparation of this document:

Geier & Geier Consulting, Inc.

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Susan Sanders, Ph.D.	Wildlife
Entomological Consulting Services, Ltd.	Invertebrates
Far Western Anthropological Research Group, Inc.	Cultural Resources

13.2 Persons/Agencies Consulted

The following individuals and agencies were consulted as part of preparation of this EIR:

City of Roseville

Ed Kriz, Environmental Utilities Department

Kelye McKinney, Environmental Utilities Department

Jim Mulligan, Environmental Utilities Department

Initial Study

Roseville 60-Inch Raw Water Pipeline Project

September, 1997

Prepared for
City of Roseville

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1. INTRODUCTION

This Initial Study has been prepared consistent with Section 15063 of the California Environmental Quality Act (CEQA). The purpose of this Initial Study is to determine whether any significant environmental impacts could result from the proposed project and whether an Environmental Impact Report (EIR) will be required. If the Initial Study determines there is a potential for significant environmental impacts and an EIR is required, then another purpose of this Initial Study is to define the scope of the EIR. Therefore, this Initial Study serves to distinguish between issues requiring further environmental analysis and those environmental effects determined to have a less than significant impact; for the latter, no further analysis of those topics will be required in the EIR.

2. PROJECT PURPOSE

The City of Roseville proposes to provide new raw water transmission facilities from the vicinity of Folsom Reservoir to the City's Water Treatment Plant on Barton Road. Previous land use planning efforts for the City of Roseville (2010 General Plan, Comprehensive Land Use Element Update Project, the Northeast Roseville Specific Plan, the North Central Roseville Specific Plan and the General Plan Update Water System Study) identified the development of these facilities as necessary to ensure the provision of sufficient water supply capacity for service to existing and future residents of Roseville.

3. PROJECT LOCATION

The project site is a linear corridor located in the following jurisdictions: 1) southern Placer County, south of the community of Granite Bay; 2) City of Folsom; 3) Sacramento County; and 4) United States Bureau of Reclamation (USBR). The project site extends from immediately west of the Folsom Reservoir, adjacent to Auburn-Folsom Road, northward to an existing access road for Baldwin Reservoir. The proposed pipeline corridor then continues to the west along the access road and undeveloped lands to Barton Road. At Barton Road, the corridor extends northward again to the City of Roseville's Barton Road Water Treatment Plant (WTP). The project would generally be located along existing streets and roadway easements. In the vicinity of the Folsom Lake Estates subdivision, east of Barton Road, and near the WTP, the proposed corridor would cross currently undeveloped private and public lands. The regional project location and proposed pipeline alignment are presented in Figures 3-1 and 3-2 of the Draft EIR.

4. SITE DESCRIPTION

The project site consists of undeveloped and developed lands located in southern Placer County and northern Sacramento County. Developed areas traversed by the project alignment would include the US Bureau of Reclamation lands adjoining Auburn-Folsom Road, Auburn-Folsom Road right-of-way, San Juan Suburban Water District corporation yard, Baldwin Dam Access Road, and the Barton Road right-of-way. The undeveloped area south of the Folsom Lake Estates subdivision is relatively undisturbed; however, this area contains the City's existing 48-inch raw water pipeline. The City of Roseville currently has easements for an existing 48-inch water transmission pipeline along the proposed route for the project pipeline. The proposed 60-inch raw water pipeline would use existing City of Roseville easements as well as new easements along portions of the planned alignment. Additional easements would be required from the USBR, San

Juan Suburban Water District, Elliott Homes, Pinebrook Mobile Home Park and a private landowner in Sacramento County for various segments of the proposed pipeline.

5. PROJECT DESCRIPTION

A complete project description is contained in Chapter 3 of the EIR.

ROSEVILLE RAW WATER PROJECT INITIAL STUDY CHECKLIST

This Initial Study Checklist identifies potentially significant impacts associated with the project. Additional supporting information and references for this information are presented beneath each question. The "Environmental Determination" is presented at the end of the checklist.

Introduction

This section discusses potential environmental impacts associated with approval of the proposed project. The following guidance, adapted from Appendix I of the State CEQA Guidelines, was followed in answering the checklist questions:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported if the discussion shows that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained when it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. 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.
3. All analyses must be based on a comparison between existing conditions (also known as baseline conditions) and future conditions (existing-plus-project conditions).
4. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
5. "Potentially Significant unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact to a "Less-Than-Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross referenced).
6. "Less Than Significant Impact" applies where the impact does not require mitigation or result in a substantial or potentially substantial change of any of the physical conditions within the area affected by the project.
7. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (State CEQA Guidelines Section 15063[c][D]). Earlier analyses are discussed in the project description above under "Previous Environmental Documents and Site-Specific Information".

The discussion that corresponds to each section of checklist questions:

- analyzes previously certified environmental analysis and/or mitigation relevant to the issue, including the potential for each effect to be significant and adverse and standard requirements and measures that will preclude adverse impacts;
- describes proposed measures that will preclude adverse impacts;
- analyzes the potential for residual or remaining significant adverse impacts following implementation of the project and all previously identified, standard, and proposed requirements and measures; and

- summarizes the applicable mitigation measures established by the various support documents and project-specific measures that will reduce the impacts to a less-than-significant level.

Identification of the potential for residual significant adverse environmental Impacts would trigger the need for preparation of an EIR. For issue areas in which no significant adverse impact would result or impacts would be reduced to a less-than-significant level by mitigation, further analysis is not required.

City of Roseville INITIAL STUDY CHECKLIST				
	LEVEL OF SIGNIFICANCE			
ENVIRONMENTAL ISSUE	Potentially Significant	Potentially Significant Unless Mitigated	Less Than Significant	No Impact
I. LAND USE AND PLANNING. Would the proposal:				
a. Conflict with general plan designation or zoning?			X	
b. Conflict with applicable environmental plan or policies adopted by agencies with jurisdiction over the project?				X
c. Be incompatible with existing land use in the vicinity?			X	
d. Affect agricultural resources or operations (e.g. impacts to soils or farmlands, or impacts from incompatible land uses?				X
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community?				X

LAND USE DISCUSSION. The proposed 60-inch raw water pipeline would extend from the terminus of an existing 60-inch raw water line on U.S. Bureau of Reclamation (USBR) lands, adjoining Auburn-Folsom Road, to the City of Roseville Water Treatment Plan on Barton Road. In addition to the USBR jurisdiction, the proposed pipeline corridor would cross the City of Folsom, and portions of Placer County and Sacramento County. The proposed pipeline project would be subject to the land use goals and policies of these agencies.

Land use in the project area is guided by the general plans, zoning ordinances, and associated land use planning documents for Placer and Sacramento counties, and the City of Folsom. In addition to the Placer County General Plan (1994), the County has implemented a local land use plan for the project area, the Granite Bay Community Plan (1989). This plan is an official statement of the County of Placer and sets forth goals, policies, standards, and plan proposals that will guide the development of the area through at least 2000. The City of Folsom and the County of Sacramento General Plans provide land use guidance for the portions of the project area under these jurisdictions. The proposed raw water pipeline project will need to be evaluated for its consistency with the land use goals, policies, and standards indicated for each of these jurisdictions.

Due to the extent of the proposed project, the raw water pipeline would occur in the vicinity of a wide range of existing land uses (e.g. residential, commercial, and light industrial) along its proposed route. The project will also require an assessment of compatibility with existing and planned land uses adjoining the pipeline corridor.

To the extent that the proposed pipeline project allows for the future growth of Roseville, the project could also have land use implications for the City of Roseville. The City provides direction for land use, growth management, and community planning through established goals and policies as stated in its 2010 General Plan, sub-area specific plans, and zoning ordinance. The City's plans for the overall development of water service infrastructure are presented in the *General Plan Update Water System Study* (August 1993).

A review of the City of Roseville 2010 General Plan indicates that the proposed raw water transmission pipeline project would support and fulfill key goals and policies for the provision of water service to the community for 2010 and beyond. The General Plan's Public Facilities Element provides for the planning and development of a water system which meets existing and planned growth levels, ensuring the City's ability to supply projected water demand in a timely manner.

The purpose of the proposed raw water transmission facilities is to ensure adequate water service for existing and future residents of Roseville. In this capacity, the project would have the potential to induce substantial growth in several areas of the community. However, this potential for growth is identified in the 2010 General Plan and ancillary planning documents prepared by the City; the potential environmental effects of such growth are analyzed in the General Plan EIR and by the environmental review documents for Specific Plans recently completed by the City. In order to provide a comprehensive understanding of the project's implications for water service to existing and future Roseville residents, the EIR for this project will need to provide a land use analysis which addresses the project's consistency with the City's growth objectives as defined by planning instruments such as the Roseville 2010 General Plan, Water System Study, and several Specific Plans prepared for urban reserve areas within Roseville.

The construction of the proposed pipeline segment along the Baldwin Dam Access Road from Auburn-Folsom Road to Barton Road would have the potential to disturb resources (upper watershed and woodlands) which are located within the jurisdiction of Placer County and Sacramento County. The evaluation of noise impacts and resource disturbance is included in the appropriate sections of this Initial Study and EIR for this project.

The project's pipeline segments will be placed underground and constitute no disruption of a community's physical arrangement.

REFERENCES

City of Folsom, 1993. *City of Folsom General Plan.*

City of Roseville, 1992. *2010 General Plan.*

City of Roseville, 1990. *North Central Roseville Specific Plan.*

City of Roseville, 1987. *Northeast Roseville Specific Plan.*

City of Roseville, 1985. *Southeast Roseville Specific Plan.*

County of Placer, 1994. *Placer County General Plan.*

County of Sacramento, 1993. *County of Sacramento General Plan.*

Jones and Stokes Associates, Inc., 1986. *Draft Environmental Impact Report, Northeast Roseville Specific Plan.* Prepared for City of Roseville. October.

Spink Corporation, 1993. *General Plan Update Water System Study.* August 30.

II. POPULATION AND HOUSING. Would the proposal:				
a. Cumulatively exceed official regional or local population projections?				X
b. Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)?			X	
c. Displace existing housing, especially affordable housing?				X

POPULATION AND HOUSING DISCUSSION. The proposed project is designed to follow the alignment of existing water transmission lines. The project would also be constructed adjoining existing public roads and in undeveloped areas with existing easements. Consequently, the pipeline and associated water facilities would not displace existing or future housing, people, or businesses. The proposed project is funded as part of the City of Roseville's Capital Improvement Program and would not result in excess expenditure of public funds.

The project could generate public controversy by facilitating the growth of the community. Although the City of Roseville's 2010 General Plan provides for the development of additional lands throughout the City, some residents have indicated that the growth of the community should be managed in ways other than those specified by the General Plan's Growth Management goals and policies. This issue will be discussed as part of the Land Use and Planning section of the EIR.

III. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:				
a. Fault rupture?				X
b. Seismic ground shaking?				X
c. Seiche, tsunami, or volcanic hazard?				X
d. Landslides or mudflows?				X
e. Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill?			X	
f. Subsidence of the land?				X
g. Expansive soils?				X

h. Unique geologic or physical features?			X	

GEOLOGIC/SOILS DISCUSSION. The proposed project would not result in or expose people to fault rupture. Three inactive faults occur in this part of Placer County; however these are to the east, north, and south of the project area. Of these, the closest is the Volcano Hill Fault, about half a mile northwest of the project alignment. No active, potentially active or, inactive faults would be crossed by the pipeline alignment or underlie the proposed pump station or reservoir sites (Dames & Moore, 1995). Therefore, fault rupture hazards do not require further study in the EIR.

Seismic groundshaking would affect the project area in the event of a major earthquake in the Sierra foothills or eastern Sierra (Jones and Stokes Associates, 1986). The Foothills Fault System is the nearest major potentially active fault system to Roseville, and may be undergoing reactivation in the vicinity of Folsom Reservoir (Fugro, 1994). Therefore, earthquakes with Richter magnitudes of up to 6.5 may be possible in the region. Properly constructed pipelines and ancillary facilities founded on the granitic bedrock underlying the northern and central segments of the project in the Barton Road area would not be subjected to shaking at levels likely to damage or destroy those facilities. The portion of the central segment that would be located in the levee adjacent to Baldwin Reservoir may be subject to higher shaking; however, because the pipeline would be located in a trench near the base of the levee, it likely would not be subject to major failure hazards even if the levee were to suffer damage in an earthquake. All proposed project facilities would be designed to exceed American Water Works Association design standards, which would limit their susceptibility to damage from seismic shaking. Therefore, potential seismic and subsidence hazards associated with the pipeline do not require further study in the EIR.

The eastern and central segments of the pipeline may be subject to seiches or dam failures on Folsom Lake (Sacramento County General Plan, Safety Element). If a seiche or flooding were to occur on Folsom Lake affecting the projects alignment, it would not be likely to damage the pipeline because the pipe would be buried three to ten feet below the surface. Therefore, these issues do not require further study in the EIR.

The project would require substantial excavation and ground clearing which could result in increased erosion. Erosion is possible along the central segment and on the southern portion of the northern segment. Erosion would be of greatest concern where the alignment crosses Linda Creek, below Baldwin Dam. Erosion resulting from construction along the levee also could contribute sedimentation to Baldwin Reservoir. Erosion hazards along the proposed pipeline alignment would be mitigated below a level of significance by implementation of a Stormwater Pollution Prevention Plan (SWPPP) as required by local jurisdictions and the Regional Water Quality Control Board.

The proposed action would not expose people to subsidence of land. In addition, as noted above, the portion of the pipeline that would cross the levee would be buried near the bottom of the levee, thereby reducing the potential for pipeline damage from levee subsidence to a less-than- significant level. Therefore, this issue does not require further study in the EIR.

Some portions of the pipeline and other facilities may be in areas overlain by expansive soils. The pipeline would generally be founded on bedrock beneath these soils. However, if these soils are found to be present along pipeline alignment, corrective site preparation measures are proposed to be implemented as required. Therefore, this impact will be mitigated to less-than-significant and does not require further study in the EIR.

Portions of the pipeline alignment would be located on dense granitic bedrock. These formations form shallow soils with inadequate depths for pipeline burial, and are hard and erosion resistant. Blasting will be used to excavate for pipeline placement in these areas. If not carefully conducted, blasting can result in damage to other surface and buried structures. A minimum 10-foot separation from existing buried utilities would be maintained throughout the project in areas where dense granite occurs. This separation would allow the use of controlled blasting without damage to existing facilities. Further, blasting records for the area which was pre-blasted as part of the San Juan Cooperative Transmission Line project would be used in the development of blasting plans for the project. Monitoring will be conducted to assure that shock waves from blasting do not reach intensities that can damage structures. Project contract specifications will require that the blasting contractor(s) will be responsible for restitution for any damages to public or private property resulting from the blasting. These conditions are part of the proposed project, and will reduce the potential for geology-related blasting impacts to a less than significant level. Noise impacts of blasting are addressed in the Noise section of this Initial Study (Section X). Public Safety impacts resulting from blasting are discussed in the Hazards section of the Initial Study (Section IX).

There are no other unique geologic or topographic features in the project area. Proposed grading and excavation would have insignificant effects on topography, and no unique topographic features would be affected by the project. Therefore, this issue does not require further study in the EIR.

REFERENCES

Dames & Moore, 1995. *Draft Environmental Impact Report, Comprehensive Land Use Element Update Project.* Prepared for City of Roseville Planning Department. February.

Jones and Stokes Associates, Inc., 1986. *Draft Environmental Impact Report, Northeast Roseville Specific Plan.* Prepared for City of Roseville. October.

Fugro, 1994. *Draft Environmental Impact Report for The Highlands General Plan Amendment, Tentative Subdivision Map, and Rezone.* Prepared for City of Rocklin. December.

IV.WATER. Would the proposal result in:				
a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?			X	
b. Exposure of people or property to water related hazards such as flooding?				X
c. Discharge into surface water or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity?			X	
d. Changes in the amount of surface water in any water body?			X	
e. Changes in currents, or the course or direction of water movements?			X	
f. Change in the quantity of ground waters, either through direct additions or				X

withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability?				
g. Altered direction or rate of flow of groundwater?				X
h. Impacts to groundwater quality?				X
i. Substantial reduction in the amount of groundwater otherwise available for public water supplies?				X

WATER DISCUSSION. Development of the proposed pipeline would have a minimal effect on the overall runoff volumes generated along the project alignment. There would be no increase in impervious surfaces from these facilities. These potential impacts would be less-than-significant and, therefore, this issue does not require further study in the EIR.

The project could have potential effects on the water quality of Baldwin Reservoir and Linda Creek during the construction of the stream crossing and on the reservoir levee. The project design for drainage crossings encompasses open cut excavation in accordance with requirements of the California Department of Fish and Game. In addition, erosion hazards along the proposed pipeline alignment would be mitigated by implementation of a Stormwater Pollution Prevention Plan (SWPPP) as required by local jurisdictions and the Regional Water Quality Control Board. These measures would reduce the significance of this impact to less than significant and, therefore, this issue does not require further study in the EIR.

As noted in the Geology section, the eastern and central segments of the proposed pipeline may be subject to seiches or dam failures on Folsom Reservoir (Sacramento County General Plan, Safety Element). If a seiche or flooding were to occur on Folsom Reservoir affecting the project's alignment, it would not be likely to damage the pipeline because the pipe would be buried three to ten feet below the surface. Therefore, these issues do not require further study in the EIR.

V.AIR QUALITY. Would the proposal:				
a. Violate any air quality standard or contribute to an existing or projected air quality violation?		X		
b. Expose sensitive receptors to pollutants?			X	
c. Alter air movement, moisture, or temperature, or cause any change in climate?				X
d. Create objectionable odors?				X

AIR QUALITY DISCUSSION. The proposed facilities would result in increased air pollutant emissions during construction. The construction of the proposed facilities would have the

potential to temporarily generate increased levels of dust and equipment exhaust emissions. The EIR will address potential short- and long-term impacts on regional air quality as well as evaluate the potential for local impacts on nearby sensitive receptors.				
VI.TRANSPORTATION/CIRCULATION. Would the proposal result in:				
a. Increased vehicle trips or traffic congestion?		X		
b. Hazards to safety from design features (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?				X
c. Inadequate emergency access or access to nearby uses?		X		
d. Insufficient parking capacity on-site or off-site?				X
e. Hazards or barriers for pedestrians or bicyclists?		X		
f. Conflicts with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?				X
g. Rail, waterborne or air traffic impacts?				X
TRANSPORTATION/CIRCULATION DISCUSSION. The project would have the potential to generate truck and vehicular traffic during construction and operation. Operational traffic increases are expected to be minimal and associated with maintenance of proposed facilities. The EIR traffic analysis will qualitatively address the potential for traffic disruption along Barton Road, Auburn-Folsom Road as well as any other affected streets, identifying locations where temporary traffic delays could occur, when and how long such traffic impacts could occur, if any access problems would be created, and how long access would be impeded. The EIR will provide mitigation measures that would help minimize any significant potential temporary traffic delays and access problems.				
VII.BIOLOGICAL RESOURCES. Would the proposal result in impacts to:				
a. Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)?		X		
b. Locally designated species (e.g. heritage trees)?		X		
c. Locally designated natural communities (e.g. oak forest, native grassland, etc.)?		X		

d. Wetland habitat (e.g. marsh, riparian, vernal pools)?			X	
e. Wildlife dispersal or migration corridors?			X	

BIOLOGICAL RESOURCE DISCUSSION. The proposed development of a 60-inch raw water pipeline would result in the disturbance of biotic resources and wildlife habitat. The EIR will determine whether existing sensitive biotic resources (including wetlands, vernal pools, and oak woodlands) could be directly or indirectly affected by project construction. The EIR will also evaluate whether the project could adversely affect any special status plant, wildlife, and/or invertebrates species. Preliminary review of biotic conditions in the project area indicates that the proposed pipeline could affect wildlife species using the Baldwin Wetland and Wildlife Preserve (Preserve) immediately north of the pipeline alignment. Although the proposed project alignment would not directly affect the Preserve, the EIR will need to address the extent to which the project could affect wildlife habitat provided by the Preserve.

VIII. ENERGY AND MINERAL RESOURCES. Would the proposal result in impacts to:				
a. Conflicts with adopted energy conservation plans?				X
b. Use non-renewable resources in a wasteful and inefficient manner?				X
c. Result in the loss of availability of a known mineral resource that would be of future value?				X

ENERGY AND MINERAL RESOURCE DISCUSSION. The flows of raw water through proposed pipeline would rely on both gravity flow and pumping at various times of operation. The Folsom Pumping Plant delivers water from Folsom Reservoir to San Juan Water District (SJWD), the City of Roseville, the City of Folsom, and Folsom Prison. The water is conveyed through an 84-inch diameter pipeline from the dam through the pump station to the Hinkle "Y," a manifold structure immediately southwest of the dam. Raw water is delivered to the City from the Hinkle "Y" through an existing 48-inch diameter pipeline. The Folsom Pumping Plant is only utilized when gravity flow conditions cannot provide sufficient water from Folsom Reservoir to meet the demands of the four agencies. The San Juan Water District is currently in the governing position for requesting activation of the Folsom Pumping Plant. To the extent that the Plant is occasionally used for pumping flows through the City's existing 48-inch pipeline, the proposed project would be expected to result in incremental increases in the use of energy; this would be considered a less-than-significant, indirect impact of the project. Therefore, this issue does not require further study in the EIR.

The impacts of the proposed project on energy and mineral resources are considered to be less than significant.

REFERENCES

Boyle Engineering Corporation, 1997. *Preliminary Design Report: City of Roseville 60-inch Raw Water Pipeline.*

City of Roseville, 1992. *2010 General Plan: Public Facilities Element.*

IX.HAZARDS. Would the proposal involve:				
a. A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)?			X	
b. Possible interference with an emergency response plan or emergency evacuation plan?			X	
c. The creation of any health hazard or potential health hazard?				X
d. Exposure of people to existing sources of potential health hazards?				X
e. Increased fire hazard in areas with flammable brush?				X

HAZARDS DISCUSSION. The development of the proposed raw water transmission main would involve trenching in areas known to contain granite and possibly requiring blasting for excavation. San Juan Water District and the City of Roseville have had previous experience with the implementation of controlled blasting in the project area, without adverse incidents causing damage or injury. Nonetheless, the construction of the project could introduce the potential for hazards related to blasting. The construction of the proposed pipeline would involve blasting, excavation, and trenching through granite formations identified as a part of the geotechnical investigation conducted for the construction of the City's 48-inch raw water line (*Subsurface Investigation Folsom Lake-Roseville Water Pipeline*, June 1968). Special precautions would need to be taken to preclude potential hazards associated with blasting during construction. Proposed special measures that will be implemented as part of the project (refer to geology/soils measures listed in the Project Description section) would be adequate to mitigate potential safety hazards to a less-than-significant level.

Increased human activity in undeveloped areas along the pipeline alignment would result in a higher potential for fire hazard in the project area. Construction of a portion of the central pipeline segment would occur in an undeveloped area which is covered by flammable vegetation such as grasses and brush. When combined with other factors such as the proximity of such fuels to construction activities, workers, and equipment as well as construction activities occurring during the dry season (when fire hazard is highest), project construction in undeveloped areas would significantly increase fire hazards in these areas. However, proposed implementation of fire prevention measures (as specified in Article 87 of the Fire Code, *Fire Safety During Construction or Demolition of Buildings)* as appropriate when constructing in undeveloped areas would minimize this potential hazard to a less-than-significant level. Since fire prevention measures are already included as part of the project and would mininimize potential impacts to a less-than-significant level, this issue does not require further analysis in the EIR.

The project's effect on emergency response will be addressed in the EIR under the Traffic and Circulation section. Since the proposed project would not involve the creation of health hazards, precludes exposure of persons to any existing sources of health hazards, no

further analysis of these issues are required in the EIR. Therefore, these issues do not require further study in the EIR.				
X.NOISE. Would the proposal result in:				
a. Increases in existing noise levels?			X	
b. Exposure of people to severe noise levels?			X	

NOISE DISCUSSION. There would be no sources of noise associated with operation of the project pipeline, which is proposed to be underground and pressurized. Since there would be no other pumps or other noise-generating equipment associated with the pipeline, there would be no other sources of operational noise.

Construction and maintenance of the proposed facilities would have the potential to temporarily generate increased levels of noise due to operation of equipment. The closest sensitive receptors are located adjacent to the proposed central pipeline segment and they include the northernmost four residences located on Overbrook Drive (approximately 30 feet from the proposed pipeline). West of these residences, there are eight residences on the north side of Northwood Drive and three residences on the north side of Baldwin Lake Court that are located within 100 feet of the proposed pipeline. There are also two residences on Oak Hills Drive that are located approximately within 75 feet of the proposed northern pipeline segment. No other noise-sensitive receptors are located within 100 feet of the proposed pipeline route.

The residential receptors located on Overbrook Drive and Baldwin Lake Court (adjacent to the central pipeline segment) are located within the City of Folsom, while the residences on Oak Hills Drive (east of Barton Road and northern pipeline segment) are located within Placer County. Other more distant residential receptors are located within Placer County (along the northern pipeline segment and north of the central pipeline segment) or City of Folsom (south of the central pipeline segment and along the eastern pipeline segment). There are no Sacramento County residential receptors located in the vicinity of the portion of the pipeline that is located in Sacramento County. Neither Placer County nor Sacramento County have noise ordinances or specific noise limits for construction noise. The City of Folsom Noise Ordinance limits noise generation by construction to the hours of 7 a.m. to 6 p.m. on Mondays through Fridays, and between the hours of 8 a.m. to 5 p.m. on Saturdays and Sundays. There are no specific construction noise limits in the ordinance.

Equipment that is anticipated to be used for pipeline construction include a front-end loader, backhoe, bulldozer, compactor, and haul trucks. Noise levels from such equipment would have the potential to generate noise levels of 83 dBA (loaders) to 89 dBA (backhoes) at 30 feet. With feasible noise controls, such noise levels could be reduced to approximately 79 dBA at 30 feet. Simultaneous operation of two pieces of equipment in the same area could generate combined noise levels of 82 dBA at 30 feet (with feasible noise controls). The rate of attenuation is about six decibels (dB) for every doubling of distance from a point source.

With a minimum setback of 30 feet from project construction activities, peak combined noise levels at the closest sensitive receptors could reach 82 dBA (with feasible noise controls). Noise peaks generated by construction equipment could result in temporary disturbance (e.g., speech interference) to persons in adjacent buildings if the noise level in the interior of

the building exceeds 45-60 dBA.[1] A typical building can reduce noise levels by 20-25 dBA with the windows closed (U.S. Environmental Protection Agency, 1974), although the actual noise attenuation may vary depending on building construction and design. Assuming a 20-25 dBA reduction with the windows closed, an exterior noise level of 70-80 dBA at receptors would maintain an acceptable interior noise environment for normal conversation. It should be noted that such noise levels would be sporadic rather than continuous in nature because different types of construction equipment would be used throughout the construction process. The projected maximum allowable combined peak noise level that could occur during project construction would be 82 dBA at 30 feet.

Such levels would marginally exceed maximum acceptable interior noise levels for normal conversation (with the windows closed). However, pipeline construction would progress at a rate of 150 feet per day, which would result in any one residence being significantly affected by construction equipment noise for a maximum of two to three days. Therefore, construction-related noise impacts are considered less than significant due to the temporary nature of this impact. Compliance with the Folsom Noise Ordinance (which is a statutory requirement) would help reduce potential noise impacts associated with project construction. In addition, the City of Roseville proposes to require the project contractor to implement feasible noise controls as part of the project and such controls will include limiting hours of operation, utilizing the best available noise control techniques (improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds), use of hydraulically or electrical powered impact tools (e.g., jack hammers, pavement breakers, and rock drills) wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools, and location of stationary noise sources as far from sensitive receptors as possible.

Noise would also be generated as part of the project construction due to proposed blasting activities for the northern pipeline segment in the vicinity of Barton Road. Proposed construction specifications would limit blasting hours to between 9 a.m. and 4 p.m. on weekdays and noise levels would not be allowed to exceed 140 dBA at the nearest structure or property line. Hours of operation would be consistent with the hourly limits specified in the Folsom Noise Ordinance. The City of Folsom, Sacramento County and Placer County do not have specific noise limits for blasting activities.

Given the temporary nature of these construction noise impacts on any particular affected receptor, proposed incorporation of feasible noise controls, and requirements of the Folsom Noise Ordinance, no further analysis of this issue is required in the EIR.

REFERENCES

U.S. Environmental Protection Agency, *Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety,* March 1974.

[1] In indoor noise environments, the highest noise level that permits relaxed conversation with 100% intelligibility throughout the room is 45 dBA. Speech interference is considered to become intolerable when normal conversation is precluded at 3 feet, which occurs when background noise levels exceed 60 dBA. In outdoor environments, the highest noise level that permits normal conversation at 3 feet with 95% sentence intelligibility is 66 dBA (US Environmental Protection Agency, 1974. *Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety).*

XI.PUBLIC SERVICES. Would the proposal have an effect upon or result in a need for new or altered government services in any of following areas.				
a. Fire protection?				X
b. Police protection?				X
c. Schools?				X
d. Maintenance of public facilities, including roads?			X	
e. Other governmental services?			X	
PUBLIC SERVICES DISCUSSION. The project would extend a raw water transmission line to serve the community as it plans for future growth. The construction and operation of the proposed water facilities would have no direct or permanent adverse impacts on fire and police protection services; school systems would also remain unaffected by the project. The construction of the water transmission main would have indirect effects on these services through temporary restrictions on access and travel. Constraints on travel would be limited to a 500-foot segment along affected roadways and would have a minimal effect on response times for emergency services. The operation of project facilities would require periodic maintenance activities to ensure continued reliability of the water transmission facilities. Future maintenance requirements would be routine and consistent with the maintenance needs of other existing water facilities in the project vicinity. The increase in maintenance would also result in minimal additional administrative services in support of maintenance for the proposed project. The maintenance and administrative services required for the project would have a less-than-significant effect on public services. Therefore, this issue does not require further study in the EIR.				
XII.UTILITIES AND SERVICES SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alteration to the following utilities?				
a. Power or natural gas?				X
b. Communication systems (e.g., telephone, cable or fiber optic systems)?				X
c. Local or regional water treatment or distribution facilities?			X	
d. Sewer or septic tanks?			X	
e. Storm water drainage?				X
f. Solid waste disposal?			X	
g. Local or regional water supplies?			X	
UTILITY AND SERVICE SYSTEMS DISCUSSION. The construction and operation of the raw water pipeline would neither require new power or natural gas systems or supplies, nor				

substantially alter power or natural gas utilities. Consequently, the project would have a less-than-significant effect on power system requirements. However, PG&E has indicated that there are a variety of gas and electric facilities located along the pipeline route. Proposed early coordination with other service agencies (including PG&E, San Juan Water District, City of Folsom and Placer County for gas, electric, water, wastewater and storm drainage facilities) would help minimize any potential impacts on these facilities to a less-than-significant level.

The new water facilities would have no direct effects on the communications systems in the project area. Construction of the proposed pipeline would entail extensive excavation and trenching near roadways containing service lines for communications systems. Routine planning and site preparation for construction activities would preclude the disruption of existing communication service lines in the construction area.

The project would extend a new raw water pipeline from Folsom Reservoir to the City of Roseville Water Treatment Plant on Barton Road. While the construction of the project would not directly require additional water treatment plant capacity, the operation of the raw water pipeline would indirectly induce the need for new water treatment plant facilities. The need for the development of these additional water treatment facilities is identified in the City's General Plan Update Water System Study (1993). A separate Initial Study and Environmental Impact Report for the Water Treatment Plant Expansion are currently being prepared for the City of Roseville.

The construction of the proposed raw water transmission main would provide new water supplies to existing and future residents of Roseville. The availability of additional water to the community would have direct effects on existing and future regional water supplies. The Land Use, Plans and Policies Section of the EIR (Chapter 4) for this project will provide a detailed discussion of the project's implications for local and regional water supplies, including information about the City of Roseville's current water use, projected water demand, and the City's water entitlements. The operation of the project would directly affect the availability of additional water supplies to the community.

The project would have no direct effect on the need for new wastewater treatment facilities. Although the proposed water facilities would have potential ramifications for growth inducement and related wastewater generation and the need for treatment facilities, a comprehensive evaluation of the community's wastewater facilities needs is presented in the 2010 General Plan EIR and the Wastewater Treatment Service Area Master Plan (1994) and EIR. This plan considers the feasibility of expanding the existing City of Roseville treatment plant to accommodate anticipated capacity through 2015. The Master Plan analysis provides a detailed environmental assessment of the need for additional wastewater treatment capacity for the City.

The proposed project would have minor, temporary impacts related to the generation of storm water drainage in construction areas. On a permanent basis, the project would not generate additional runoff along the pipeline corridor.

Solid waste disposal from the proposed project would be limited to disposal of excavated materials. The project design would involve the formulation of a balanced cut-and-fill program to minimize excess soils requiring disposal. The project would generate minor amounts of solid waste during construction.

REFERENCES

City of Roseville, 1992. *2010 General Plan.*

City of Roseville, 1993. *General Plan Update Water System Study and Master Plan.*

City of Roseville, 1994. *Roseville Regional Wastewater Treatment Service Area Master Plan Draft Environmental Impact Report.*

XIII. AESTHETICS. Would the proposal:				
a. Affect a scenic vista, or scenic highway?				X
b. Have a demonstrable negative aesthetic effect?				X
c. Create light or glare?				X

AESTHETICS DISCUSSION. The construction of the proposed pipeline would generally be within or near existing road right-of-ways. The pipeline would be placed underground along its entire alignment. Consequently, the impacts of the proposed project on aesthetic conditions in the project area are considered to be less-than-significant. Therefore, this issue does not require further study in the EIR.

XIV. CULTURAL RESOURCES. Would the proposal:				
a. Disturb paleontological resources?				X
b. Disturb archaeological resources?			X	
c. Affect historical resources?			X	
d. Have the potential to cause a physical change which would affect unique ethnic cultural values?				X
e. Restrict existing religious or sacred uses within the potential impact area?				X

CULTURAL RESOURCES DISCUSSION. An archaeological review and reconnaissance of the project site was compiled by Far Western Anthropological Research Group, Inc. in January 1998. A copy of this study is on file at the City of Roseville Environmental Utilities Department and is available for public review. Record searches conducted in support of this effort revealed that much of the project area had been previously surveyed. Four historic archaeological sites have been previously documented within and adjacent to the project's Area of Potential Effect (APE), three ditches and one dirt road. Only a small portion of one of these sites, the Rose Spring Ditch (CRU-93-PLA-1H), is currently evident within the APE; the others have apparently been destroyed by modern development and are no longer observable in the project corridor. No additional cultural resources were documented during the current field investigation.

A small portion of CRU-93-PLA-1H, the Rose Spring Ditch, lies within the APE near the eastern end of the pipeline route by the Hinkle "Y". While no formal evaluation of the Rose Spring Ditch was undertaken within the context of this study, the segment identifiable within the APE is highly disturbed and lacks integrity. The Rose Spring Ditch in the project vicinity has been so severely compromised that it does not contribute to the historic significance of

the ditch as a whole. The ditch has been obliterated for at least 1/4 mile to the north of the APE crossing, and nearly completely infilled between Barton Road and Baldwin Dam as well. While there may (or may not) be portions of the ten mile length of the Rose Spring Ditch which retain sufficient integrity to warrant protection under CEQA, the segments in the current project APE do not appear to be significant.

Since no significant cultural resources, or portions thereof in the case of the Rose Spring Ditch, are located within the APE of the proposed pipeline project, no further action is recommended for project CEQA compliance. In the unlikely event that artifacts, historic features, or human remains are unearthed during the course of construction, the City of Roseville proposes to cease work in that location until a qualified archaeologist can conduct an identification and assessment of the site, and provide appropriate management recommendations.

XV.RECREATION. Would the proposal:				
a. Increase the demand for neighborhood or regional parks or other recreational facilities?				X
b. Affect existing recreational opportunities?				X

RECREATION DISCUSSION. The project would not directly affect any recreational opportunities nor would it directly increase the demand for recreational facilities. However, future growth in the Roseville area that would be facilitated by the project and would increase demand for recreational facilities. Growth would occur in accordance with the City of Roseville 2010 General Plan, and impacts on recreational facilities and required mitigation due to this growth are discussed in the General Plan EIR; this discussion is incorporated by reference. Therefore, no further discussion of this impact is required. Therefore, this issue does not require further study in the EIR.

XVI. MANDATORY FINDINGS OF SIGNIFICANCE.				
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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		X		
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term environmental goals?			X	

c. Does the project have impacts that 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		
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		X		

XVI. Mandatory Findings of Significance.

The project would be constructed along a linear corridor located in Placer County, Sacramento County, and on U.S. Bureau of Reclamation lands. While construction activities involving trenching and grading for the project could result in erosion hazards in sensitive habitat areas, project-proposed mitigation measures would protect soil resources and water quality, reducing the level of project impacts to less-than-significant levels. The project would also result in temporary air quality and noise impacts during construction. Construction along Barton Road would result in temporary effects on traffic flows on this street; installation of the pipeline on U.S. Bureau of Reclamation land would minimize traffic impacts on Auburn-Folsom Road.

The project site encompasses a variety of upland and wetland vegetation types. The habitat types identified could support special-status plant and wildlife species. The construction of the proposed water transmission pipeline would have direct effects on the quality and value of these habitat types for wildlife species in addition to direct impacts on vegetation types. The potential for these types of effects from the proposed project would require detailed analysis through the preparation of an environmental impact report. In addition, The trenching requirements for the project are extensive and buried cultural resources could be exposed during the construction process. Proposed mitigation measures and/or improvement standard provisions or required permit actions would reduce some of these impacts to less-than-significant levels.

The project has been planned by the City and is intended to accommodate long-range development of the community as discussed the City's General Plan and the General Plan Update Water Study. The proposed project would permit the continued development of the community according to General Plan guidelines, resulting in cumulative impacts disclosed in the General Plan EIR and subsequent specific plan environmental reviews. It is unknown whether the project would increase water service capacities for the service to community population levels beyond those indicated in the General Plan. The project does not have impacts that will cause substantial adverse effects on human beings, either directly or indirectly.

XVII. Earlier Analyses.

Several earlier analyses have been prepared by the City of Roseville to address the potential environmental effects of City-sponsored projects on a programmatic level. The City's

environmental review process requires further project-specific environmental review and analysis when these projects are deemed necessary. Previous environmental documentation was prepared for the following analyses:

- North Roseville Specific Plan (1997)
- Highland Reserve North Plan (1996)
- 2010 General Plan (1992)
- North Central Roseville Specific Plan (1990)
- Northeast Roseville Specific Plan (1987)

Programmatic environmental documents for these plans are available from review at the City of Roseville Community Development Department, 316 Vernon Street, Number 102, Roseville, CA 95678.

The proposed pipeline project was identified by the City's *General Plan Update Water Study* (1993) as a critical element of the City's public facilities infrastructure. As required by the City's comprehensive planning and environmental review process and CEQA guidelines, the project-specific environmental impacts of the proposed raw water pipeline will be further examined prior to project implementation. The appropriate environmental analyses for the project will be tiered from the previous programmatic environmental reviews, incorporating relevant analyses from earlier documents for use in the Draft EIR required for this pipeline project. The Draft EIR will provide appropriate project-level analysis for potentially significant impacts of the pipeline, and will identify previously completed environmental assessments which address cumulative and growth-inducing effects of the project. Where appropriate, the Draft EIR will summarize previous environmental analyses and incorporate extensive studies by reference.

ENVIRONMENTAL DETERMINATION

On the basis of this initial evaluation, the City of Roseville, as the Lead Agency, finds that the project may have significant impacts on the environment. Since some of the project's potential impacts were determined to be less-than-significant, the project requires preparation of an EIR which is focused only on the issues identified in this Initial Study as "Potentially Significant."

DATE: _____

_____

Mark Morse, Environmental Coordinator
Roseville Community Development Dept.

Appendix B

Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM FOR: 60-INCH RAW WATER PIPELINE IMPROVEMENTS

The monitoring program includes:

- a list of mitigation measures with a space for the completion date,
- the full text of the mitigation measures, and
- monitoring details, including: 1) agency responsible for implementation, 2) timing, and 3) standards of success.

List of Mitigation Measures and Date of Completion

Completion Date		
_____	*4.3-1:*	***Acquire easements.***
_____	*6.4-1*	***Prepare a Traffic Control Plan.***
_____	*6.4-2*	***Notify emergency providers and public.***
_____	*7.5-1*	***Realign pipeline to avoid oak removal and minimize encroachment within crown dripline.***
_____	*7.5-2*	***Realign pipeline to move a section immediately west of Bacon Pump Station to reduce the total length of pipeline within defined drainages and riparian woodland habitat.***
_____	*7.5-3*	***Maintain appropriate setback distances from elderberry plants.***
_____	*7.5-4*	***Conduct nesting survey during spring prior to construction.***
_____	*7.5-5*	***Restrict the area of construction activities to the minimum and install fences and signs to mark those limits.***
_____	*7.5-6*	***Strip, stockpile, and replace topsoil in annual grassland areas.***
_____	*7.5-7*	***Locate any siltation basins and stockpile/disposal sites so that there are no additional impacts on riparian habitat or seasonal wetlands.***
_____	*7.5-8*	***Reestablish similar pre-construction topography and surface conditions in the channel following construction.***
_____	*7.5-9*	***Minimize water quality impacts when crossing drainage channels.***
_____	*7.5-10*	***Prohibit construction activities during western pond turtle breeding season (May - August) at the Baldwin Reservoir Wetland and Wildlife Preserve.***

_____ ***7.5-11 Mitigate for impacts on riparian trees by planting riparian trees at suitable sites in and adjacent to the affected habitats consistent with provisions of the project's Streambed Alteration Agreement (CDFG) and wetland permit (COE).***

_____ ***7.5-12 Mitigate for impacts on seasonal wetlands by acquiring credits at any agency-approved mitigation bank.***

Mitigation Monitoring

*4.3-1 **Acquire easements.** The City of Roseville would acquire easements facilities for pipeline easements of varying widths and lengths for construction and maintenance of water pipelines.*

Easements will be required from the USBR for portions of the eastern pipeline segment as well as San Juan Suburban Water District, Elliott Homes, Pinebrook Mobile Home Park, and a private landowner in Sacramento County for portions of the eastern and/or central pipeline segment.

Party Responsible for Mitigation:	Environmental Utilities Department
Monitoring Agency:	Environmental Utilities Department, Plan Check Environmental Utilities Department, Construction Inspector
Timing Process:	During plan check, the Environmental Utilities Department or its designated representative(s) shall verify that all required easements shall have been completed.
Standards of Success:	This mitigation measure will be fulfilled upon recording of the easements with appropriate agencies.

*6.4-1 **Prepare a Traffic Control Plan.** To minimize disruption of traffic flows, transit service, and bicycle/pedestrian/equestrian access during project construction, a Traffic Control Plan shall be prepared and implemented. This Plan will be subject to approval by the City of Folsom and Placer County. The City of Folsom and Placer County will require that the project contractor prepare and implement a "Traffic Control Plan" which conforms with Caltrans guidelines as well as their requirements. Construction traffic guidelines are outlined in the Caltrans Traffic Manual. This document provides information relative to construction signs, reduced speeds in work areas, channelization through construction areas and traffic controls (including flaggers to direct traffic through reduced width roadways in construction areas). As part of this plan, the City of Folsom and Placer County will require that pipeline construction occur only during the off-peak hours. No lane closures will be allowed on weekdays between 7:00 a.m. and 8:30 a.m. and between 4:00 p.m. and 6:00 p.m.*

With respect to construction along Auburn-Folsom Road, the Traffic Control Plan should specifically require that two-way traffic flows be maintained during construction. Where construction will occur close to the roadway (near the pipeline crossing of the road), shoulder areas should be used to maintain two-way flows. In addition, project scheduling will need to be coordinated with the scheduled City of Folsom roadway widening project along this segment of Auburn-Folsom Road.

The Traffic Control Plan shall also address continued access to fire hydrants during project construction.

Where sidewalks, bicycle lanes, or equestrian trails would be closed due to project construction, provisions shall also be made for continued pedestrian, bicycle, and equestrian access along roadways and across affected intersections.

Party Responsible for Mitigation:	Environmental Utilities Department
Monitoring Agency:	Public Works Department, Plan Check and Public Works Department, Construction Inspector
Timing Process:	The Traffic Control Plan (TCP) shall be completed prior to the construction of project facilities. The Public Works Department shall distribute the TCP to all parties who have requested review copies during the environmental review process. The Construction Inspector shall ensure that the provisions of the TCP are implemented during construction.
Standards of Success:	The measure will be deemed successful if project facilities are constructed under the provisions of the TCP.

6.4-2 Notify emergency providers. To minimize delays in emergency response during project construction, emergency providers shall be notified in advance. Police, fire protection and ambulance services shall be notified in advance of the times, duration and location of construction activities throughout the project's construction process.

In addition, the public shall be notified via media press releases, announcing temporary closure locations and expected delays. This would provide motorists with advanced notice so they have the option of selecting alternative routes to avoid the construction zone. The City of Roseville Public Information Officer would be responsible for coordinating the noticing process for the proposed project.

Party Responsible for Mitigation:	Environmental Utilities Department
Monitoring Agency:	Public Works Department
Timing Process:	Prior to the start of construction, the construction schedule shall be provided to emergency services agencies, indicating times, duration, and location of construction activities for the project. All emergency services providers shall receive construction schedule revisions.
Standards of Success:	The measure will be deemed successful once delivery of current construction schedules to emergency services providers is verified by the Environmental Utilities Department.

7.5-1 ***Realign the pipeline to avoid oak removal and minimize encroachment within crown dripline.***
The pipeline corridor would be wide enough and the turning options appear sufficient to permit the pipeline to be relocated where necessary to avoid tree removal and to minimize encroachment within the crown dripline. Although oak roots often extend well beyond the crown dripline, prohibiting pipeline trench excavation within the crown dripline and the additional one foot would minimize the need to prune branches and impacts on the root system.

The pipeline location may also need to be adjusted to avoid the existing vegetation mitigation site on the Bureau of Reclamation land near the Sprint cellular communications tower (Station 93+55) where interior live oak trees have been planted to reduce the visual impacts of the towers.

Party Responsible for Mitigation:	Environmental Utilities Department
Monitoring Agency:	Environmental Utilities Department, Plan Check and Environmental Utilities Department, Construction Inspector
Timing Process:	Prior to approval of final plans, the Environmental Utilities Department shall verify that plan specifications for the pipeline includes protective measures to avoid or minimize disturbance of oak trees. During construction, the construction inspector shall ensure that oak trees in

non-construction areas immediately adjoining the proposed pipeline alignment are protected from construction activities.

Standards of Success: The measure will be deemed successful if project facilities are constructed according to plan and the conditions of blue oak tree protection are implemented.

7.5-2 ***Realign pipeline to move a section immediately west of Bacon Pump Station to reduce the total length of pipeline within defined drainages and riparian woodland habitat.*** *The number of riparian trees that would have to be removed or otherwise be subject to pruning or root damage during construction and the length of channel that would be disturbed would be considerably reduced if the pipeline segment that parallels the creek above Station 54+57 were removed from the riparian woodland to the area of the road north of Bacon Pump Station.*

Party Responsible for Mitigation: Environmental Utilities Department

Monitoring Agency: Environmental Utilities Department

Timing Process: During plan check, the Environmental Utilities Department shall confirm that the proposed plans for the pipeline alignment(s) minimize the removal of trees and established vegetation within riparian habitat. During construction, the construction inspector shall ensure that pipeline construction activities are confined to the pipeline corridor.

Standards of Success: The measure will be deemed successful if project facilities are constructed according to plan.

7.5-3 ***Maintain appropriate construction setback distances from elderberry plants.*** *The construction activities for the proposed pipeline should maintain appropriate setback distances at the three locations where elderberries were observed growing.*

Party Responsible for Mitigation: Environmental Utilities Department

Monitoring Agency: Environmental Utilities Department, Plan Check and Environmental Utilities Department, Construction Inspector

Timing Process: During construction, the construction inspector shall ensure that pipeline construction activities are confined to the pipeline corridor and setback requirements are observed.

Standards of Success: The measure will be deemed successful if project facilities are constructed according to plan.

7.5-4 ***Conduct nesting survey during spring prior to construction.*** *Pre-construction surveys should be conducted at all potential raptor nesting sites in the project alignment, with particular emphasis on the woodland west of Bacon Pump Station. Surveys should be conducted between February 15 through August 15, with at least two surveys conducted during this period. If an active raptor nest is observed in or near (within 350 feet) the pipeline corridor, the California Department of Fish and Game should be contacted immediately, and a minimum 350-foot buffer zone established around the nest tree. No construction activities should occur within this buffer zone until a qualified biologist confirms that the young have fledged and are independent of the nest, and the California Department of Fish and Game concurs with this assessment.*

Party Responsible for Mitigation: Environmental Utilities Department

Monitoring Agency: Environmental Utilities Department

Timing Process: Prior to construction, the raptor surveys shall be conducted for the Environmental Utilities Department.

Standards of Success: The measure will be deemed successful if potential raptor breeding sites are protected from disturbance by project construction activities.

7.5-5 ***Restrict the area of construction activities to the minimum and install fences and signs to mark those limits.*** *The extent of riparian areas, seasonal wetlands, and drainages which are subject to construction impacts should be minimized. These sensitive habitats near should be identified on plans and specifications as well as on the ground, and identified as Environmentally Sensitive Areas (ESAs). No construction activities should occur within the ESAs.*

Once the ESAs are identified and delineated on the plans and specifications as well as on the ground, the project engineer(s) should determine the minimum area outside the footprints of all facilities and the pipeline trenches necessary to complete construction safely and efficiently. Equipment storage yards, parking areas, and construction access roads should be identified and their use should be subject to the following constraints:

- *The boundaries of these areas should be reached through agreements between the project engineers and a biologist familiar with construction supervision.*
- *The locations of the temporary fences should be marked in the field by the biologist, using painted wooden stakes or vinyl stake flags.*
- *The fence should be orange visi-barrier or an equivalent type and should be installed by equipment and operators working only on the project side of the fence.*
- *The area outside the temporary fences should be treated as sensitive biological habitat and should include ESAs.*
- *Signs prohibiting entry into sensitive biological habitat and stating the penalty should be placed on the fence and at other locations identified prior to construction.*

Prior to the start of work, the construction contractor's site supervisor should be required to inform equipment operators and laborers of the existence of sensitive biological habitat, the reason for the fences, and the schedule of penalties for encroachment. As new workers come onto the job site, they should receive the same orientation. A schedule of penalties should be included as part of the project specifications and encroachments documented by the biological monitor should be the bases for withholding payment according to the penalty schedule.

Penalties should be assessed for litter.

Contractors and work crews should be advised about the beetle, its elderberry foodplant, the need to protect these resources, and penalties for not complying with these requirements.

Party Responsible for Mitigation: Environmental Utilities Department

Monitoring Agency: Environmental Utilities Department, Plan Check and Environmental Utilities Department, Construction Inspector

Timing Process: During plan check, the Environmental Utilities Department shall confirm that appropriate construction fencing, signs, and related specifications as listed in this mitigation measure are included in project plans. During construction, the construction inspector shall ensure that conditions on construction activities are implemented and maintained until completion of the project.

Standards of Success: The measure will be deemed successful if project facilities are constructed according to plan.

7.5-6 ***Strip, stockpile, and replace topsoil in annual grassland areas.*** *Disturbed grassland areas should be restored as much as possible to their original condition (topography and vegetative cover) so that these areas could resume their function as wildlife foraging habitat.*

The top 0.6 feet of topsoil should be stripped in two steps. The top 0.2 ft should be stripped with the vegetation (live plants and mulch) and stockpiled separately from the lower 0.4 feet and should be replaced in the reverse order. The upper 0.2 feet would contain seed and mulch and re-application to the finished surface could substitute for hydroseeding.

All subsequent references to this method of revegetation should be considered as alternatives to hydroseeding; hydroseeding could be employed as long as the topsoil is handled as described here and as long as disturbed surfaces are not left with exposed subsoils as the medium for plant growth.

Party Responsible for Mitigation:	Environmental Utilities Department
Monitoring Agency:	Environmental Utilities Department, Plan Check
Timing Process:	During plan check, the Environmental Utilities Department shall confirm that appropriate measures are included in project plans. During construction, the construction inspector shall ensure that conditions on construction activities are implemented and maintained until completion of the project.
Standards of Success:	The measure will be deemed successful if project facilities are constructed according to plan.

7.5-7 ***Locate any siltation basins and stockpile/disposal sites so that there are no additional impacts on riparian habitat or seasonal wetlands.*** *If siltation basins are required at any of the channel crossings, they should be located outside the riparian corridor on both sides of the channel and away from any seasonal wetlands. Siltation basins and stockpile and disposal sites should be located so that they have no impacts on either habitat. Although some of the water pumped into the siltation basins would be expected to infiltrate, the outlets from any siltation basins should be designed so any water flowing from them when they are at their capacity does not cause erosion of adjacent ground and/or permit the movement of sediment back into the channel during or following construction. Loose soil and gravel would be removed from the pipeline trench. If any of the excavated material is used as backfill and is to be returned to the trench, it would likely be stockpiled near the channel crossing. If it is not returned to the trench, it would require disposal. Any temporary stockpiling should be done at locations outside the riparian corridor on both sides of the channel and away from seasonal wetland habitat. The stockpile and disposal site(s) should be located so that no impacts occur on riparian or wetland habitat.*

Party Responsible for Mitigation:	Environmental Utilities Department
Monitoring Agency:	Environmental Utilities Department, Plan Check and Environmental Utilities Department, Construction Inspector
Timing Process:	During plan check, the Environmental Utilities Department shall verify that the design of siltation basins complies with the performance standards specified for this mitigation measure. The construction inspector shall ensure that the basins are constructed and maintained to meet performance requirements.
Standards of Success:	The measure will be deemed successful if siltation basins prevent sediment loading in stream channels crossed by the proposed pipeline.

7.5-8 ***Reestablish similar pre-construction topography and surface conditions in the channel following construction.*** *The current channel bottoms are fine-textured. Although the materials could be*

obtained from other sites, the material placed at the surface of the top of the trench as it is backfilled should be similar in texture (and size) as the material removed when the trench is excavated. A similar cross-channel profile should also be recreated.

Party Responsible for Mitigation:	Environmental Utilities Department
Monitoring Agency:	Environmental Utilities Department, Plan Check and Environmental Utilities Department, Construction Inspector
Timing Process:	During plan check, the Environmental Utilities Department shall confirm that appropriate grading and revegetation measures are included in project plans. During construction, the construction inspector shall ensure that conditions on construction activities are implemented and maintained until completion of the project.
Standards of Success:	The measure will be deemed successful if project facilities are constructed according to plan.

7.5-9 ***Minimize water quality impacts when crossing drainage channels.*** *Construction in drainages shall be conducted in accordance with the CDFG 1601/1603 Streambed Alteration Agreements and shall only occur when flows in the creeks are low (late May through late October) to avoid impacts to fish and aquatic resources.*

If the streams are flowing at the time of construction, a coffer dam or temporary berm should be built (using non-erodible, clean materials) to keep the construction work out of the creek. Water from this construction envelope should be transported off-site, or pumped to a sediment or percolation basin. The structure should not impede the movement of fish at any time.

- *Sediment ponds should be used to settle out turbid water at construction areas, or should be transported to offsite sediment ponds. Before the first heavy storm, these sediment basins should be cleaned of accumulated debris and the debris transported outside the area for disposal.*
- *The operation of heavy equipment in flowing water should be avoided if possible.*
- *Construction byproducts such as oil, cement, and washwater should be prohibited from discharging into the creek.*
- *Pollutants such as sanitary wastes and petroleum products should be collected and removed from the site.*

Party Responsible for Mitigation:	Environmental Utilities Department
Monitoring Agency:	Environmental Utilities Department, Plan Check and Environmental Utilities Department, Construction Inspector
Timing Process:	Prior to construction, the Environmental Utilities Department shall confirm that an appropriate 1601/1603 permit has been obtained. During construction, the construction inspector shall verify that construction activities comply with the provisions of the 1601/1603 permit.
Standards of Success:	The measure will be deemed successful if the conditions of the Section 1601/1603 permit are implemented.

7.5-10 ***Prohibit construction activities during western pond turtle breeding season at the Baldwin Reservoir Wetland and Wildlife Preserve.*** *To avoid impacts to wildlife breeding at the Preserve, construction activities should not occur during nesting/breeding season (February 15 through August 15) in this area. An earlier construction start date before August 15 could be permitted if a qualified biologist determines that wildlife have completed nesting, and if the California Department of Fish and Game concurs with the earlier start date.*

To avoid inadvertent impacts to the perennial marsh and other wetland habitats at the Preserve, the southern border of the reservoir should be fenced and designated as an ESA on plans and specifications.

Party Responsible for Mitigation:	Environmental Utilities Department
Monitoring Agency:	Environmental Utilities Department, Plan Check and Environmental Utilities Department, Construction Inspector
Timing Process:	During plan check, the Environmental Utilities Department shall confirm that appropriate construction scheduling has been incorporated into project plans. During construction, the construction inspector shall ensure that conditions on construction activities are implemented and maintained until completion of the project.
Standards of Success:	The measure will be deemed successful if project facilities are constructed according to plan.

7.5-11 ***Mitigate for impacts on riparian trees by planting riparian trees at suitable sites in and adjacent to the affected habitats consistent with provisions of the project's Streambed Alteration Agreement (CDFG) and wetland permit (COE).*** *Where loss of riparian trees and shrubs cannot be avoided, a revegetation plan should be prepared as specified in the CDFG Streambed Alteration Agreement to compensate for this loss. All riparian areas disturbed by trenching or access road construction should be revegetated with plant species found in those areas, including alder (Alnus rhombifolia), willow (Salix lucida var. lasiandra), California blackberry (Rubus ursinus), blue elderberry (Sambucus mexicana)). A revegetation plan should be prepared to restore the impacted riparian areas, and should include at a minimum:*

- *a description of the site, including the soil types and existing vegetation;*
- *the number and size of shrubs and trees to be planted;*
- *a description of the extent and method of irrigation, if any;*
- *specifications for site preparation and installation of plant materials;*
- *specifications and schedule for on-site care, including amount and application method of fertilizers (if necessary) and use of anti-herbivore netting;*
- *a description of the mulches or tackifiers to be used; and*
- *specifications for long-term plant care and monitoring, including guidelines for replacing plants that fail to establish during the monitoring period, and success criteria.*

Sycamore, white alder, Oregon ash, buttonwillow, Fremont cottonwood, sandbar and red willow, box elder, and elderberry are riparian species that are both native to the region and/or occur within the potentially affected habitat. A combination of these species could be replanted along the two drainages immediately west of Bacon Pump Station. A qualified riparian restoration specialist should select the species, identify suitable planting sites, layout the planting design, and plan to protect and maintain the planted stock, with all work done at the discretion of the City of Roseville.

Party Responsible for Mitigation:	Environmental Utilities Department
Monitoring Agency:	Environmental Utilities Department, Plan Check and Environmental Utilities Department, Construction Inspector
Timing Process:	Prior to construction, the Environmental Utilities Department shall confirm that an appropriate 1601/1603 permit has been obtained. During construction, the construction inspector shall verify that construction activities comply with the provisions of the 1601/1603 permit.
Standards of Success:	The measure will be deemed successful if the conditions of the Section 1601/1603 permit are implemented.

7.5-12 ***Mitigate for impacts on seasonal wetlands by acquiring credits at any agency-approved mitigation bank.*** *Credits from a mitigation bank that has been approved by the Corps of Engineers and the resource agencies could be acquired to mitigate for impacts on seasonal wetlands. The City of Roseville has used mitigation banks to mitigate impacts in the past.*

Party Responsible for Mitigation:	Environmental Utilities Department
Monitoring Agency:	Community Development Department, Environmental Coordinator
Timing Process:	Prior to construction, the Community Development Department shall confirm that appropriate mitigation credits have been acquired at an approved mitigation bank.
Standards of Success:	The measure will be deemed successful if the requisite mitigation credits are obtained.

Appendix C

Level of Service Definitions

LEVEL OF SERVICE DEFINITIONS FOR URBAN STREETS[1]

Level-of-service A describes primarily free-flow operations at average travel speeds usually about 90 percent of the free flow speed for the street. Vehicles are completely unimpeded in their ability to maneuver within the traffic stream. Stopped delay at signalized intersections is minimal.

Level-of-service B represents reasonably unimpeded operations at average travel speeds usually about 70 percent of the free-flow speed for the street. The ability to maneuver within the traffic stream is only slightly restricted and stopped delays are not bothersome. Drivers are not generally subjected to appreciable tension.

Level-of-service C represents stable operations. However, ability to maneuver and change lanes in midblock locations may be more restricted than in LOS B, and longer queues and/or adverse signal coordination may contribute to lower average travel speeds of about 50 percent of the average free-flow speed for the street. Motorists will experience an appreciable tension while driving.

Level-of-service D borders on a range on which small increases in flow may cause substantial increases in approach delay and, hence, decreases in arterial speed. This may be due to adverse signal progression, inappropriate signal timing, high volumes, or some combination of these. Average travel speeds are about 40 percent of free-flow speed.

Level-of-service E is characterized by significant approach delays and average travel speeds of one-third the free flow speed or lower. Such operations are caused by some combination or adverse progression, high signal density, extensive queuing at critical intersections, and inappropriate signal timing.

Level-of-service F characterizes arterial flow at extremely low speeds below one-third to one-quarter of the free-flow speed. Intersection congestion is likely at critical signalized locations, with high approach delays resulting. Adverse progression is frequently a contributor to this condition.

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[1] Source: Transportation Research Board, *Highway Capacity Manual,* (Special Report 209), 1985.

Appendix D

Plant and Wildlife Species Observed on the Project Site

Plant Species Observed on the Project Site

Compiled by
Laurence P. Stromberg, Ph.D.

CLASS Family *Scientific Name*	Common Name
CONIFERAE	
Pinaceae	
Pinus sabiniana	Digger pine
DICOTYLEDONAE	
Aceraceae	
Acer macrophyllum	Big-leaf maple
Anacardiaceae	
Toxicodendron diversiloba	Poison oak
Apiaceae	
Conium maculatum	Poison hemlock
Daucus carota	Queen Anne's lace
Eryngium vaseyi	Coyote thistle
Foeniculum vulgare	Fennel
Sanicula sp.	Footsteps-of-spring
Scandix pecten-vernalis	Shepherd's needle
Aristolociaceae	
Aristolocia californica	Dutchman's pipe
Asteraceae	
Achyrachaena mollis	Blow-wives
Artemisia douglasiana	Mugwort
Baccharis pilularis var. *consanguinea*	Coyote bush
Baccharis salicifolia	Mule fat
Centaurea cyanus	Batchelor's button
Centaurea solstitialis	Yellow starthistle
Chamomilla suaveolens	Pineapple weed
Cichorium intybus	Chicory
Filago sp.	Herba impia
Gnaphalium palustre	Everlasting
Hemizonia fitchii	Fitch's tarweed
Hypocheris glabra	Cat's ear
Lactuca serriola	Wild lettuce
Matricaria matricarioides	Pineapple weed
Senecio mikanioides	Ivy
Senecio vulgaris	Common groundsel
Silybum marianum	Milk thistle
Sonchus asper	Prickly sow thistle
Sonchus oleraceus	Common sow thistle
Tragopogon porrifolius	Goat's beard
Xanthium spinosum	Spiny cocklebur
Xanthium strumarium	Cocklebur
Betulaceae	
Alnus rhombifolia	White alder
Boraginaceae	
Amsinckia sp.	Fiddleneck
Plagiobothrys greenei	Greene's popcorn flower

CLASS Family *Scientific Name*	Common Name
Plagiobothrys stipitatus spp. *micranthus*	Popcorn flower
Brassicaceae	
Brassica campestris	Field mustard
Brassica nigra	Black mustard
Capsella bursa-pastoris	Shepard's purse
Cardamine oligosperma	Few-seed bittercress
Lepidium nitidum var. *nitidum*	Peppergrass
Rorippa nasturtium-aquaticum	Water cress
Raphanus sativus	Wild radish
Sisymbrium irio	London rocket
Callitricaceae	
Callitriche marginata	Winged water starwort
Campanulaceae	
Downingia concolor	Fringed downingia
Caprifoliaceae	
Sambucus mexicana	Blue elderberry
Symphoricarpos mollis	Snowberry
Caryophyllaceae	
Cerastium viscosum	Mouse-ear chickweed
Silene gallica	Catchfly
Spergularia rubra	Sand spurry
Stellaria media	Common chickweed
Chenopodiaceae	
Chenopodium ambrosioides	American wormseed
Convolvulaceae	
Convolvulus arvensis	Field bindweed
Crassulaceae	
Crassula aquatica	Pygmy weed
Euphorbiaceae	
Eremocarpus setigerus	Doveweed
Fabaceae	
Cytisus scoparius	Scotch broom
Lotus corniculatus	Bird's foot trefoil
Lotus purshianus	Spanish lotus
Lupinus bicolor	Miniature lupine
Lupinus nanus	Lupine
Medicago polymorpha	Bur clover
Melilotus alba	White sweetclover
Melilotus officinalis	Yellow sweetclover
Trifolium depauperatum var. *depauperatum*	Dwarf sack clover
Trifolium dubium	Hop clover
Trifolium hirtum	Rose clover
Trifolium variegatum	Clover
Trifolium wildenovii	Clover
Trifolium wormskoldii	Dwarf sack clover
Vicia americana	Vetch
Vicia cracca	Vetch
Vicia sativa	Vetch
Fagaceae	
Quercus douglasii	Blue oak
Quercus lobata	Valley oak
Quercus wislizenii	Interior live oak

CLASS Family *Scientific Name*	Common Name
Geraniaceae	
Erodium botrys	Filaree
Erodium cicutarium	Red-stemmed Filaree
Erodium moschatum	White-stem Filaree
Geranium dissectum	Cutleaf geranium
Hippocastanaceae	
Aesculus californica	California buckeye
Lamiaceae	
Mentha arvensis	Mint
Pogogyne zizyphoroides	Sacramento mesa mint
Trichostemma lanatum	Turpentine weed
Lythraceae	
Lythrum hyssopifolium	Purple loosestrife
Onagraceae	
Epilobium sp.	Willow herb
Ludwigia peploides	Water primrose
Oenothera ovatum	Suncups
Oleaceae	
Fraxinus latifolia	Oregon ash
Oxalidaceae	
Oxalis corniculata	Creeping wood sorrel
Papaveraceae	
Eschscholzia californica	California poppy
Plantaceae	
Platanus racemosa	Sycamore
Plantaginaceae	
Plantago lanceolata	English plantain
Plantago major	Common plantain
Polemoniaceae	
Navarretia leucocephala	White-head gilia
Navarretia intertexta	Navarretia
Polygonaceae	
Polygonum aviculare	Knotweed
Polypogon sp.	Water smartweed
Rumex acetosella	Sheep sorrel
Rumex crispus	Curly dock
Rumex pulcher	Fiddle dock
Portulaceae	
Calandrinia ciliata	Red maids
Claytonia perfoliata	Miner's lettuce
Montia fontana	Water chickweed
Primulaceae	
Anagallis arvensis	Scarlet pimpernel
Ranunculaceae	
Clematis ligusticifolia	Virgin's bower
Delphinium variegatum	Royal larkspur
Ranunculus alveolatus	Carter's buttercup
Ranunculus aquatilis	Aquatic buttercup
Ranunculus californicus	California buttercup
Ranunculus muricatus	Beaked buttercup
Rhamnaceae	
Ceanothus cuneatus	Buckbrush
Rhamnus californica	California coffeeberry

CLASS Family *Scientific Name*	Common Name
Rosaceae	
Rubus discolor	Himalayan blackberry
Rubus ursinus	California blackberry
Rubiaceae	
Cephalanthus occidentalis	Buttonbush
Galium aparine	Bedstraw
Salicaceae	
Populus fremontii	Fremont's cottonwood
Salix goddingii	Goodding's willow
Salix hindsiana	Sandbar willow
Salix laevigata	Red willow
Salix lucida lasiandra	Shining willow
Saxifragaceae	
Lithophragma parviflorum	Woodland star
Schrophulariaceae	
Castilleja linearlilobus	Paintbrush
Mimulus aurantiacus	Bush monkeyflower
Mimulus guttatus	Monkeyflower
Triphysaria versicolor	Owl's clover
Triphysaria eriantha	Butter and eggs
Verbascum blattaria	Moth mullein
Veronica americana	American brooklime
Veronica catenata	Chain speedwell
Veronica peregrina	Purslane speedwell
MONOCOTYLEDONAE	
Cyperaceae	
Carex barbarae	Santa Barbara sedge
Cyperus eragrostis	Umbrella sedge
Eleocharis macrostachya	Spikerush
Scirpus acutus	Bulrush
Iridaceae	
Sisyrinchium bellum	Blue-eyed grass
Juncaceae	
Juncus bufonius	Toad rush
Juncaginaceae	
Lilaea scilloides	Flowering quillwort
Liliaceae	
Brodiaea sp.	Brodiaea
Chlorogalum pomeridianum	Soap plant
Dichelostemma capitatum ssp. *capitatum*	Blue dicks
Triteleia hyacinthina	Hyacinth brodiaea
Triteleia laxa	Ithuriel's spear
Poaceae	
Aira caryophyllea	Silver hairgrass
Avena fatua	Wild oat
Briza minor	Little rattlesnake grass
Bromus diandrus	Ripgut brome
Bromus hordeaceus	Soft chess
Bromus madritensis ssp. *rubens*	Red brome
Cynodon dactylon	Bermuda grass

CLASS Family *Scientific Name*	Common Name
Cynosurus echinatus	Dogtail grass
Hordeum marinum ssp. *gussoneanum*	Mediterranean barley
Hordeum murinum ssp. *leporinum*	Hare barley
Leymus triticoides	Creeping wildrye
Lolium perenne	Perennial ryegrass
Paspalum dilatatum	Dallis grass
Poa annua	Annual bluegrass
Polypogon monspeliensis	Rabbitfoot grass
Taeniatherum asperum	Medusahead
Vulpia bromoides	Six-weeks fescue
Vulpia myuros	Rat-tail fescue
Typhaceae	
Typha latifolia	Cattail

List of Wildlife and Fish Species Observed on April 18 and 19, 1997 within the Roseville Pipeline Corridor Placer County, California

Compiled by Susan Sanders (Wildlife)

Birds

Pied-billed grebe	*Podilymbus podiceps*
Canada goose	*Branta canadensis*
Mallard	*Anas platyrhynchos*
Turkey vulture	*Cathartes aura*
Red-shouldered hawk	*Buteo lineatus*
California quail	*Callipepla californica*
Ring-necked pheasant	*Phasianus colchicus*
Wild turkey	*Meleagris galopavo*
American coot	*Fulica americana*
Virginia rail	*Rallus limicola*
Killdeer	*Charadrius vociferus*
Mourning dove	*Zenaida macroura*
Anna's hummingbird	*Calypte anna*
Belted kingfisher	*Ceryle alcyon*
Western kingbird	*Tyrannus verticalis*
Ash-throated flycatcher	*Myiarchus tuberculifer*
Black phoebe	*Sayornis nigricans*
Nuttall's woodpecker	*Picoides nuttallii*
Acorn woodpecker	*Melanerpes formicivorous*
American crow	*Corvus brachyrhynchos*
Western scrub jay	*Aphelocoma californica*
Barn swallow	*Hirundo rustica*
Cliff swallow	*Hirundo pyrrhonota*
Plain titmouse	*Parus inornatus*
Bushtit	*Psaltriparus minimus*
Marsh wren	*Cistothorus palustris*
House wren	*Troglodytes aedon*
Western bluebird	*Sialia mexicana*
Northern mockingbird	*Mimus polyglottos*
European starling	*Sturnus vulgaris*
Spotted towhee	*Pipilo maculatus*
White-crowned sparrow	*Zonotrichia leucophrys*
Red-winged blackbird	*Aeglaius phoeniceus*
Song sparrow	*Melospiza melodia*
Bullock's oriole	*Icterus bullockii*

House finch	*Carpodacus mexicanus*
Lesser goldfinch	*Carduelis psaltria*

MAMMALS

Opossum	*Didelphus virginiana*
California ground squirrel	*Spermophilus beecheyi*
Raccoon	*Procyon lotor*
Gray fox	*Urocyon cinereoargenteus*
Mule deer	*Odocoileus hemionus*

AMPHIBIANS/REPTILES

Western pond turtle	*Clemmy marmorata marmorata*
Pacific tree frog	*Psuedacris regilla*
Bullfrog	*Rana catesbeiana*

Appendix E

Alternative Alignments

FIGURE 1

BOYLE Engineering Corporation

R03-PDR1.DWG 3/27/97 1=1

Appendix F

EIR Distribution List

Roseville 60 Inch Raw Water Pipeline Project
Draft EIR
DISTRIBUTION LIST
Revised: September 1, 1998

N = Received Notice of Availability
D = Received Document

CITY OF ROSEVILLE

__D__ (2) Attorney's Office, Mark Doane, 311 Vernon Street, #202, Roseville, CA 95678
__N__ (2) City Manager, Al Johnson, 311 Vernon Street, Roseville, CA 95678
__D__ (2) Clerk's Office, Carolyn Parkinson, 311 Vernon Street, #208, Roseville, CA 95678
__N__ Community Development Department, Steve Dillon, 316 Vernon Street, #102, Roseville, CA 95678
__D__ Community Development Department, Mark Morse, 316 Vernon Street, #102, Roseville, CA 95678
__N__ Electric Department, Steve Dillon, 2090 Hilltop Road, Roseville, CA 95747
__N__ Environmental Utilities, Derrick Whitehead, 2005 Hilltop Circle, Roseville, CA 95747
__D__ (4) Environmental Utilities, Jim Mulligan, 2005 Hilltop Circle, Roseville, CA 95747
__N__ Fire Department, Terry Sharp, 401 Oak Street, #400, Roseville, CA 95678
__N__ Housing and Redevelopment Dept., John Sprague, 405 Vernon Street, Suite 1, Roseville, CA 95678
__D__ (2) Main Library, 225 Taylor Street, Roseville, CA 95678
__D__ (2) Maidu Branch Library, 1530 Maidu Drive, Roseville, CA 95678
__D__ Parks and Recreation, Mike Shellito, 401 Vernon Street, #B, Roseville, CA 95678
__D__ Planning Department, Patty Dunn, 316 Vernon Street, #104, Roseville, CA 95678
__N__ Police Department, Thomas Simms, 1051 Junction Blvd., Roseville, CA 95747
__N__ Public Information, Marilyn Bartell, 311 Vernon Street, Roseville, CA 95678
__N__ Public Works Department, Larry Pagel, 316 Vernon St., #100, Roseville, CA 95678

PUBLIC UTILITIES COMMISSION

__D__ Public Utilities Commission, Esther Rector, Electric Dept 2090 Hilltop Circle, Roseville, CA 95678
__D__ Public Utilities Commissioner, Fred Champion, 605 Hampton Drive, Roseville, CA 95678
__D__ Public Utilities Commissioner, Bryan Gross, 1751 E. Roseville Pkwy., Roseville, CA 95661
__D__ Public Utilities Commissioner, Daron Anderson, 121 Miller Court, Roseville, CA 95661
__D__ Public Utilities Commissioner, Ralph McGrew, 1403 Dana Court, Roseville, CA 95661
__D__ Public Utilities Commissioner, David Hess, 7034 Dream Inn Lane, Roseville, CA 95747

CITY OF FOLSOM

__D__ Folsom Community Development Dept, 300-D Persifer Street, Folsom, CA 95814

PLACER COUNTY

__D__ Placer County Air Quality Control District, Ann Mayo-Hobbs, 11464 "B" Avenue, Auburn, CA 95683
__D__ Placer County Flood Control and Water Conservation Dist., Dennis J. Huff, 11444 "B" Ave., Auburn, 95603
__D__ Placer County Planning Department, Fred Yeager, 11414 "B" Avenue, Auburn, CA 95603
__D__ Placer County Public Works Department, Rick Dondro, 11444 "B" Avenue, Auburn, CA 95603
__D__ Placer County Water Agency, Einar Maisch, Director of Planning and Marketing, P.O. Box 6570, Auburn, CA 95604

STATE OF CALIFORNIA

__11D__ Office of the Governor, State Clearinghouse, 1400 10th Street, Room 121, Sacramento, CA 95814
__D__ California Department of Fish and Game, Region 2, (404 Permits), David S. Zezulak, 1701 Nimbus Road, Suite A, Rancho Cordova, CA 95670 (reviews 404 Permit for the U.S. Army Corps of Engineers)
__D__ California Department of Fish and Game-Region 2, Environmental Services, 1701 Nimbus Road, Suite A, Rancho Cordova, CA 95670 - (Monica Parizi normally reviews CEQA documents in the City)
__D__ California Reclamation Board, Sam Brandon, 1416 9th Street, Room 1623, Sacramento, CA 95814
__D__ Department of Water Resources, Nadell Gayou, 1020 9th Street, 3rd Floor, Sacramento, CA 95814-3535
__D__ Environmental Protection Agency, 555 Capitol, Suite 235, Sacramento, CA 95814
__D__ Regional Water Quality Control Board, Central Valley Region, Mark Batkin, 3443 Routier Road, Sacramento, CA 95827
__D__ SMAQMD, Nancy Ormandy, 8411 Jackson Road, Sacramento, CA 95826
__D__ State Water Resources Control Board, P.O. Box 100, Sacramento, CA 95812-0100

FEDERAL AGENCIES

__D__ US Environmental Protection Agency, Region IX - Wetlands Section (W-3-3) 75 Hawthorne Street, San Francisco, CA 94105-3901
__D__ US Fish and Wildlife Service, Ecological Division, June DeWeese, 3319 El Camino Avenue, Sacramento, CA 95821-6340
__D__ US Fish and Wildlife Service, Endangered Species (Fairy Shrimp), Peter Cross, Central Valley Branch Chief, 3319 El Camino Avenue, Sacramento, CA 95821-6340
__D__ US Army Corps of Engineers, Tom Coe, P.E.1325 J Street, Sacramento, CA 95814-2922
__D__ US Department of the Interior, Bureau of Reclamation, John Robles, 7794 Folsom Dam Road, Folsom, CA 95630-1799

MISCELLANEOUS

__N__ California Native Plant Society, Mona Robinson, 3148 "D" Street, Sacramento, CA 95816-3335
__N__ Dry Creek Conservancy, Gregg Bates, President, P.O. Box 1311 Roseville, CA 95678-8311
__D__ Granite Bay Municipal Advisory Commission, Jan Wagle, P.O. Box 2451, Granite Bay, CA 95746
__N__ Pinebrook Village, Neva Cimaroli, 8022 Auburn Folsom Road, Folsom, CA 95630
__D__ Elliott Homes, Russ Davis, 2390 East Bidwell Street, Folsom, CA 95630

UTILITIES

__D__ (2) PG&E, Service Planning, Robert Fratini, 151 North Sunrise Ave, Suite 513, Roseville, 95661
__D__ San Juan Suburban Water District, Jim English, 9935 Auburn Folsom Road, Granite Bay, CA 95746
__D__ South Placer Municipal Utility District, Jerry Loscalzo, PO Box 45, Loomis CA 95650
__N__ California Public Utilities Commission, Neal Shulman, 505 Van Ness, San Francisco, CA 94102

THE FOLLOWING RECEIVE NOTICE FOR ALL CITY PROJECTS

__N__ Sierra Club, the Placer Group, Susanne Jones, 408 Parry Street, Roseville, CA 95678
__N__ Sierra Club, the Placer Group, Cathy Tritel, 13075 Lone Star Road, Auburn, CA 95602

Note: All residents within 300 feet of the project alignment were also sent the Notice of Availability via U.S. Mail

Barton Road Water Treatment Plant Solar Project
Draft EDA Environmental Narrative
3/3/2022

Environmental Narrative Requirements

The National Environmental Policy Act (NEPA) requires Federal agencies to assess the potential environmental impacts associated with proposed federal actions, including financial assistance. Applicants are encouraged to contact their designated Economic Development Representative or the applicable EDA Regional Environmental Officer with questions regarding this template and/or the appropriate level of documentation (please see the EDA website or the applicable Federal Funding Opportunity for contact information). Resources of available information are listed in many of the sections. If you are using a locally saved copy of this template, please check EDA's website to confirm this is the current version.

For further information regarding EDA's obligations under NEPA, please refer to the regulations for implementing NEPA at 40 C.F.R. 1500-1508. The Council on Environmental Quality's 2007 guidance document "A Citizen's Guide to the NEPA" is another resource available online.

Several issues discussed in the environmental narrative below may require consultation with other State or Federal agencies at a later date (for example, the State Historic Preservation Office, the U.S. Fish and Wildlife Service, or the National Oceanic and Atmospheric Administration's (NOAA) National Marine Fisheries Service (NMFS)). While EDA does not require that applicants complete such consultations before submitting an initial application, applicants should be aware that in the event their project is selected for further evaluation for funding, EDA may delegate these consultations to the applicant and expect them to be completed in an expeditious manner and prior to approval of an award.

Applicants must provide information on the following items in the environmental narrative. For any area in which the applicant asserts that an item is not applicable to a project, provide an explanation.

A. PROJECT DESCRIPTION

1. Beneficiaries

Identify any existing businesses or major developments that will benefit from the proposed project, and those that will expand or locate in the area because of the project.

The City of Roseville (Roseville) is proposing to construct a solar array at the Barton Road Water Treatment Plant (Barton Road WTP) (Proposed Project). The Barton Road WTP is the sole source of treated service water for the Roseville. The Proposed Project would ensure that the Roseville can supply the community with drinking water despite challenges with the supply of electrical power from the grid. In addition, the battery energy storage system (BESS), a component of the Proposed Project, can be used to shave the peak energy demand. Shaving the peak demand with energy storage not only reduces demand charges and further reduces the utility costs at the Barton Road WTP, but it also supports grid stability by reducing the load on the regional power grid when the grid is most stressed. Therefore, the Proposed Project would serve the community with clean water under any grid conditions, but it also increases the generation of clean energy while contributing to grid stability.

2. Proposed Construction

As an exhibit to this Narrative, provide a topographical map of the project area and a site map (with legend and north arrow) displaying the project location and boundaries, existing and

proposed project components and location of all sites and/or companies benefitting from the proposed project. The documents should be of sufficient clarity for adequate interpretation of the Applicant's intentions.

Describe the project construction components in detailed, quantifiable terms. Describe the project location, proposed construction activities (e.g., grading, trenching), and schedule. **It is sufficient to simply reference the Preliminary Engineering Report (PER) here if a PER containing this information has been submitted or will be submitted concurrently.** See the mock example below for the level of specificity expected by EDA:

> *The City of _____ is proposing to construct a 30-inch (in) water line which would be constructed within an existing 50-foot City of _____ right-of-way (ROW) and measure 1,220 linear feet (lf). The project is located within Township 39N, Range 10E, Section 24 in the City of _____, _____ County, [[[State]]]. The project would be constructed over a three-month period from April June 2011. Construction of this project would entail trenching a 1 ft wide by 3 ft. deep ditch and installing the 30-in. pipe within the existing ROW. Total land disturbance will be 2.1 acres. The construction staging area would be located entirely within the existing ROW. Minor maintenance would occur during the operation of the waterline, but would not entail any ground disturbing activities.*

Proposed Project Location: The Proposed Project is located within Township 10 North, Range 7 East, Section 14 in the Roseville and within Placer County. See **Figure 1-1** for the regional location of the Proposed Project.

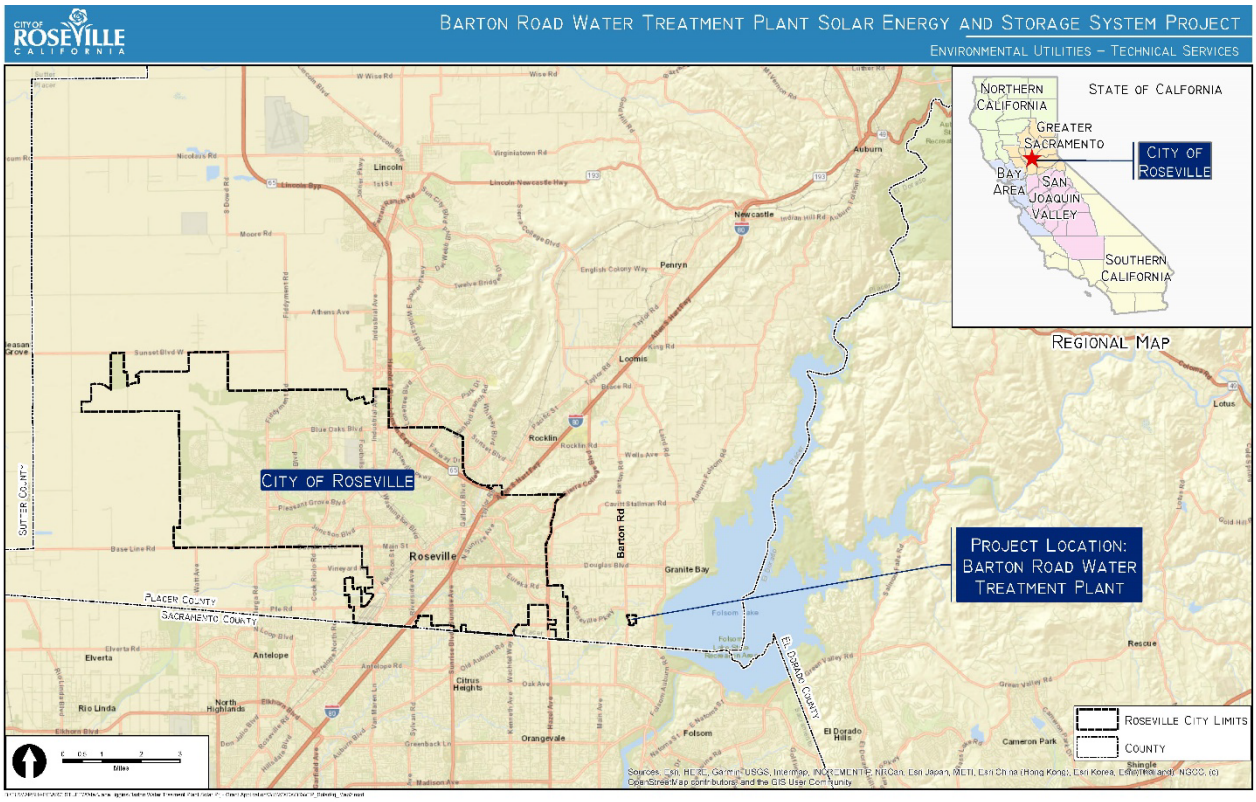


Figure 1-1 Proposed Project Regional Location

Proposed Project Description: The Proposed Project includes a solar photovoltaic (PV) array for the generation of electrical power, a BESS, and controls. The system would be a behind the meter microgrid that is interconnected with the Pacific Gas & Electric (PG&E) distribution

system that is currently serving the load at the Barton Road WTP. The existing 500-kilowatt (kW) diesel generator that provides standby power would be included in the microgrid. The generator would augment the solar power and BESS in the event of a sustained grid power outage.

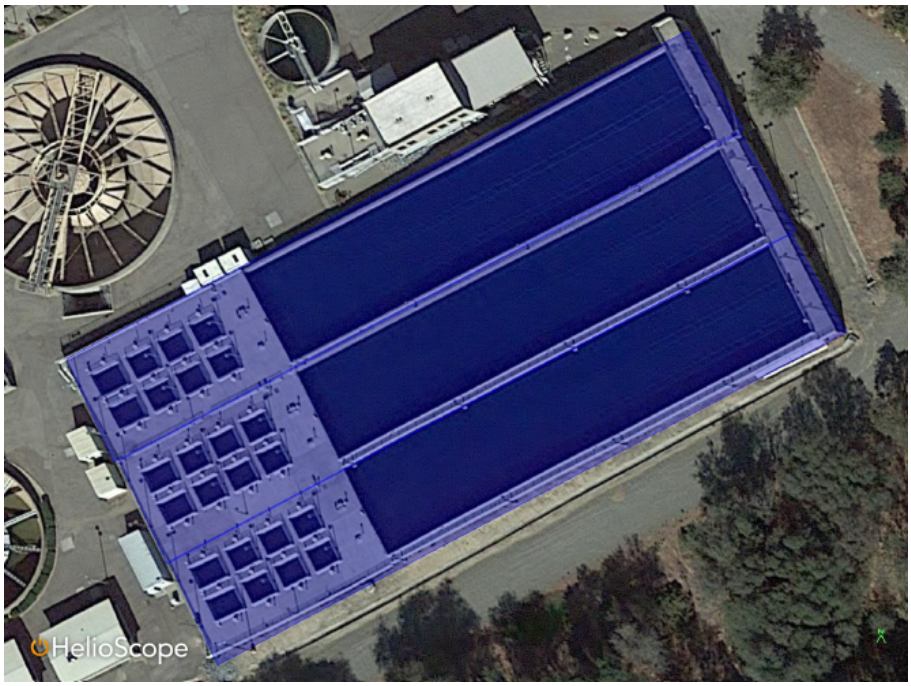
Proposed Project Components:

- **Solar Photovoltaic Modules** – 998 kW direct current (dc) / 818 kW alternating current (ac). Using solar panels equivalent to SunPower SPR-P19-400-COM, the entire array includes approximately 2,500 solar modules. The solar modules would include DC combiner boxes and inverters which turn the dc power into ac power. The actual number of solar modules to be installed depends on the capacity of the module selected and approved for use during construction. The total required annual energy production would be 1,500,000 kilowatt-hours (kWh). The inverters would be capable of synchronizing for operation in parallel with power supplied by PG&E.
- **Solar Module Racking Canopy Structure** – The array would include a structural steel, rigid frame, long span canopy racking system. The canopy would be installed to support the solar modules above the sedimentation/flocculation basin for an effective use of space. The structure would be designed in accordance with ASCE7 and SEOC PV-2.
- **Battery Energy Storage System** – The BESS system would be able to supply up to 500 kWac of electricity. It would have 4,000 kWh of energy storage using lithium-ion batteries. The system would be a modular, skid mounted system with integrated cooling and fire suppression systems. It would be located close to the existing substation.
- **Microgrid Controls** – The controller would monitor the supply of power from the electrical grid and the solar array, and it would control the components of the microgrid.
- **Diesel Generator** – The existing 500 kW diesel generator would be connected to the microgrid to provide standby power.
- **Electrical Wiring** – Underground electrical conduits and wiring would connect the components of the microgrid to the existing Barton Road WTP substation.

See **Figures 1-2**, **1-3**, and **1-4** on the following page for the site layout, solar array coverage above the sedimentation/flocculation basins, and solar canopy racking examples.

Source: Jacobs 2022

Figure 1-2 Study Area and Site Layout



Source: Jacobs 2022

Figure 1-3 Solar Array Coverage Above the Sedimentation/Flocculation Basins

Source: Jacobs 2022

Figure 1-4 Solar Canopy Racking Example

Proposed Project Construction:

The Proposed Project would be constructed over a 9- to 12-month period from January 2024 through December 2024.

The solar PV modules would be manufactured at an off-site location and transported to the project site via truck. Solar PV panels and equipment would be installed on structural steel canopies mounted on vertical posts ranging from heights of approximately 10-feet above the top of the flocculation/sedimentation basins on the southeast side and 20-feet above the top of the flocculation/sedimentation basins to the northwest side. The tops of existing flocculation/sedimentation basins are approximately 13-feet above ground level on the Southwest side and 18-feet above ground level on the Northwest side. This would result in the top elevation of the solar PV canopies at approximately 23-feet above ground level on the Southwest side and 38-feet above ground level on the Northwest side. As described below, environmental commitments would be taken to avoid/protect the existing trees and potential nesting birds near the Proposed Project site. No trees will be removed as part of the Proposed Project.

The vertical posts would be bolted to the top of the existing concrete walls that enclose and support the flotation/sedimentation basins. The solar PV modules would minimize glare using an anti-reflective coating. Manually controlled lights would be installed at equipment stations. Lighting would be shielded and downward facing to avoid light spilling on to surrounding properties. Modules would be designed to minimize glare using an anti-reflective coating. Electrical equipment, including the BESS, (20-feet by 60-feet) would be located to on the Northwest side of the Barton Road WTP site.

Underground electrical conduits and wiring would connect the components of the microgrid to the existing Barton Road WTP substation, which would require excavating a 4-foot wide by 100-foot-long trench. The underground electrical conduits for connection of the solar PV to the BESS and micro grid would entail another 4-feet-wide by approximately 960-feet long trench within the existing Barton Road WTP using asphalt cutting and backhoe equipment. The total land disturbance would be approximately 4,240-square feet.

Operation of the Proposed Project would be automated and unstaffed. Production, system health and on-site weather data would be monitored and gathered electronically. Due to annual rain

events at the Barton Road WTP site, it is anticipated that washing of the solar PV panels to remove debris and improve energy production will not be required.

3. Need and Purpose

Provide a brief summary of the underlying need and purpose of the proposal for EDA funding.

The purpose of the Proposed Project is to serve the community with clean water by the Barton Road WTP under any grid conditions and increase the generation of clean energy for Roseville. This project is needed to provide grid stability and energy resilience during long duration power outages and reduce utility costs.

4. Alternatives to the Proposed Project

Based in the Need and Purpose summary above, provide a detailed description of alternative actions that were considered during the project planning but were not selected (e.g., alternative locations, designs, scopes, other projects having similar benefits, and a "no project" alternative). Explain why this project/site was selected as the preferred alternative. Provide detail on why other alternatives were rejected (e.g., did not meet the purpose and need of the project, implicated more environmental receptors, had greater climate impacts or were at greater risk to climate change than the proposed action). If the selected project would impact wetlands or floodplains, please provide a detailed description of alternatives to those proposed impacts.

Proposed Project alternatives were identified in 2021 through a comprehensive Energy Resilience Assessment (assessment) of the entire Roseville water treatment and distribution system. The assessment identified priority sites and infrastructure in the utility system, evaluated the existing conditions, analyzed energy consumption and existing standby power systems, and evaluated the Roseville's ability to provide reliable standby power during a short-term or long-term outage. In addition, the assessment provided a thorough analysis of the threats to the supply of power from PG&E and the broader transmission and distribution system throughout the western United States. Many aspects were analyzed including climate disruption, cyber security, natural disasters, terrorist threats, utility company reliability, and grid instability. The assessment identified the Proposed Project at the Barton Road WTP as the highest priority site and with the least reliable power supply. The assessment also identified solar PV with battery energy storage as the optimal alternative to provide energy resilience. The use of additional diesel generators and fuel storage was not considered due to the environmental liability. Other limitations for a diesel generator include use only during an outage, which results in high operational costs. A solar PV plus BESS solution, however, can be operated every day to reduce the requirements for power from the grid and to shave the peak demand helping to ease grid congestion. This provides resilience, sustainability, and economic benefits.

In developing the Proposed Project, a site visit at Barton Road WTP was conducted to further explore solar PV and BESS design alternatives. The primary challenge was to determine where to locate the solar PV array on the Barton Road WTP due to the significant size of the solar PV and BESS system and the constrained Barton Road WTP site. Early analysis indicated that to cost effectively design and build the array, it should be one structure in a single location rather than on varied structures in multiple locations across the Barton Road WTP. Other design alternatives included considering which areas of the Barton Road WTP had existing concrete basins structurally adequate to support the solar PV and BESS; clearance height requirements for the

canopy-type array and routing requirements for underground utilities; and environmental considerations (e.g., existing trees within and near the Barton Road WTP).

In summary, various alternative locations and design configurations were considered during the development of the Proposed Project. However, these were not selected due power supply reliability, design constructability, and environmental considerations.

B. HISTORIC/ARCHEOLOGICAL RESOURCES

Identify any known historic/archeological resources within the project site(s) or area of potential effect that are either listed on the National Register of Historic Places or considered to be of local or State significance and perhaps eligible for listing on the National Register. In many states, the State Historic Preservation Office (SHPO) maintains GIS databases of historic properties and cultural resources. Delineate an Area of Potential Effect (APE) for the project. The APE is the geographic area or areas within which a proposal may cause changes in the character or use of historic properties, which would include (but is not limited to) any new development or renovation by the beneficiary facilitated by the proposed EDA project. Discuss the potential impacts of the project on culturally significant resources and provide a determination as to whether there will be: no historical properties/cultural resources present; no historical properties/cultural resources adversely affected; or historical properties/cultural resources adversely affected.

Note that the applicant is not required to contact the SHPO until directed to do so by EDA. If comments from the SHPO have already been received, they should be attached along with copies of the information provided to the SHPO. If you wish to initiate early consultation, please consult the website of the appropriate SHPO for instructions on required information.

See Attachment A, "Barton Road Water Treatment Plant Solar Project – Preliminary Cultural Resources Assessment." As stated in Attachment A, there are no previously recorded cultural resources in the APE and the Proposed Project has a low potential to encounter previously undiscovered cultural resources during project implementation.

C. AFFECTED ENVIRONMENT

For the resource areas identified below, indicate potential direct and indirect impacts from proposed project activities and specify proposed measures to mitigate probable impacts. Direct impacts are caused by the proposed action and occur at the same time and place. Indirect impacts are those that are caused by a proposed action, but that may occur later in time or farther removed in distance, relative to the primary impacts of the proposed action (40 C.F.R. Section 1508.8) Development induced by the proposed project would be an example of an indirect impact.

1. Affected Area

Describe the general project area, including topography, historic land usages, unique geological features, and economic history. Provide site photographs if available. Identify native vegetation and wildlife found in the project area or its immediate vicinity. Describe the amount and type of vegetation in the project area and indicate the impact to vegetation if removed (e.g., 1.2 acres of early successional native hardwood forest). Identify any designated State and National Parks, National Wildlife Refuges, or National Game Preserves located on or in the vicinity of the

proposed project activities. Identify any Wilderness Areas, as designated or proposed under the Wilderness Act, or wild or scenic rivers, as designated or proposed under the Wild and Scenic Rivers Act, or other lands protected under state or federal law that are located on or in the vicinity of the proposed project activities.

1. Please describe any direct effects
2. Please describe any indirect effects

The Proposed Project is located within the existing Barton Road WTP located in Roseville and is surrounded by residential development on the north, east, and south sides and Barton Road and a golf course to the west. The Barton Road WTP property is fenced and is lined with native oaks and ornamental trees. The property is partially developed and consists of existing water treatment infrastructure including buildings, roads, constructed wastewater ponds, and sedimentation/flocculation basins, which is where the Proposed Project activities will occur (See Figure 1-2). Areas within the Barton Road WTP property that are outside the existing facility and are not developed are comprised of approximately 15 acres of mixed oak woodland. Rose Spring Ditch, an intermittent drainage, parallels the most southern road of the Barton Road WTP before turning south and exiting the property. There are no protected or designated State or National lands within the Proposed Project area. The proposed solar panel array and associated infrastructure will be constructed within the existing disturbed areas and will not directly impact Rose Spring Ditch or remove oak woodland habitat.

2. Coastal Zones

Indicate whether the project is located within a designated coastal zone subject to the Coastal Zone Management Act. Information on coastal zone boundaries is available on the NOAA's website. Identify any shorelines, beaches, dunes, or estuaries within or adjacent to the project site(s) and explain how the proposed project is consistent with the state's Coastal Zone Management Plan. If state concurrence is required, identify the state's Coastal Zone Management Agency.

The Proposed Project site is not within a Coastal Zone.

3. Wetlands

Identify any wetlands within or adjacent to the project site(s). If available, provide an on-site wetland/waters delineation performed in accordance with the 1987 (or current version) USACE Wetland Delineation Manual, as amended. Provide any correspondence from USACE, including any jurisdictional determination or permit documents.

1. Provide a determination of direct and indirect effects including the amount of jurisdictional waters affected by type (e.g. 1.1 acres of palustrine emergent wetlands would be impacted by the proposed project).
2. If any wetlands would be impacted by the project, provide an analysis of alternatives to wetland impact in this section or in the Alternatives to the Project section above.
3. Describe any mitigation plans here or in Section D below.

Also indicate if there are any proposed overwater structures that could impact navigable waters as defined in 33 CFR part 329.

If wetlands, streams, or navigable waters may be impacted, it is recommended that Applicants contact USACE concerning any jurisdictional waters resources.

An aquatic resource delineation of the property has not been conducted. However, the U.S. Fish and Wildlife Service's (USFWS) National Wetlands Inventory database was consulted as well as review of the Folsom USGS Topographic map and historic and current aerial imagery. There are no wetlands or other waters within the Proposed Project site. However, there is a named ditch, Rose Spring Ditch (mentioned above), that runs just south of the Proposed Project within the Barton Road WTP property. The proposed solar array will be constructed over the top of the sedimentation/flocculation basins and the associated infrastructure will be placed on existing paved surfaces. Thus, there will be no impacts to wetlands or Rose Spring Ditch.

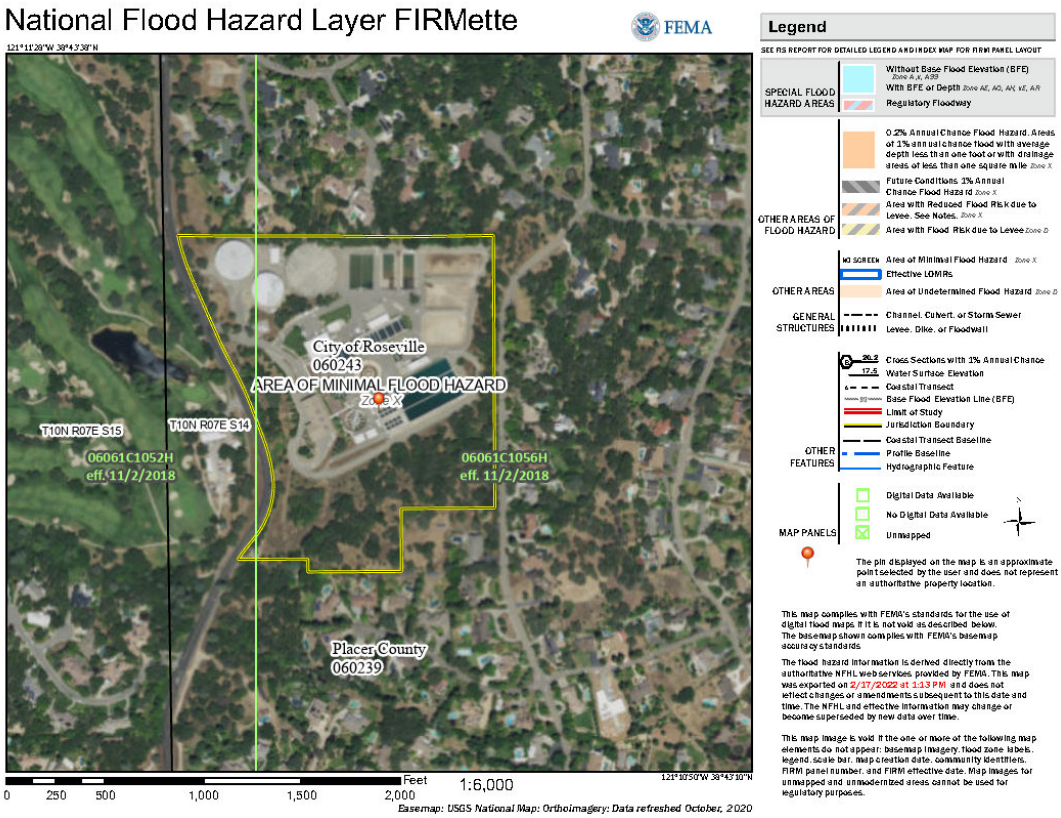
4. Floodplains

Please state whether the project is located within a mapped 100- or 500-year floodplain. Provide a FEMA floodplain map (with the map number and effective date) displaying the project location and boundaries, existing and proposed project components, and location of all sites and/or companies benefiting from the proposed project. The document should be of sufficient clarity for adequate interpretation of the applicant's intentions.

Floodplain maps can be viewed and printed from FEMA's website. If FEMA floodplain maps do not exist in the project area, provide a letter from a Professional Engineer regarding the presence or absence of a 100-year floodplain.

i) Describe direct and indirect effects to 100-year floodplains, if any.
ii) If any 100-year floodplains would be impacted by the project, provide an analysis of alternatives to floodplain impact in this section or in the Alternatives to the Project section above.
iii) Indicate whether the Applicant's community participates in the National Flood Insurance Program.
iv) Indicate if a critical action (e.g., emergency response facility, hospital, wastewater treatment plant) is being located within the 500-year floodplain.

The Proposed Project site is outside of the 100–500-year floodplain (Figure 1-5).



Source: FEMA 2022

Figure 1-5 National Flood Hazard Layer

5. Climate Change

Identify any current or potential risks to the project due to climate change (e.g., flooding, wildfires, sea level rise, severe weather), utilizing federal resources, including the National Climate Assessment. Describe any steps taken in the planning and design of the project to mitigate those risks, including utilizing federal resources such as the U.S. Climate Resilience Toolkit. Identify any ways in which the project may contribute to future climate risks, such as by increasing flood risks, and any potential measures for mitigating those contributions. Describe any steps taken to reduce the project's immediate and future carbon footprint (e.g., use of renewable building materials, incorporation of energy-efficient design features).

The Proposed Project site is not located within a flood hazard zone or wildfire hazard zone.

The Proposed Project includes the addition of solar PV modules to the existing Barton Road WTP, as well as a BESS to store energy produced by the solar array. The system would be designed so that the solar array will produce energy that is approximately equal to the annual energy consumption of the Barton Road WTP. This will significantly reduce the cost of energy for the Barton Road WTP, as well as minimize carbon emissions. Additionally, the BESS can be utilized daily to reduce the peak energy demand. As the Proposed Project would generate clean energy while also supporting grid stability by reducing peak energy demand, the Proposed Project would have no impact as it relates to climate change.

6. Endangered Species

Provide a list of all threatened, endangered, and candidate species located in or near the project area, including any proposed development by the beneficiary, and the immediate vicinity. Identify these species' potential or existing habitat, and critical habitat designations in the project area. Identify the potential for direct or indirect impacts on these species. Critical habitat designations, lists of protected species by county, and information on effect determinations are available on the FWS website. The FWS' web-based Information, Planning, and Conservation System (IPaC) may also be useful for the early planning stage of a project. If an Effect Determination or Biological Assessment has been completed for any of the species listed, please provide. Attach any correspondence with FWS that exists related to their proposal. For projects with possible impacts to fisheries and marine/coastal species, provide any correspondence with NMFS.

ESA reviewed publicly available and subscription-based data on biological resources. The following data sources assisted in this analysis:

- Topographic maps (Folsom and surrounding eight 7.5-minute quadrangles)
- Historic and current aerial imagery
- The California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) for the quadrangles indicated below
- A USFWS species list for the Treatment Plant property generated using the online Information for Planning and Consultation (IPaC) database

Several wildlife species known to occur in or within the vicinity of the survey area are protected under Federal and/or State endangered species laws or have been designated as species of special concern by CDFW.

A list of special-status wildlife species with potential to occur in or in the vicinity of the survey area was compiled from a nine-quadrangle search of the CNDDB (CDFW 2022) and a search of the USFWS IPaC endangered species database (USFWS 2022). The search encompassed the following 7.5-minute U.S. Geological Survey topographic quadrangles:

- Roseville
- Rocklin
- Pilot Hill
- Citrus Heights
- Folsom
- Clarksville
- Carmichael
- Buffalo Creek
- Folsom SE

The Proposed Project study area (see Figure 1-2) has been developed with existing structures and is located within a developed area, the project area lacks habitat that would be suitable for animal or plant species listed as threatened or endangered. There are no critical habitat designations for this area.

The existing building and infrastructure, as well as the undeveloped area to the south and west of the Proposed Project, may support habitat for nesting birds and roosts for bats. However, no vegetation will be removed and structures that could support nesting birds or roosting bats are not anticipated to be directly impacted. Additionally, construction of the solar array and associated infrastructure may create some dust, noise, and other indirect impacts; however, these impacts would be temporary. Operation of the Proposed Project is not anticipated to create excess dust, noise, or other indirect impacts beyond what the existing Barton Road WTP. Construction activities for the Proposed Project would not interfere with local movement of native resident or migratory wildlife species. Noise from construction of the Proposed Project is not anticipated to temporarily alter the foraging patterns of resident wildlife species and is not anticipated to substantially interfere with foraging because these species are acclimated to noise associated with daily operations.

Environmental Commitments
To avoid potential impacts to nesting birds, construction will occur outside the nesting bird season, typically February 1-August 31 or nesting bird surveys will be conducted within 100 feet of work prior to the start of construction. If nests are found, construction will not occur until the birds have fledged the nest.

In addition, a certified arborist will be consulted following final design of the Proposed Project and will provide direction on avoidance/protection for existing trees within 100 feet of the proposed work, as needed. As stated above, no trees will be removed as part of the Proposed Project.

References:
California Natural Diversity Database (CNDDB). 2022. Special Animals List. Periodic publication. California Department of Fish and Wildlife. January 30, 2022.

United States Fish and Wildlife (USFWS). 2022. Information for Planning and Consultation (IPaC) database. February 15, 2022.

7. Land Use and Zoning

Describe the present formal zoning designation and current land use of the project site and adjacent land parcels. The areas include: the site of construction activities, adjacent areas, and areas affected by the primary beneficiaries. Land uses to be considered include, but are not limited to, industrial, commercial, residential, agriculture, recreational, woodlands, mines/quarries, and open spaces. Please indicate whether the project is located entirely within a city limit. Identify agriculture land parcels designated as "prime/unique agriculture lands" by the U.S. Department of Agriculture (USDA) under the Federal Farmlands Protection Act or a local equivalent. Additional information may be found at the USDA's Natural Resources Conservation Service website.

The Proposed Project is zoned as Public/Quasi-Public land. As the Proposed Project would include the addition of PV solar modules to the existing Barton Road WTP, the Proposed Project would not include any land use changes. The Proposed Project would have no impact as it relates to land use and zoning.

8. Solid Waste Management

Indicate the types and quantities of solid wastes to be produced by the project facilities and primary beneficiary. Describe local solid waste collection and disposal methods and the expected useful life of the disposal facility. Indicate if recycling or resource recovery programs are currently being used or will be used in the future.

The Proposed Project may generate solid waste during construction. However, the solid waste generated would be nominal and disposed of in compliance with the Roseville's Construction and Improvement Standards. Therefore, Proposed Project would have no impact on solid waste management.

The Proposed Project would not generate solid waste during operation, as the facility would be maintained and operated remotely and would be unstaffed.

9. Hazardous or Toxic Substances

Describe any toxic, hazardous, or radioactive substances that will be utilized or produced by the proposed project facilities and primary beneficiaries. Describe the manner in which these substances would be stored, used, or disposed. Complete and sign one "Applicant Certification Clause" for each co-applicant (see Appendix A). Indicate if hazardous or toxic substances have been or must be remediated prior to construction, demolition, or renovation. If a recent Phase I or Phase II Environmental Site Assessment has been performed, please provide a copy of the executive summary (a full copy may be requested at a later date).

According to the State Water Resources Control Board GeoTracker online database, there are no listed hazardous materials sites at or near the Proposed Project site. Construction of the Proposed Project would require the routine use of small quantities of hazardous materials commonly used during construction activities, such as fuels, lubricants, and oil for construction equipment. However, the use, storage, disposal, and transportation of hazardous materials is regulated at the federal, state, and local levels; compliance with existing laws and regulations would ensure that any use, storage, disposal, and transportation of hazardous materials would not result in a significant impact to human health or the environment. The operation of the Proposed Project would be automated and unstaffed and would not result in a significant impact as it relates to hazards and hazardous materials.

10. Water Resources

Describe surface and underground water resources at or near the proposed project site(s) and any impacts of the project to these. If groundwater will be used, is the aquifer in overdraft and /or adjudicated? If there will be discharges to surface water, is the receiving surface water body listed on the U.S. Environmental Protection Agency's (EPA) Section 303(d) list of impaired waters? Is a National Pollution Discharge Elimination System (NPDES) permit required for any discharges to surface waters? Indicate if the proposed project is located within an area mapped by the EPA as sole source aquifer recharge area (maps and further information are available on EPA's website). Describe any induced changes in local surface water runoff patterns, and the status of storm water discharge permit processes (if applicable).

There are no surface or groundwater resources at or near the Proposed Project site that would be impacted by the Proposed Project. The Proposed Project would include the addition of solar PV modules at the existing Barton Road WTP, as well as a BESS. Additionally, construction activities

would include excavation of a trench for the underground electrical conduits. The total land disturbance would be approximately 5,440-square feet. As the total land disturbance would be less than one acre, compliance with the NPDES Construction General Permit is not required.

The Proposed Project would not require the use of groundwater resources as the water required to wash and maintain the solar array would be provided by rain events throughout the year. The construction and operation of the Proposed Project would not result in changes to local surface water runoff patterns. The Proposed Project would have no impact on water resources.

11. Water Supply and Distribution System

Indicate the source, quality, and supply capacity of local domestic and industrial/commercial water resources, and the amount of water that project facilities and primary beneficiaries are expected to utilize. Note whether the water that is being supplied is in compliance with the Safe Drinking Water Act, and if not, what steps are being taken to ensure compliance.

The Proposed Project would not require the use of any local domestic or industrial/commercial water sources. Due to annual rain events at the Barton Road WTP site, washing of the solar PV panels to remove debris and improve energy production is assumed to not be required. As such, the Proposed Project would not require water resources from an outside source. Furthermore, operation of the Proposed Project would be automated and would be unstaffed and would not require water to be supplied. The Proposed Project would have no impact on the water supply or distribution system.

12. Wastewater Collection and Treatment Facilities

Describe the wastewater treatment facilities available for processing the additional effluent including usage by the beneficiary(s). Indicate design capacities and current loading (both daily average and peak), and adequacy in terms of degree and type of treatment required. Describe all domestic class or process wastewater or other discharges associated with the proposed project facilities and its primary beneficiaries, and the expected composition and quantities to be discharged either to a municipal system or to the local environment. Indicate all discharges that will require on-site pre-treatment. Note whether the wastewater treatment plant is in violation of the Clean Water Act, and if so, what steps are being taken to ensure compliance. If local treatment and sewer systems are or will be inadequate or overloaded, describe the steps being taken for necessary improvements and their completion dates.

Construction activities generally do not generate wastewater and, therefore, would have no impact on wastewater collection or treatment. Additionally, operation of the facility would be automated and unstaffed and would not generate wastewater. The Proposed Project would not generate wastewater during construction or operation phases, and there would be no impact.

13. Environmental Justice (Executive Order 12898)

Describe whether the proposed project will result in disproportionate adverse human health or environmental impacts relative to minority and low income populations. Sufficient detail should be provided to enable EDA to determine whether the project will comply with Executive Order 12898.

The purpose of the Proposed Project is to ensure continued operation of the Barton Road WTP to supply clean water to the community. The Proposed Project would not result in an impact to human health relative to minority or low-income populations.

14. Transportation (Streets, Traffic and Parking)

Briefly describe the local street/road system serving the project site(s) and describe any new traffic patterns that may arise because of the proposed project. Indicate if land use in the vicinity, such as residential, hospital, school, or recreational, would be affected by these new traffic patterns. Indicate if any existing capacities of these transportation facilities would be exceeded as a direct or indirect result of this project implementation, particularly in terms of car and truck traffic, and what the new Level of Service designation would be.

The Proposed Project would not include any components that would create new traffic patterns and would have no impact on the surrounding land uses related to traffic patterns. The Proposed Project would require the pre-constructed solar PV modules be trucked into the Proposed Project site, and other trips to the project site during the 9- to 12-month construction period would be temporary and would not result in a significant impact to traffic. Furthermore, the facility would be unstaffed and would not require excessive trips to the Proposed Project site. The capacity of transportation facilities would not be impacted in any way as a result of the Proposed Project; therefore, there would no impact to streets, traffic, or parking.

15. Air Quality

Indicate types and quantities of air emissions (including odors) to be produced by the proposed project facilities **and its primary beneficiaries,** and any measures proposed to mitigate adverse impacts. Indicate the impact that the project would have on greenhouse gas emissions. Is the proposed project site within an area classified as a "non-attainment" for any criteria pollutants? If so, what are those pollutants? Indicate any local topographical or meteorological conditions that hinder the dispersal of air emissions.

The Proposed Project would result in limited vehicle trips to and from the project site during construction. Because the Proposed Project temporary, no significant vehicle emissions would occur, nor would long-term emissions or project-related stationary source emissions from energy consumption occur.

The Proposed Project may result in temporary Greenhouse Gas (GHG) emissions during construction. However, due to the short duration of the project construction and relatively minimal equipment being used, Proposed Project construction and operation would not exceed adopted significance thresholds by the Placer County Air Pollution Control District for regulated pollutant or GHG emissions (Placer County 2016).

The air quality and GHG impacts would be less than significant.

References:

Placer County Air Pollution Control District. 2016. California Environmental Quality Act Thresholds of Significance Justification Report. October, 2016.

16. Noise

Would operation of project facilities or primary beneficiaries' facilities increase local ambient noise levels? If yes, indicate the estimated levels of increase, and the areas and sensitive receptors (e.g., residences, wildlife) to be affected.

The Proposed Project would be constructed over a period of 9-12 months and would require the installation of solar PV panels and other equipment. Additionally, the Proposed Project would require excavating a trench for the underground electrical conduits. These construction activities would increase local ambient noise levels; however, the nearest sensitive receptor is over 300 feet from the Proposed Project site. Any increase in the local ambient noise would be temporary and would not result in a significant impact to sensitive receptors. Furthermore, the project would be constructed during daytime business hours, and in compliance with the City of Roseville Noise Regulations (Roseville Municipal Code 9.24) The noise impacts would be less than significant.

17. Permits

Identify any Federal, State, or local permits of an environmental nature needed for the project (e.g., USACE, US Environmental Protection Agency (EPA), Coastal Zone Management/Shoreline Management, Air Quality, State Environmental Policy Act, NPDES) and the status of any such permits. Attach copies of any such permits and all associated correspondence, including the permit applications.

- **City of Roseville building permit**. Building Division review will be required for the new electrical hookups to ensure code compliance. An application will be filed when the EPC contractor advances the Proposed Project to final design.
- **PG&E interconnection agreement**. PG&E will require an interconnection agreement for the new system. The process will be initiated when the EPC contractor advances the Proposed Project to final design.

No permits would be required for endangered species, Clean Water Act, or Lakebed and Stream Alteration Agreements (LSAA).

18. Public Notification/Controversy

Provide evidence of the community's awareness of the project, such as newspaper articles or public notification and/or public meetings, as applicable. If a formal public hearing has been held, attach a copy of the minutes. Fully describe any public controversy or objections which have been made concerning this proposed project and discuss steps taken to resolve such objections.

There is no known controversy regarding the Proposed Project. The project will be subject to approval by the City Council and will be agendized accordingly. Public meeting agendas are noticed online, and at the office of the City Clerk.

19. Cumulative Effects

Please list projects (public and private, whether or not directly related to the proposed project described above) that have occurred or will occur in the past, present, and reasonably foreseeable future in and around the project area that could result in significant cumulative impacts when considered in aggregate with the proposed EDA project. Cumulative impacts result from the incremental impacts of a proposed action when added to other past, present and reasonable foreseeable future actions (40 C.F.R. Section 1508.7). In other words, cumulative impacts can

result from individually minor but collectively significant impacts. Based on the direct and indirect impacts identified in Sections C1-18, identify which resources, ecosystems, and human communities are affected; and which effects on these resources are important from a cumulative effects perspective.

There are no known reasonably foreseeable future projects in or around the project area. The Proposed Project would be limited and very localized and, based on the resource area impacts discussed above, the Proposed Project would not cause or contribute to cumulative impacts in the project area.

D. MITIGATION

Describe methods to be employed to reduce impacts to any and all adverse impacts identified in Section C. List all mitigation measures that would be implemented to minimize impacts to environmental resources from project implementation.

No mitigation is needed for the Proposed Project.

E. LIST OF ATTACHMENTS

The following checklist is a list of required and optional attachments to the Environmental Narrative as described in the sections above. The items listed in the optional section may be required by EDA at a later date to complete the project review and selection process, so it is recommended that you provide them now if they are currently available. While the documents listed below are the most frequently required for scoping determinations, EDA reserves the right to request additional items that are not listed below when necessary.

Applicants are not required to contact other governmental agencies for environmental or historical resources consultation until directed by EDA, though any interagency coordination letters that may be currently available should be provided. **EDA expects that all Applicants whose projects are selected for further evaluation will proceed with consultations in an expeditious manner. As such, Applicants should have the required information prepared for submission immediately upon notification of selection by EDA.** If you determine prior to application that your project may affect environmental or historical resources, you may contact the appropriate Regional Environmental Officer to determine if early interagency consultation is appropriate.

Please refer to the applicable Federal Funding Opportunity for unique requirements for each individual grant competition and a list of documents required for submittal with the application.

Checklist of Optional Environmental Documents that should be submitted with Application **if available** (will expedite review and selection process):

- o SHPO/THPO and Tribal leader comments and copy of submittals (see Section B)
- o Site photographs (see Section C1) **See Attachment A**
- o Coastal Zone consistency determination (see C2) **Not applicable**
- o Wetland delineation and/or Jurisdictional Determination (see C3)
- o Preliminary wetland info (see C3) **Not applicable**
- o U.S. Army Corps of Engineers comments, Section 404 Permit, Section 10 Permit, and/or Water Quality Certification (401 approval) (see C3) **Not applicable**
- o Biological Assessment and/or survey for federally protected species (see C5) **Not applicable**
- o Correspondence with US Fish and Wildlife Service and/or National Marine Fisheries Service (see C5) **Not applicable**
- o Natural Resources Conservation Service determination of Prime Farmland, Form AD-1006, if applicable (see C6) **Not applicable**
- o Phase I and II Environmental Site Assessment (seeC8) **Not applicable**
- o Sole Source Aquifer review by US Environmental Protection Agency, if applicable (see C9) **Not applicable**
- o Other federal, state and local environmental permits (see C16) **See list above**
- o Copies of public notices, public hearing minutes, etc. (see C17)

(After City Council consideration of the project): City Council Agenda, staff report and CEQA Notice of Exemption. City Council meeting minutes.

Appendix A: Applicant Certification Clause

The applicant represents and certifies that it has used due diligence to determine that the description of the project site described herein is accurate with respect to the presence or absence of contamination from toxic and hazardous substances. The term "site" includes the entire scope of the project, including future phases of the project and all areas where construction will occur.

1. Is the site currently, or has it in the past 50 years, been used for any of the following operations or activities:

a. Generation of hazardous substances or waste?
_____ Yes ____x__ No

b. Treatment, storage (temporary or permanent), or disposal of solid or hazardous substances or waste?
_____ Yes __X____ No

c. Storage of petroleum products?
_____ Yes ___X___ No

d. Used/waste oil storage or reclamation units?
_____ Yes ___x___ No

e. Research or testing laboratory?
_____ Yes ___x___ No

f. Ordinance research, testing, production, use, or storage?
_____ Yes ___x___ No

g. Chemical manufacturing or storage?
_____ Yes __x____ No

h. Weapons or ammunition training, use, or testing?
_____ Yes __x____ No

i. Iron works/foundry?
_____ Yes ___x___ No

j. Railroad yard?
_____ Yes ___x___ No

k. Industrial or manufacturing operation?
_____ Yes ___x___ No

If any of the above operations ever occurred at the site, and if appropriate cleanup or other mitigation actions were performed in accordance with the local, State, and federal laws, please attach documentation of these actions.

Appendix A: Applicant Certification Clause

2. Do wells draw from an underlying aquifer to provide the local domestic water supply?
   _____ Yes ___x___ No

3. Has a federal, State, or local regulatory authority ever conducted an environmental assessment, environmental impact statement, or a preliminary assessment/site inspection, or similar environmental surveyor inspection report at the site? If yes, please list here and attach copies of these reports or results.
   ____X__ Yes _____ No

- Roseville Water Treatment Plant Expansion Project and 60-Inch Raw Water Pipeline Project EIR (Water Treatment Plant Expansion EIR) (SCH#98012011)
- Supplement to the Roseville Water Treatment Plant Expansion Project and 60-Inch Raw Water Pipeline Project EIR (Water Treatment Plant Expansion EIR Environmental Impact Report (July 2005)

_____

4. Have any environmental or OSHA citations or notices of violation been issued to a facility at the site? If yes, please attach copies.
_____ Yes __X____ No

5. Have any unauthorized releases of hazardous substances occurred at any facility at the site which resulted in notification of the EPA's National Response Center?
_____ Yes ____X__ No

6. Is any material containing asbestos or lead paint located at the site? If yes, please attach information concerning State and federal regulatory compliance.
_____ Yes ___X___ No

7. Is there any equipment (electrical transformers, etc.) containing polychlorinated biphenyls (PCB) on the site? If yes, please attach a description of the equipment.
_____ Yes ___X___ No

8. Are there underground or above ground storage tanks on the site? If yes, please attach a detailed description, including the number of underground storage tanks on the site, whether the tanks have been inspected (or removed) and the results of such inspections.
____X__ Yes _____ No

9. Has the site been tested for radon? If yes, please attach results.
_____ Yes ____X__ No

10. Have there been, or are there now any environmental investigations by federal, State or local government agencies that could affect the site in question? If yes, please attach available information.
    _____ Yes ___X___ No

The applicant acknowledges that this certification regarding hazardous substances and/or waste is a material representation of fact upon which EDA relies when making and executing an award. EDA

Appendix A: Applicant Certification Clause

reserves the right to terminate any award made in conjunction with the representations contained herein if, at any time during the useful life of the project, EDA becomes aware of the presence of hazardous materials or waste at the site, or that hazardous materials or waste have been inappropriately handled thereon.

Further, if it is determined at any time that the presence of hazardous materials or waste, or handling thereof, has been misrepresented, EDA may pursue other available legal remedies against the applicant.

City of Roseville

_____

Applicant's Name

_____

Name and Title of Applicant's Authorized Representative

_____

Signature of Applicant's Authorized Representative Date

COUNCIL COMMUNICATION

CC #: 2151
File #: 0800-02

Title:	United States Bureau of Reclamation - Letter of Agreement to Expand the City's Service Area to include Amoruso Ranch
Contact:	George Hanson 916-746-1764 ghanson@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.31.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council adopt a resolution to approve the Letter of Agreement ("LOA") between the City of Roseville and the United States Department of the Interior, Bureau of Reclamation ("Reclamation") and authorize the City Manager to execute it.

BACKGROUND

The City maintains a diversified water supply portfolio to ensure reliability for the community. The foundation of the portfolio is a contract with Reclamation for the Central Valley Project ("CVP") water supply from Folsom Lake. One of the contract provisions requires that amendments to the City's service area due to growth, in this case annexation of the Amoruso Ranch Specific Plan, be processed through and approved by Reclamation. Upon notification of such a change by the City, Reclamation produces a LOA for the City to authorize, thus allowing the federal processing costs of the service area expansion request to be paid for by the City. This LOA will allow the transfer of an initial advance deposit of $5,000 between the City and Reclamation to enable their development and review of technical data, water and financial accounting, development and review of all environmental documentation, and meetings and consultations. Reclamation agrees the total costs to complete this process shall not exceed $5,000 absent further written approval by the City of Roseville.

This LOA will become effective on the date signed by the parties and shall remain in effect until terminated upon the earlier of the following circumstances:

1. Reclamation approval of the proposed amendment to the contract service area.
2. Notification by either party to the other in writing that further work pursuant to the LOA is not in the best interest of the notifying party.
3. The City declines to assume full responsibility for payment of the federal costs to complete the amendment action.

FISCAL IMPACT

Funding for the $5,000 is from the Water Operations Fund, and shall be reimbursed to the City by the Land Owner per Section 3.8.8 of the Development Agreement between the City of Roseville and Brookfield Sunset, LLC and Jennifer M. Amoruso dated August 24, 2016. This action has no impact on the General Fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061(b)(3)).

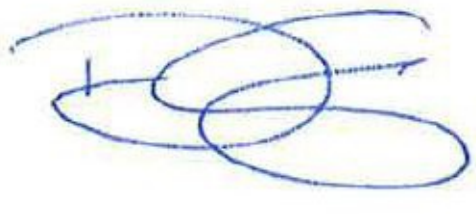
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

George Hanson, Principal Engineer

Richard Plecker, Environmental Utilities Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-232

Letter of Agreement

RESOLUTION NO. 22-232

APPROVING A LETTER OF AGREEMENT, BY AND BETWEEN THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF RECLAMATION AND THE CITY OF ROSEVILLE, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, the City of Roseville maintains a diversified water supply portfolio to ensure reliability for the community; and

WHEREAS, the foundation of the portfolio is a contract with the United States Department of the Interior, Bureau of Reclamation ("Reclamation") for the Central Valley Project (CVP) water supply from Folsom Lake; and

WHEREAS, one of the contract provisions requires that amendments to the City's service area due to growth, in this case annexation of the Amoruso Ranch Specific Plan, be processed through and approved by Reclamation; and

WHEREAS, a Letter of Agreement Number 22-WC-20-5955 to expand the CVP Service Area to include the Amoruso Ranch Specific Plan, has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said Letter of 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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____

United States Department of the Interior

BUREAU OF RECLAMATION
Interior Region 10
Central California Area Office
7794 Folsom Dam Road
Folsom, California 95630-1799

IN REPLY REFER TO:

CC-403
2.2.4.22

Letter of Agreement Number 22-WC-20-5955

MAY 0 9 2022

Mr. Dominick Casey
City Manager
City of Roseville
311 Vernon Street, Suite 200
Roseville, California 95678

Subject: Reimbursable Account for Request to Modify City of Roseville's (Contractor) Service Area as Set Forth in Exhibit A of Contractor's Central Valley Project (CVP) Contract Number 14-06-200-3474A-IR1-P (Contract), for the City of Roseville's Amoruso Ranch

Dear Mr. Casey:

The Bureau of Reclamation (Reclamation) received your letter dated December 15, 2021, requesting to expand the Contractor's CVP Service Area to include the Amoruso Ranch project as described in the Amoruso Ranch Specific Plan. Your request to amend the CVP service area of your Contract by Inclusion is provided for in Article 34.

The purpose of this Letter of Agreement (LOA) is to establish a reimbursable account for review of the proposed inclusion request. The Contractor shall pay all actual expenses incurred by Reclamation associated with the review and potential approval of the proposed amendment to the Contract service area. Expenses may include, but are not necessarily limited to, Reclamation's costs associated with: development and/or technical review of data pertinent to the corrections, inclusions, and exclusions to the service area; preparation and/or review of maps and related documents; indirect costs; payment of all applicable fees; the development and/or review of all environmental documentation necessary for compliance with National Environmental Policy Act and the Endangered Species Act; meetings, consultations and research, other activities required to ensure compliance with state and Federal law, and administrative and overhead costs expended by Reclamation under this LOA.

By counter signing this LOA, the Contractor agrees to the following conditions:

1. The Contractor shall submit to Reclamation an initial advance deposit of $5,000 to be deposited into an account established for this action. Reclamation agrees the total costs to complete this process shall not exceed $5,000 absent further written approval by the Contractor.

2. Upon written request, Reclamation shall provide the Contractor with a quarterly statement of account balance and a summary of expenses incurred by Reclamation in connection with this action. In the event Reclamation foresees expenditures in excess of the account balance, Reclamation shall notify the Contractor of the need for additional deposits in excess of the foregoing amount and shall provide the Contractor with a detailed itemization of anticipated expenditures, and the Contractor shall pay the amount requested to Reclamation within 10 days of the request.

3. At the Contractor's request, Reclamation shall provide a detailed record of actual costs incurred by Reclamation within 60 days of such request.

4. This agreement is effective as of the date signed by the Contractor and will remain in effect October 31, 2023, or this LOA is terminated by either party upon 30 days written notice to the other party, provided that the Contractor shall submit additional funds, if needed, to pay Reclamation's costs up to date of termination. Any excess funds in the account will be refunded to the Contractor within 60 days after termination of this letter agreement.

Please have the appropriate individual sign this LOA, provide documentation which authorizes the individual to sign on behalf of the Contractor, and return the signed agreement and the requested documentation to this office Attention: Kellye Kennedy.

A down payment (DP) invoice will be forwarded to you via email. You have the option of sending the check via USPS mail or via overnight mail. Please remit the DP invoice and the check directly to the appropriate Bank lockbox address that is imprinted on the invoice. Reclamation will forward DP invoices for subsequent advance requests. Please retain the copies for your records.

If there are any questions, please contact Ms. Kellye Kennedy, Supervisory Repayment Specialist, at (916) 537-7050 or via email at kkennedy@usbr.gov.

Sincerely,

Drew Lessard
Area Manager

CITY OF ROSEVILLE

_____ _____

Signature Date

APPROVED AS TO FORM AND PROCEDURE:

cc: Mr. Sean Bigley
Assistant Environmental Utilities Department
City of Roseville
2005 Hilltop Circle
Roseville, California 95747

Mr. George Hanson, P.E.
Principal Engineer
Environmental Utilities – Engineering
City of Roseville
2005 Hilltop Circle
Roseville, California 95747

COUNCIL COMMUNICATION

CC #: 2145
File #: 0900-02-02-2

Title:	Pleasant Grove Wastewater Treatment Plant Ultraviolet Disinfection System Addition Project - Professional Design Services Agreement Amendment
Contact:	Bryan Buchanan 916-746-1812 bbuchanan@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.32.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution to approve the First Amendment to the Professional Design Services Agreement with Carollo Engineers for engineering services for the Pleasant Grove Wastewater Treatment Plant Ultraviolet Disinfection System Addition Project and authorize the City Manager to execute the agreement on behalf of the City of Roseville.

BACKGROUND

The City of Roseville owns and operates the Pleasant Grove Wastewater Treatment Plant (PGWWTP) on behalf of the South Placer Wastewater Authority (SPWA) partner agencies. The PGWWTP Ultraviolet Disinfection System Project was approved by the SPWA to add ultraviolet disinfecting equipment to the existing disinfection system. This addition will provide necessary treatment capacity lost due to changing wastewater characteristics. The Environmental Utilities Department, Wastewater Division released Request for Proposals (RFP) 08-071 for the Pleasant Grove Wastewater Treatment Plant Ultraviolet Disinfection System Addition Project to solicit proposals to provide comprehensive design, engineering support during construction, and regulatory validation of an addition to the PGWWTP's UV disinfection system. One company, Carollo Engineers, submitted a proposal. Staff reviewed the proposal for compliance with the RFP including cost, qualifications, and experience. Staff determined the proposal submitted was acceptable and recommends awarding a profession design services agreement to Carollo Engineers.

During the initial phase of design, based on current effluent water quality and regulatory changes, four additional UV system banks were required to be added to the system beyond what was originally envisioned. This addition requires more design effort necessitating an amendment to the current Carollo contract.

FISCAL IMPACT

The Amendment increases the previous contract amount of $460,552 by $364,661 for a revised total contract cost of $825,213. Funding for this work will be covered under the capital improvement projects for the South Placer Wastewater Authority and will be jointly funded between Roseville and the other SPWA Regional Partners (Placer County and the South Placer Municipal Utility District).

ENVIRONMENTAL REVIEW

The proposed project involves minor alteration to an existing facility. This activity is categorically exempt from CEQA as a Class 1 Exemption (State CEQA Guidelines Section 15301). The Exemption was prepared for the original Agreement and no further CEQA action is required.

The Exemption was filed with the original agreement.

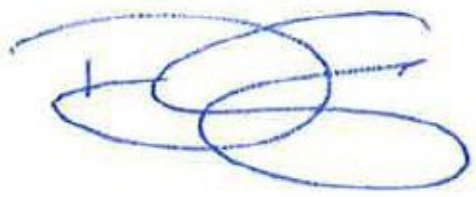
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Bryan Buchanan, Principal Engineer

Richard Plecker, Environmental Utilities Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-227

PGWWTP Ultraviolet Disinfection System Addition PDSA

RESOLUTION NO. 22-227

APPROVING A FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CAROLLO ENGINEERS, INC., AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a First Amendment to Professional Design Services Agreement for the Pleasant Grove Wastewater Treatment Plant Ultraviolet Disinfection System Addition Project, by and between the City of Roseville and Carollo Engineers, Inc., has been reviewed by the City Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said 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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

FIRST AMENDMENT TO

PROFESSIONAL DESIGN SERVICES AGREEMENT

Project: Pleasant Grove Wastewater Treatment Plant Ultraviolet Disinfection System Addition

THIS FIRST AMENDMENT TO PROFESSIONAL DESIGN SERVICES AGREEMENT is made and entered into this ___ day of _____, 20__, by and between the City of Roseville, a municipal corporation ("CITY"), and Carollo Engineers, Inc., a Delaware corporation ("CONSULTANT"); and

W I T N E S S E T H:

WHEREAS, CITY and CONSULTANT previously entered into a Professional Design Services Agreement dated November 4, 2020 ("Agreement") regarding the Pleasant Grove Wastewater Treatment Plant Ultraviolet Disinfection System Addition ("Project");

WHEREAS, CITY desires to amend the Agreement to include additional services as described in CONSULTANT's proposal, which is attached hereto as Exhibit "A" and incorporated herein by reference; and

WHEREAS, CONSULTANT is willing and able to provide such additional services; and

NOW, THEREFORE, the parties agree as follows:

1. CONSULTANT shall provide additional services as described in Exhibit "A" of this First Amendment to Agreement.

2. Section 2 of the Agreement is amended by adding an additional paragraph to read as follows:

"CITY shall pay three hundred sixty-four thousand, six hundred sixty-one dollars ($364,661), in consideration of the additional services as set forth in Exhibit "A" to the First Amendment to Agreement. This brings the total not to exceed contract amount to eight hundred twenty-five thousand, two hundred thirteen dollars ($825,213)."

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

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

CITY OF ROSEVILLE, a municipal corporation

BY: _____
DOMINICK CASEY
City Manager

CAROLLO ENGINEERS, INC., a Delaware corporation

BY: Nissa Fontaine
its: Assoc. Vice President

[SIGNATURES CONTINUED ON NEXT PAGE]

ATTEST:

and

BY: _____
its: SENIOR VICE PRESIDENT

BY: _____
CARMEN AVALOS
City Clerk

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
RICHARD D. PLECKER
Environmental Utilities Director

EXHIBIT "A"

Engineers...Working Wonders With Water®

CERTIFICATION

This is to certify that the undersigned, Michael W. Barnes, as Corporate Secretary and General Counsel for **Carollo Engineers, Inc.**, is authorized to state and certify: That by corporate policy approved by the Board of Directors on 02/07/2011, Nicola A. Fontaine, Associate Vice President, and Christopher T. Cleveland, Senior Vice President, are authorized to execute engineering service agreements for the usual and customary engineering business of the company.

Dated: March 7, 2022

Michael W. Barnes
Corporate Secretary & General Counsel

2795 Mitchell Drive, Walnut Creek, California 94598
P 925.932 1710 F 925.930.0208
carollo.com

Engineers...Working Wonders With Water®

2880 Gateway Oaks rive, Suite 300, Sacramento, California 95833
P. 916.565.4888 F. 916.565.4880

December 8, 2021

Todd Jordan
City of Roseville

Subject: UV Disinfection System Addition Project Amendment No. 1

Dear Mr. Jordan:

Carollo Engineers is pleased to provide the City of Roseville (City) with this scope of services to assist with the additional effort required to incorporate a fourth Trojan UV3000Plus bank per channel into the Pleasant Grove Wastewater Treatment Plant (PGWWTP) Ultraviolet Disinfection System Addition Project, which will be contracted as Amendment #1 to the existing service agreement.

TASK 2 – BASIS OF DESIGN

Task 2.3 – UV Alternatives Evaluation

Carollo will prepare a UV Alternatives Evaluation Technical Memorandum (TM) to evaluate expanding the existing UV system with the same equipment (Trojan UV3000Plus) as well as replacing the entire UV system with a different UV system (Calgon Carbon C3500D, Xylem (WEDECO) Duron, Trojan UVSigna (2-Row). The TM will compare the UV system configurations for each of the UV manufacturers considered and the cost to expand or replace the UV system. Carollo will attend a workshop with the City to review the draft UV Alternatives Evaluation TM.

DELIVERABLES:

- UV Capacity Analysis Summary Table (PDF) (Submitted December 2020)
- Draft UV Alternatives Evaluation Technical Memorandum (PDF) (Submitted January 2021)
- Final UV Alternatives Evaluation Technical Memorandum (PDF) (Submitted March 2021)

TASK 3 – COMPREHENSIVE DESIGN

Task 3.1 – Additional Hydraulic Analysis

In addition to the design effort outlined in Task 3.9 below, the addition of the fourth bank and the subsequent weir modifications resulted in additional computational fluid dynamic modeling design effort.

Task 3.8 – Project Cost Estimate

This scope item includes additional design effort to prepare 100 percent and Bid level project cost estimates meeting published AACE International criteria and the anticipated accuracy ranges for the project phase.

Task 3.9 – Additional Design Effort for Additional Bank Per Channel

This scope item includes additional design effort to incorporate a fourth Trojan UV3000Plus bank per channel. The addition of a fourth bank in each channel requires modifications not planned for in the original PGWWTP UV design, including:

- Demolition and replacement of the existing finger weir troughs in a revised configuration;
- Demolition of the concrete wall between the UV channel and finger weir channel;
- Concrete to build up the channel floor in the finger weir channel;
- Extension of the stainless steel channel liner and new stainless steel channel reduction baffle;
- Demolition and abandonment of existing telescoping valves and drain piping;
- Modifications to the existing aluminum cover and grating; and

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OUR FOCUS
OUR BUSINESS
OUR PASSION

- Electrical, instrumentation and control (EI&C), and additional hydraulic unit modifications, including relocation of low level sensors and installation of new above grade conduits.

The additional budget in this task also includes the initial evaluation of the shade cover modification at the upstream flumes. This evaluation will include a rough order of magnitude estimate of the construction cost to fully cover the upper flume channel and conceptual layout in the 60-percent design deliverable. An estimate of the additional effort to complete the structural design is included as an optional task below.

TASK 4 – ENGINEERING SERVICES DURING CONSTRUCTION

Task 4.6 – Additional Engineering Services During Construction Effort for Additional Bank Per Channel

This scope item includes additional engineering services during construction effort to incorporate a fourth Trojan UV3000Plus bank per channel. This scope item assumes review of up to six (6) requests for information (RFIs) and two (2) change orders. An additional 120 hours are included for specialty inspection (where desired) and additional startup and testing assistance.

TASK 7 – AS-BUILT DRAWINGS

Task 7.2 – Additional As-Built Drawings Effort for Additional Bank Per Channel

This scope item includes additional as-built drawings effort to incorporate a fourth Trojan UV3000Plus bank per channel. This scope item assumes twelve (12) additional drawings.

TASK 8 – WET WEATHER REGULATORY RELIEF

Task 8.1 – Regulatory Support

Carollo will develop a technical memo proposing operating the PGWWTP at a UV dose to meet total coliform limits for surface water discharge during wet weather. This regulatory relief would improve plant capacity during wet weather. During wet weather PGWWTP would not be producing Title 22 effluent. Time has been included for preparation of the memo, review with the City, and discussions with the Division of Drinking Water and Regional Board.

DELIVERABLES:

- Draft and Final Wet Weather Operation Memo

Task 8.2 – Changes to Operating Strategy Recommendation

Carollo will provide recommendations to change the operating strategy for the dry and wet weather operation in a technical memo. Time has been included for preparation of the memo and review with the City.

DELIVERABLES:

- Draft and Final Operating Strategy Memo

TASK 9 – UVT IMPROVEMENT TESTING

This scope item includes bench-scale filtration and UV disinfection experiments using three different cloth fabrics with nominal pore sizes of 2-, 5-, and 10-microns. The goals of this testing are the following:

- To characterize the water quality that can be generated by filtering secondary effluent from the Pleasant Grove WWTP through cloth fabrics with nominal pore sizes of 2-, 5-, and 10-microns.
- To compare the performance of the 2-, 5-, and 10-micron cloth fabric filters to the performance of the existing continuous backwash filters at the Pleasant Grove WWTP.
- To determine if the UV transmittance (UVT) can be raised with and or without polymer addition to significantly impact the UV disinfection system capacity.
- To determine the dose needed for coliform disinfection if the wet weather regulatory relief (Task 8) is accepted by the regulators.
- (Optional Tasks) To determine the effect that cloth media filtration with a smaller pore size has on the UV inactivation of MS2.

Task 9.1 – Protocol Development and Coordination

Carollo will develop a testing protocol that will be used to describe sample collection, and the bench-scale testing, and sample analysis that will be performed as part of this task order. Time is also allocated as part of this sub task to discuss and coordinate the sample collection with the City staff. It is assumed that City staff will collect samples.

Task 9.2 – Bench-scale Filtration Media Type and Pore Size Comparison

The purpose of the bench-scale filtration media type and pore size comparison is to determine the effect that the different cloth media pore sizes have on effluent water quality (turbidity, UVT, and Particle Size Distribution [PSD]). The bench-scale filtration testing that will be conducted in this task will consist of the following two parts.

- Secondary effluent samples (prior to polymer addition) will be shipped overnight from the PGWWTP to the Aqua Aerobic Systems (AAS) laboratory in Rockford Illinois. The AAS staff will conduct bench-scale filtration testing using their proprietary 2-, 5-, and 10-micron cloths. AAS staff will then ship the three filter effluent water samples to Carollo's Water ARC® in Boise, Idaho where the samples will be analyzed for turbidity, UVT, and PSD. The cost of the following is included:
  - Overnight shipping of 30 gallons of secondary effluent from PGWWTP to the AAS lab.
  - Overnight shipping of 3 liters of the filter effluent from the AAS lab back to Water ARC®.
  - Turbidity, UVT and PSD sample analysis for the three effluent samples.
- Secondary effluent samples (prior to polymer addition) will be shipped overnight from the PGWWTP to Water ARC®. Bench-scale filtration experiments will be performed to simulate full-scale cloth media filtration performance without polymer addition using a 2-micron screen, a 5-micron cloth provided by Nexom, and a 10-micron cloth provided by Nexom. Enough bench-scale effluent from each filter size will be generated so that bench-scale disinfection tests can be conducted. One liter of filter effluent from the continuous backwash filters at the PGWWTP will also be collected and sent to Water ARC®. The effluent samples generated from this testing as well as the full-scale continuous backwash filter effluent will be analyzed for turbidity, UVT and PSD. The cost of the following is included:
  - Overnight shipping of 25 gallons of secondary effluent and 1 L of continuous backwash filter effluent to Water ARC®.
  - Turbidity, UVT and PSD sample analysis for the full-scale continuous backwash filter effluent and the three bench-scale effluent samples.

The bench-scale filter effluent samples that are generated with AAS cloths will be compared to bench-scale filter effluent samples that are generated with the Nexom cloths. Both sets of these bench-scale cloth filter effluent samples will be compared to the full-scale continuous backwash filter effluent samples collected at the PGWWTP.

Task 9.3 – Bench-scale UV Collimated Beam Testing

The purpose of the bench-scale collimated beam testing is to determine the dose needed for coliform disinfection if the wet weather regulatory relief is accepted by the regulators. As part of this task collimated beam testing will be conducted on the bench-scale filter effluents generated in Task 9.2. The details of the collimated beam tests are described below.

The three bench-scale filter effluent samples (2-micron screen, 5-micron cloth, and 10-micron cloth) that were generated by Water ARC® will be exposed to six different predetermined UV doses as part of the collimated beam test to determine the UV dose required for total coliform permit compliance. The cost of the following is included:

- Conducting a total of 3 collimated beam tests each with 6 UV dose points (18 total collimated beam irradiations).
- Duplicate plating for total coliform will be performed for each irradiated sample.
- UVT measurement of each filter effluent sample to be irradiated before and after each UV dose is applied. A total of 36 UVT measurements will be performed.

Task 9.4 – Bench-scale Coagulation, Flocculation, And Filtration Testing For UVT Improvement

The purpose of this task is to determine if the UVT can be raised with polymer addition to significantly impact the UV disinfection system capacity. As part of this testing, bench-scale coagulation, flocculation, and filtration testing will be performed to investigate the effect that optimized polymer addition can have on the filtered effluent UVT. A neat polymer sample will be provided by the City staff that will be shipped to Carollo's Water ARC® and used in the testing described below.

- Jar Test 1: Bench-scale coagulation experiments (a series of six jars will be conducted) with the existing polymer that is currently used at PGWWTP to determine the range of doses that improve effluent UVT. All samples will be analyzed for turbidity and UVT.
- Jar Test 2: The bench-scale coagulation experiments will be repeated with the optimal three doses followed by bench-scale filtration using two filter media pore sizes. The best two performing filter media will be selected based on the previous tasks. All samples will be analyzed for turbidity, UVT, and PSD.
- Jar Test 1 & 2 Repeat: The jar tests described in test 1 and 2 will be repeated using a different polymer/coagulant.
- The cost of the following is included:
- Performing a total of 18 jar tests.
- Measuring the turbidity (24 samples), UVT (24 samples), and PSD (12 samples) on the coagulated, flocculated, and filtered effluents.

Task 9.5 – Data Analysis, Technical Memorandum, and Presentation

As part of this task Carollo will analyze the data that will be generated from the bench-scale filtration and disinfection testing. Time has been allocated to prepare a technical memorandum and to present the results

from this testing to the City staff via a virtual meeting. After the meeting has been completed, Carollo will prepare a final technical memorandum.

DELIVERABLES:

- Draft and Final Technical Memorandum

Optional Task – Impact of Filtration on MS2 Inactivation

The purpose of this task is to determine the effect that filtration by cloth media of different pore sizes (2-, 5-, and 10-microns) has on the inactivation of MS2. Secondary effluent samples will be shipped overnight from the PGWWTP to Water ARC®. Bench-scale filtration experiments will be performed to simulate full-scale cloth media filtration performance without polymer addition using a 2-micron screen, a 5-micron cloth by Nexom, and a 10-micron cloth provided by Nexom. Enough bench-scale effluent from each filter size will be generated so that bench-scale disinfection tests can be conducted. The effluent samples generated from this testing will be analyzed for turbidity, UVT and PSD. The three bench-scale filter effluent samples will each be spiked with a target MS2 concentration. The spiked filter effluents will then be exposed to six different predetermined UV doses as part of the collimated beam test to determine the effectiveness of UV disinfection at inactivating spiked MS2. For all three tests a total of 18 UV doses will be performed. The cost of the following is included in this optional task: Overnight shipping of 25 gallons of secondary effluent to Water ARC®; turbidity, UVT and PSD sample analysis for the three bench-scale effluent samples that will be generated from the bench-scale testing; Conducting a 3 collimated beam tests, 6 UV doses each (total of 18 irradiations). Duplicate plating of MS2 will be performed for each irradiated sample; UVT measurement of each filter effluent sample to be irradiated before and after each UV dose is applied. A total of 36 UVT measurements will be performed.

Optional Task – Shade Structure Detailed Design

This task will be required if the City adds an extension or replacement of the upper flume channel shade cover. This budget for this task includes the additional structural design and one non-destructive testing site visit to examine embedded reinforcement and utilities to validate additional support locations.

Sincerely,

Nicole Fontaine

CAROLLO ENGINEERS, INC.

Nicola Fontaine
Principal Technologist/Associate Vice President

AuthorInitials:naf

Enclosures: Budget

ENGINEERING SERVICES FEE ESTIMATE
City of Roseville
PGWWTP UV Disinfection System Addition

	TASK / DESCRIPTION	Regulatory Lead	Project Manager	Design Manager	QA/QC	Technical Advisor	Project Engineer	Electrical	I&C	Structural	Staff Engineer	CADD	Support	Total Hours	Labor Cost	Equipment Rental and Operation	Labs and Travel(2)	PECE	Total ODC	Total Cost
		Salveson	Fontaine	Hook	Bourgeous or Other	Sotirakos	Burnitt	Bahneman	Bassidgi	Punyamurtula										
	Labor Rate [1]	$322.00	$301.00	$301.00	$301.00	$280.00	$193.00	$301.00	$301.00	$280.00	$193.00	$146.00	$129.00					$ 13.00		
Task 2 - Basis of Design																				
2.3	UV Alternatives Evaluation	2	8	8	0	24	28	6	6	6	0	0	8	96	$ 23,908		$ -	$ 1,248	$ 1,248	$ 25,156
	Subtotal - Task 2	2	8	8	0	24	28	6	6	6	0	0	8	96	$ 23,908	$ -	$ -	$ 1,248	$ 1,248	$ 25,156
Task 3 - Comprehensive Design																				
3.1	Additional Hydraulic Analysis	0	0	0	0	12	0	0	0	0	74	0	0	86	$ 17,642		$ -	$ 1,118	$ 1,118	$ 18,760
3.8	Project Cost Estimates	0	2	8	12	3	40	10	10	10	20	0	8	123	$ 28,894	$ -	$ -	$ 1,599	$ 1,599	$ 30,493
3.9	Additional Design Effort for Additional Bank Per Channel	0	8	14	8	44	44	88	88	60	60	60	8	482	$ 120,990	$ -	$ -	$ 6,266	$ 6,266	$ 127,256
	Subtotal - Task 3	0	10	22	20	59	84	98	98	70	154	60	16	691	$ 167,526	$ -	$ -	$ 8,983	$ 8,983	$ 176,509
Task 4 - Engineering Services During Construction																				
4.6	Additional Engineering Services During Construction Effort for Additional Bank Per Channel	0	5	10	0	40	40	40	40	10	10	40	4	239	$ 58,601		$ -	$ 3,107	$ 3,107	$ 61,708
	Subtotal - Task 4	0	5	10	0	40	40	40	40	10	10	40	4	239	$ 58,601	$ -	$ -	$ 3,107	$ 3,107	$ 61,708
Task 7 - As-Built Drawings																				
7.2	Additional As-Built Drawings Effort for Additional Bank Per Channel	0	0	0	0	2	4	2	2	2	8	16	0	36	$ 6,976		$ -	$ 468	$ 468	$ 7,444
	Subtotal - Task 7	0	0	0	0	2	4	2	2	2	8	16	0	36	$ 6,976		$ -	$ 468	$ 468	$ 7,444
Task 8 - Wet Weather																				
8.1	Wet Weather	8	10	0	0	2	0	0	0	0	0	0	2	22	$ 6,404		$ -	$ 286	$ 286	$ 6,690
8.2	Changes to Operating Strategy Recommendation	8	4	0	0	4	0	0	0	0	0	0	2	18	$ 5,158		$ -	$ 234	$ 234	$ 5,392
	Subtotal - Task 8	16	14	0	0	6	0	0	0	0	0	0	4	40	$ 11,562		$ -	$ 520	$ 520	$ 12,082
Task 9 - UVT Improvement Testing																				
9.1 - 9.5	UVT Improvement Testing (Protocol Development and Coordination; Bench-scale Filtration Media Type and Pore Size Comparison; Bench-scale UV Collimated Beam Testing; Bench-scale Coagulation, Flocculation, And Filtration Testing For UVT Improvement; & Data Analysis, Technical Memorandum, and Presentation)	4	20	0	34	0	0	0	0	0	0	0	8	66	$ 18,574		$ 25,490	$ 858	$ 26,348	$ 44,922
	Subtotal - Task 9	4	20	0	34	0	0	0	0	0	0	0	8	66	$ 18,574		$ -	$ 858	$ 26,348	$ 44,922
	TOTAL	22	57	40	54	131	156	146	146	88	172	116	40	1168	$ 287,147	$ -	$ -	$ 15,184	$ 40,674	$ 327,821

Notes:
1. Based on Carollo 2021 Rates
2. Mileage billed at $0.58 per mile. Lab costs include MS2, plating, collimated beam analysis, aquahume, and shipping. All submittals are assumed to be electronic.

Optional Task - Impact of Filtration on MS2 Inactivation																				
	Impact of Filtration on MS2 Inactivation	0	2	0	4	0	0	0	0	0	0	0	0	6	$ 1,806		$ 11,148	$ 78	$ 11,226	$ 13,032
Optional Task - Shade Structure Detailed Design																				
	Shade Structure Detailed Design	0	2	0	4	0	16	2	2	40	12	20	0	98	$ 22,534	$ 1,200	$ -	$ 1,274	$ 1,274	$ 23,808

COUNCIL COMMUNICATION

CC #: 2136
File #: 0321

Title:	Digital Billboard Project - Sublease Agreement Amendment
Contact:	Robert Cline 916-746-1172 racline@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.33.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt a resolution authorizing the City Manager to execute a First Amendment to the Sublease Agreement with Clear Channel Outdoor at 290 Conference Center Drive.

BACKGROUND

On January 19, 2022, City Council approved a Sublease Agreement with Clear Channel Outdoor to construct and operate a two sided digital billboard at 290 Conference Center Drive, APN #363-011-086-000. The agreement outlines terms that include financial consideration, operating parameters, marketing content, etc. The executed lease, under Section 4, Consideration, includes a discrepancy between the dollar amounts in the agreement and what was agreed upon in negotiations and presented to City Council for approval. This first amendment to the sublease will correct the "Additional Signing Bonus" and "Annual Rent", under Section 4, to reflect the negotiated financial consideration as noted below:

Current dollar amounts:

- ***Additional Signing Bonus:*** $225,000
- ***Annual Rent:*** $380,000 in year 1 with 2% annual escalations thereafter

Correct dollars amounts:

- ***Additional Signing Bonus:*** $175,000
- ***Annual Rent:*** $300,000 in year 1 with 2% annual escalations thereafter

The Additional Signing Bonus and Annual Rent listed above represent the financial consideration agreed to by the City and presented in Clear Channel Outdoors' proposal. All other terms and conditions of the Sublease are accurate and remain in effect.

FISCAL IMPACT

Executing this First Amendment will have no fiscal impact as the correct numbers were originally presented to the City Council and this amendment merely corrects an error. Based on the minimum annual guarantee, conditional signing bonus and additional signing bonus, the Sublease at 290 Conference Center Drive will result in approximately $7.5 million in revenue to the General Fund over the twenty year term.

ENVIRONMENTAL REVIEW

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

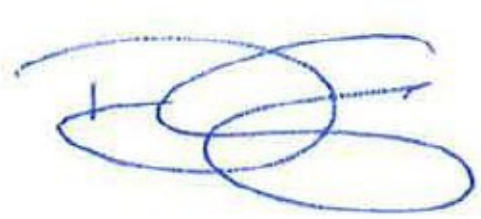
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A, Remain fiscally responsible in a changing world
Goal C, Support economic vitality

Respectfully Submitted,

Robert Cline, Economic Development Project Manager

Melissa Anguiano, Economic Development Director



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-214

First Amendment to Sublease Agreement between the City of Roseville and Clear Channel Outdoor at 290 Conference Center Drive

RESOLUTION NO. 22-214

APPROVING A FIRST AMENDMENT TO SUBLEASE AGREEMENT, BY AND BETWEEN THE CITY OF ROSEVILLE AND CLEAR CHANNEL OUTDOOR, LLC, AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

WHEREAS, a First Amendment to Sublease Agreement for the sublease of the digital billboard site located on a portion of the property located at 290 Conference Center Drive, by and between the City of Roseville and Clear Channel Outdoor, LLC, has been reviewed by the Council; and

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said First Amendment to Sublease 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

FIRST AMENDMENT TO SUBLEASE AGREEMENT

City of Roseville and Clear Channel Outdoor, LLC

(Digital Billboard Site – Portion of 290 Conference Center Drive)

THIS FIRST AMENDMENT TO SUBLEASE AGREEMENT is made and entered into this ___ day of _____, 2022, by and between the City of Roseville, a municipal corporation ("CITY"), and Clear Channel Outdoor, LLC, a Delaware limited liability company ("CCO").

W I T N E S S E T H:

WHEREAS, CITY and CCO previously entered into a Sublease Agreement dated January 19, 2022 ("Agreement") regarding a digital billboard site on a portion of 290 Conference Center Drive; and

WHEREAS, CITY and CCO desire to amend the Agreement to correct an error noted in the compensation to be provided to CITY by CCO in order to accurately reflect the previously agreed upon compensation structure between the parties.

NOW, THEREFORE, the parties agree as follows:

1. Section 4(b) of the Agreement regarding Additional Signing Bonus is amended to read as follows:

"*Additional Signing Bonus*. CCO shall pay the City a one-time "Additional Signing Bonus" of $175,000 within five (5) Business Days after the date the Operations Phase begins."

2. The first sentence of Section 4(c) of the Agreement regarding Annual Rent is amended to read as follows:

"*Annual Rent*. CCO shall pay annual base rent ("Annual Base Rent") in the amount of $300,000, payable in twelve (12) equal monthly installments on or before the first day of each month (prorated for any partial months.)

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 Sublease 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 _____, 2022, and Clear Channel Outdoor, LLC, has caused this First Amendment to Sublease Agreement to be executed.

CITY OF ROSEVILLE, a
municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
CARMEN AVALOS
City Clerk

CLEAR CHANNEL OUTDOOR, LLC, a
Delaware limited liability company

BY: _____
BRYAN PARKER
Executive Vice President -
Real Estate & Public Affairs

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

APPROVED AS TO SUBSTANCE:

BY: _____
MELISSA ANGUIANO
Economic Development Director

COUNCIL COMMUNICATION

CC #: 2123
File #: 0600

Title: Classification and Compensation Studies - Professional Services Agreement
Contact: Linda Hampton 916-774-5215 lhampton@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.34.

RECOMMENDATION TO COUNCIL

Staff recommends the City Council adopt a resolution authorizing the City Manager to execute a professional services agreement with Bryce HR Consulting, Inc. for citywide employee classification and compensation analysis.

BACKGROUND

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

FISCAL IMPACT

The total compensation for the professional services agreement shall not exceed $75,000. The cost is budgeted in the proposed Human Resources Department FY2022-23 budget in the General Fund.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) only applies to projects which have the potential to cause a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. (CEQA Guidelines §15061(b)(3)).

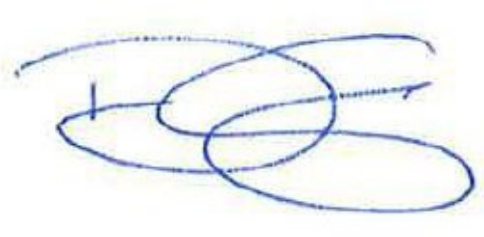
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal E - Deliver exceptional city services

Respectfully Submitted,

Linda Hampton, Human Resources Manager

Stacey Peterson, Human Resources Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-205

Professional Services Agreement - Bryce Consulting

RESOLUTION NO. 22-205

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

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

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that said professional services 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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

PROFESSIONAL SERVICES AGREEMENT

Project: Classification and Compensation Studies

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

W I T N E S S E T H:

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

WHEREAS, CONSULTANT has prepared a proposal dated May 5, 2022, which describes the scope of work to be performed by CONSULTANT and the budget for the work; and

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

NOW, THEREFORE, the parties agree as follows:

1. Services. CONSULTANT shall perform, at the direction of CITY, the scope of services as described in EXHIBIT "A," attached hereto and incorporated herein by this reference.

2. Compensation. For its services provided hereunder, CONSULTANT shall be compensated on a time and expense basis in accordance with the budget estimate as described in EXHIBIT "A". Total compensation shall not exceed seventy-five thousand dollars ($75,000).

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

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

CONSULTANT agrees to defend and indemnify CITY if, despite the parties intent and practice, any venue, agency, or court with competent jurisdiction determines that CONSULTANT and/or any of its agents, officers, employees, volunteers, independent contractors, or subcontractors, are characterized as employee(s) of CITY.

CONSULTANT's responsibility for such defense and indemnity obligations shall survive the termination or completion of this Agreement for the full period of time allowed by

law. The defense and indemnity obligations of this Agreement are undertaken in addition to, and shall not in any way be limited by, the insurance obligations contained in this Agreement.

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

COVERAGE	LIMITS OF LIABILITY
Workers' Compensation	Statutory
Commercial General Liability	$1,000,000 each occurrence $2,000,000 aggregate Personal Injury: $1,000,000 each occurrence $2,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Professional Liability (errors and omissions)	$1,000,000 per claim $2,000,000 aggregate

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

b. Additional Insureds. CONSULTANT shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation and Professional Liability. Such insurance shall specifically cover the contractual liability of CONSULTANT. The additional insured coverage under the CONSULTANT's policy shall be primary and noncontributory, as evidenced by a separate endorsement or section of the policy, and shall not seek contribution from CITY's insurance or self-insurance. In addition, the

additional insured coverage shall be at least as broad as the Insurance Services Office ("ISO") CG 20 01 Endorsement. Any available insurance proceeds in excess of the specified minimum insurance coverage requirements and limits shall be available to the additional insureds. Furthermore, the requirements for coverage and limits shall be: (1) the minimum coverage and limits specified in this Agreement; or (2) the full coverage and maximum limits of any insurance proceeds available to the named insureds, whichever is greater.

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

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

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

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

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

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

5. Records. CONSULTANT and its subcontractors shall maintain all files and records relating to the services performed hereunder during the term of this Agreement and for a period of not less than one (1) year after the date of termination or expiration. Provided, however, that in the event of litigation or settlement of claims arising from the performance of this Agreement, CONSULTANT and its subcontractors shall maintain all files and records until such litigation, appeals or claims are resolved. Duly authorized representatives of CITY shall

have right of access during normal business hours and after reasonable notice to CONSULTANT's and subcontractors' files and records relating to the services performed hereunder, and may review and copy the files and records at appropriate stages during performance of the services and during the one (1) year period following termination or expiration of this Agreement. CONSULTANT shall include this provisions in its contracts with all subcontractors.

6. Time is of the Essence. Time is of the essence of this Agreement.

7. Prevailing Wages. When applicable, for purposes of this Agreement, CONSULTANT and its subcontractors shall comply with all applicable prevailing wage laws, e.g., but not limited to, California Labor Code Sections 1770 et seq. In accordance with said Section 1775, CONSULTANT shall forfeit as a penalty to the City two hundred dollars ($200) for each calendar day or portion thereof for each worker paid less than the prevailing rates for such work or craft in which such worker is employed for any work done on-site under the Agreement by CONSULTANT or by any subcontractor in violation of the provisions of the Labor Code and in particular, Labor Code Sections 1770 to 1780, inclusive. In addition to said penalty and pursuant to said Section 1775, the difference between such stipulated prevailing wage rates and the amount paid to each worker for each calendar day or portion thereof for which each worker was paid less than the stipulated prevailing wage shall be paid to each worker by CONSULTANT or the applicable subcontractor.

Pursuant to the provisions of California Labor Code Section 1773, the contracting department has identified the source, stated below, of the general prevailing rate of wages applicable to the site to be done, for straight time, overtime, and holiday work. The holiday wage rate listed shall be applicable to all holidays recognized in the collective bargaining

agreement of the particular craft, classification or type of worker concerned. These wage rates may be obtained from the State Department of Industrial Relations and/or the following website address: http://www.dir.ca.gov/dlsr/DPreWageDetermination.htm.

Pursuant to Labor Code Section 1773.2, general prevailing wage rates set forth above, which forms a part of this Agreement, shall be posted by CONSULTANT at a prominent place at the work site. Prevailing wage rates to be posted at the work site will be furnished by the contracting department. The possibility of wage increases is one of the elements to be considered by CONSULTANT in determining its proposal, and will not under any circumstances be considered as the basis of a claim against CITY or the Agreement.

8. Compliance with Laws. CONSULTANT shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

9. Ability to Perform. CONSULTANT agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

10. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, the provisions of the first in order of attachment shall govern.

11. Assignment. CONSULTANT is employed to perform unique personal services. CONSULTANT shall not assign this Agreement without the prior written consent of CITY. CONSULTANT shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without prior written consent of CITY.

12. Independent Contractor. CONSULTANT, inclusive of its agents, officers, employees, volunteers, independent contractors, and subcontractors, shall act as an independent

contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

CONSULTANT and CITY agree that: (a) CONSULTANT is free from the control and direction of CITY in connection with the performance of the work; (b) CONSULTANT is providing services directly to CITY; (c) CONSULTANT has and will maintain at all relevant times a business license; (d) CONSULTANT maintains a business location that is separate from CITY; (e) CONSULTANT is customarily engaged in an independently established business of the same nature as that involved in the work performed hereunder; (f) CONSULTANT actually contracts with other businesses to provide the same or similar services and maintains a clientele without restrictions from CITY; (g) CONSULTANT advertises and holds itself out to the public as available to provide the same or similar services; (h) CONSULTANT provides its own tools, vehicles, and equipment to perform the services; (i) CONSULTANT has negotiated its own rates; (j) CONSULTANT set its own hours and location of work in accomplishing CITY's on-call needs; and (k) CONSULTANT has the right to control the manner and means of accomplishing the result desired and exercises its own expert independent judgement.

13. Representations and Warranties. CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working for CONSULTANT, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the

Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

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

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

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

16. Termination of Agreement. The City may terminate this Agreement without cause by giving CONSULTANT ten (10) days advance written notice from the City Manager. CONSULTANT may terminate this Agreement without cause by giving CITY thirty (30) days

advance written notice. In the event of termination through no fault of CONSULTANT, CITY shall compensate CONSULTANT for services performed as of the date of termination, upon the release to CITY of all Material hereunder, in any and all media or formats in which such materials have been created or are maintained. CITY retains the right to receive and use any Material, notwithstanding any termination or any dispute regarding the amount to be paid.

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

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

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

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

CITY OF ROSEVILLE	CONSULTANT
Stacey Peterson Human Resources Director 311 Vernon Street Roseville, CA 95678	Shellie Anderson, Principal Bryce HR Consulting, Inc. 3436 American River Drive, Ste. 7A Sacramento, CA 95864

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

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

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

CITY OF ROSEVILLE, a municipal corporation

BY: _____
DOMINICK CASEY
City Manager

ATTEST:

BY: _____
CARMEN AVALOS
City Clerk

APPROVED AS TO FORM:

BY: _____
MICHELLE SHEIDENBERGER
City Attorney

BRYCE HR CONSULTING, INC., a California corporation

BY: _____
its: President

and

BY: _____
its: Secretary

[SIGNATURES CONTINUED ON NEXT PAGE]

APPROVED AS TO SUBSTANCE:

BY: _____
STACEY PETERSON
Human Resources Director

EXHIBIT “A”

BRYCE CONSULTING

Date: May 5, 2022

To: Stacey Peterson, Director of Human Resources

From: Shellie Anderson, Principal

Subject: Scope of Work

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

It is estimated that the above tasks will result in a total of 415 hours of professional services at a rate of $180 per hour, for a not to exceed amount of $75,000.

COUNCIL COMMUNICATION

CC #: 2114
File #: 0704-01 & 0201-01

Title:	Crimson Ridge Park (CO-62) Reimbursement – Budget Adjustment
Contact:	Tara Gee 916-774-5253 tgee@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.35.

RECOMMENDATION TO COUNCIL

Staff requests that the Council adopt an ordinance to approve a budget adjustment of $248,803 to reimburse Lennar Homes consistent with the approved Park Development Agreement related to the turn-key construction of Crimson Ridge Park (CO-62).

BACKGROUND

Through a Park Development Agreement between the City and Lennar Homes and as approved by Council on August 4, 2021, the City agreed to reimburse Lennar Homes $248,803 for paid neighborhood park fees collected prior to the approval of the Park Development Agreement. Typically, park fee credits are given to offset the up-front costs for the developer to construct a park early. Since Crimson Ridge Park (CO-62) was originally to be constructed by the City, neighborhood park fees were collected. Lennar Homes subsequently sought to build the park "turn-key". This prompted the need for a Park Development Agreement.

In the Park Development Agreement, the reimbursement amount of $248,803 is triggered when a payment bond has been secured. On May 17, 2022, a letter was received which confirmed that a payment bond has been posted. The letter also formally requested reimbursement.

FISCAL IMPACT

If approved, funding is provided through the Campus Oaks Neighborhood Park Fund (Fund 3321). There will be no General Fund impact.

ENVIRONMENTAL REVIEW

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

subject to CEQA. No additional environmental review is required.

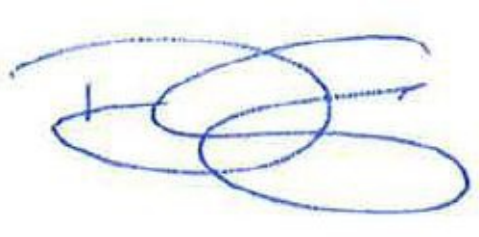
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Tara Gee, Park Planning & Development Superintendent

Jill Geller, Parks, Recreation & Libraries Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

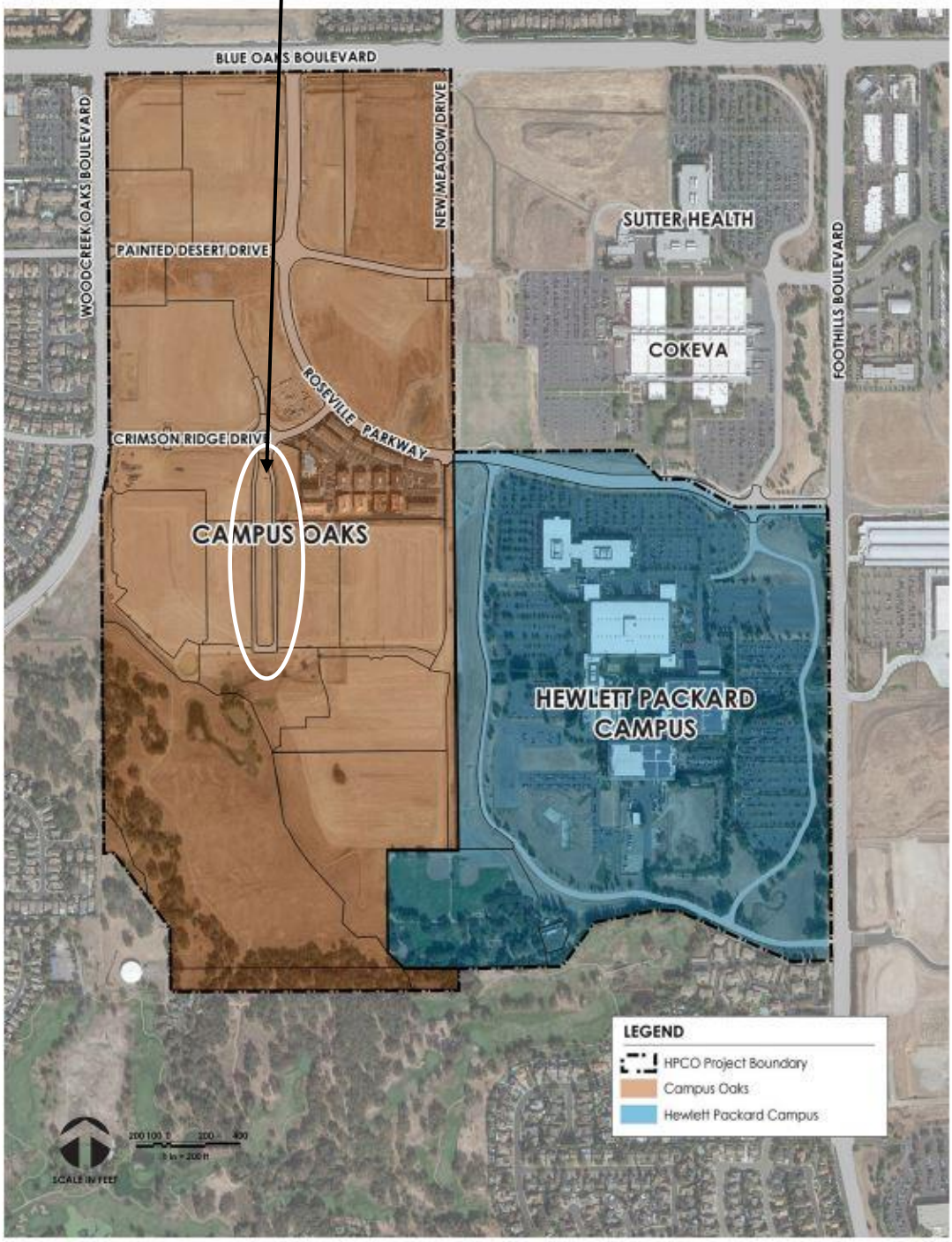
Vicinity Map for Crimson Ridge Park

Ordinance 6503

Budget Adjustment

Vicinity Map for Crimson Ridge Park (CO-62)

Crimson Ridge Park (CO-62)



ORDINANCE NO. 6503

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 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 2021-22, is hereby amended by transferring appropriations for reimbursement of Campus Oaks Neighborhood Park Fees related to Crimson Ridge Park.

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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Tara Gee, Parks Planning & Development Superintendent
FISCAL YEAR: FY2021-22

PREPARER NAME & TITLE: Kathy Cullen, Management Analyst II
COUNCIL DATE (if applicable): 6/15/22

DEPARTMENT/DIVISION: Parks, Recreation & Libraries/Park Development
ORDINANCE:

Expenditures/Expenses/Transfers Out

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3321	5582	58130		248,803	Campus Oaks neighborhood park fund
			TOTAL	248,803	

Revenues/Transfers In

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

NET ADJUSTMENT	248,803	

Available Resources

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3321				(248,803)	Campus Oaks neighborhood park fund
			TOTAL	(248,803)	

Justification for Budget Adjustment:

The Parks, Recreation & Libraries Department is requesting a budget adjustment of $248,803 from the Campus Oaks nieghborhood park fund as the result of a Park Development Agreement between the City and Lennar Homes that was approved by Council on August 4, 2021. In the agreement, the City agreed to reimburse Lennar Homes $248,803 for paid neighborhood park fees collected prior to the approval of the Park Development Agreement. Typically, park fee credits are given to offset the up-front costs for the developer to construct a park early. Since Crimson Ridge Park (CO-62) was originally to be constructed by the City, neighborhood park fees were collected. Lennar Homes subsequently sought to build the park "turn-key", which requires that the City reimburse the fees collected.

REQUIRED APPROVALS:

REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE 05/24/2022	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY	DATE

COUNCIL COMMUNICATION

CC #: 2155
File #: 0201 & 0201-01

Title: Fiscal Year 2021-22 - Year-End Budget Adjustments
Contact: Scott Pettingell 916-774-1306 spettingell@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.36.

RECOMMENDATION TO COUNCIL

Staff recommends that the City Council adopt ordinances to approve adjustments to the FY2021-22 budget.

BACKGROUND

Staff actively review and monitor the budget throughout the year to ensure compliance with the annual budget ordinance (6375). Staff has identified the following recommended adjustments to the FY2021-22 budget.

Project Completion - Passport Center

The passport center project is complete. The cost of the project exceeded the budget estimate by $1,740. To reconcile and close the project, staff recommends that the City Council authorize the City Manager to increase the expenditure budget for the Passport Center project by $1,740 in the Strategic Improvement Fund (SIF).

Traffic Mitigation Fund

This budget adjustment is recommended to increase the revenue and expenditure budgets by $928,000 to match estimated year-end actuals for FY2021-22 in the Traffic Mitigation Fund - 3151 (Set-aside Creekview Fund). This fund is used to reimburse Anthem United for Creekview Specific Plan Backbone Improvements. The City of Roseville and Anthem United agreement specifies that the City will reimburse Anthem an agreed-upon amount, and payments shall be issued as monies are collected through permit revenues. Development in FY2001-22 has been more rapid than initially anticipated, and as a result, revenue and proportionate reimbursements (expenditures) have also increased.

Sierra Vista Specific Plan Fee Program - Improvements

This budget adjustment is recommended to increase the revenue budget by $2,780,775 to match estimated year-end actuals for FY2021-22 in the SVSP Fee Program - Improvements Fund. This

fund is used to reimburse developers for infrastructure improvements in the Sierra Vista Specific Plan. Funds are collected into the fund through permit fees and dispersed back to the developers as improvements are completed. An accounting methodology change mid-fiscal year required a chart of accounts change for revenue and expenses. Previously revenue and expenses for this fund were managed through a balance sheet account, and therefore a budget was not developed for this fund before this change. Expenditures in this fund are not expected until FY2022-23.

Sierra Vista Specific Plan Fee Program – Park Land Improvements

This budget adjustment is recommended to increase revenue and expenditure budgets by $1,970,000 to match estimated year-end actuals for FY2021-22 in the SVSP Fee Program - Park Land Fund. This fund is used to reimburse Baseline 80 Investors, LLC for parkland in the Sierra Vista Specific Plan. Funds are collected into the fund through permit fees and dispersed back to the Baseline 80 Investors, LLC quarterly. An accounting methodology change mid-fiscal year required a chart of accounts change for revenue and expenses. Previously revenue and expenses for this fund were managed through a balance sheet account, and therefore a budget was not developed for this fund before this change.

Community Development Block Grant

This budget adjustment is recommended to increase the revenue budget in the Community Development Block Grant (CDBG) Fund by $231,995 to fund encumbrances carried over from FY2020-21 to FY2021-22. Five purchase orders for ongoing consulting services of Fair Housing and CARES Act funding totaling $231,995 were budgeted and encumbered in FY2020-21 and remained unspent at the end of FY2020-21. The expenditure budget was carried forward, but the revenue portion was not; therefore, a budget adjustment is necessary to establish the revenue budget associated with the $231,995 in planned expenditures.

Electric Fund

This budget adjustment requests an additional $846,647 in fuel and purchased power budget primarily due to higher purchased power costs. This budget adjustment also defunds seven capital improvement projects (CIP) totaling $2,078,206. These CIPs are complete or are being reassessed; remaining funds will be released and the projects will be closed. Approval of this budget adjustment will increase the Electric fund balance by $1,231,559.

Community Clean-Up Events

Staff recommends transferring $50,000 from the General Fund contingency to the Waste Services Fund for neighborhood clean-up events. The ongoing cost of this event is incorporated into the FY2022-23 budget and will be funded directly by the Waste Services Fund beginning in FY2023-24.

Community Facility Districts

Staff recommends budget adjustments to the following funds related to bond proceeds, interest, and bond issuance costs for Community Facility District activities.

Sierra Vista Westpark Federico CFD 1
(Revenue and Expenditure Budget Adjustment of $8,595,801)

Westpark Federico CFD 1
(Revenue and Expenditure Budget Adjustment of $9,072,747)

Baseline at Sierra Vista CFD
(Expenditure Budget Adjustment of $3,988,008)

Fiddyment Ranch CFD 1 Public Facilities
(Expenditure Budget Adjustment of $540,785)

Fiddyment Ranch CFD 5 Overlay
(Expenditure Budget Adjustment of $4,764,331)

The Ranch at Sierra Vista CFD 1 Capital
(Expenditure Budget Adjustment of $9,347,761)

General Liability

Staff recommends that the City Council authorize the City Manager to increase the General Liability Fund budget by $600,000 due to escalating insurance premiums. There are adequate resources available in the fund balance for this recommended adjustment.

Westbrook Neighborhood Park Fund

Staff recommends a budget adjustment of $84,000 to increase revenue in the Neighborhood Park Fund - Westbrook. The permit fees in the Westbrook Fund exceed the original budget.

Maidu Soccer Complex Turf Conversion and Shade Structure and Mahany All-Weather Field

Staff recommends a budget adjustment to transfer $20,000 of the remaining budget for the Maidu Soccer Complex Turf Conversion project (500087) to the Shade Structure at Mahany All-Weather Field project (500106). The Maidu Soccer Complex Turf Conversion project is complete and came in $70,071 less than budget. However, $20,000 in extra funding is needed for the shade structure replacement at the Mahany all-weather field due to increased costs for manufacturing and materials

Traffic Safety Fund

Staff recommends that the City Council authorize the City Manager to increase the Traffic Safety Fund budget by $27,813 to repay Placer County for overpayments the City received in this fund from July 1, 2016, through June 30, 2021.

Landscape and Lighting Districts/Community Facilities Districts

The Parks, Recreation & Libraries Department requests $46,181 for landscape and park repair and maintenance and landscape renovation in three LLD and CFDs. The Transfer Out from Westbrook (2119) to Stormwater was inadvertently left out of the approved budget and was included in the approved levy budget for FY2021-22. Northwest LLD Zone A (2008) had work completed in FY2021-22 originally planned for FY2020-21 and postponed due to contractor availability. Sierra Vista CFD No. 2 (Public Services) (2122) had accident damage and received a subrogation payment to offset the $17,662 repair costs. This work will be funded with available

fund balances in funds 2119 and 2008 and a subrogation payment for damages in fund 2122. There is no impact on the General Fund.

FISCAL IMPACT

There are adequate resources available in each fund for the recommended budget adjustments.

ENVIRONMENTAL REVIEW

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

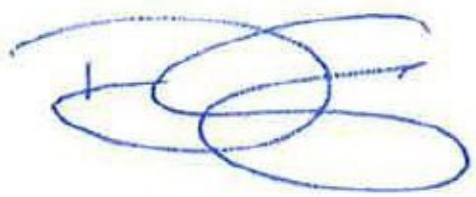
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world

Respectfully Submitted,

Scott Pettingell, Budget Manager

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance 6509

Passport Center - Budget Adjustment

Ordinance 6510

Traffic Mitigation Fund - Budget Adjustment

Ordinance 6511

Sierra Vista Specific Plan Fee Program - Improvements - Budget Adjustment

Ordinance 6512

Sierra Vista Specific Plan Fee Program – Park Land Improvements - Budget Adjustment

Ordinance 6513

Community Development Block Grant - Budget Adjustment

Ordinance 6514

Electric Fund - Budget Adjustment

Ordinance 6515

Community Facility Districts - Budget Adjustment

Ordinance 6516

Community Clean-Up - Budget Adjustment

Ordinance 6517

General Liability - Budget Adjustment

Ordinance 6518

Westbrook Neighborhood Park Fund - Budget Adjustment

Ordinance 6519

Maidu Soccer Complex Turf Conversion and Shade Structure and Mahany All-Weather Field - Budget Adjustment

Ordinance 6520

Traffic Safety Fund - Budget Adjustment

Ordinance 6521

LLD/CFD PRL - Budget Adjustment

ORDINANCE NO. 6509

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 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 2021-22, is hereby amended as listed on the attached budget adjustment for the Passport Center project.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____ day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Scott Pettingell, Budget Manager
FISCAL YEAR: 2021-22
PREPARER NAME & TITLE: Scott Pettingell, Budget Manager
COUNCIL DATE (if applicable): 6/15/2022
DEPARTMENT/DIVISION: City Clerk
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1130	6587	84001	500031	1,740	Increase project budget for passport center.
			TOTAL	1,740	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

NET ADJUSTMENT	1,740	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1130				(1,740)	Decrease fund balance
			TOTAL	(1,740)	

Justification for Budget Adjustment:

Staff recommends that the City Council authorize the City Manager to increase the expenditure budget in the Passport Center project by $1,740 in the Strategic Improvement Fund (SIF). The passport center project is complete and this recommended budget is required to intiate closure.

REQUIRED APPROVALS:

REQUESTING DEPARTMENT HEAD / DESIGNEE — DATE
BUDGET MANAGER / DESIGNEE — DATE
CHIEF FINANCIAL OFFICER / DESIGNEE — DATE
CITY MANAGER / DESIGNEE — DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY — DATE

Revised: June 24, 2019

ORDINANCE NO. 6510

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 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 2021-22, is hereby amended as listed on the attached budget adjustment for the Traffic Mitigation Fund.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____ day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Stacie Marchetti, Management Analyst
FISCAL YEAR: 2021-22
PREPARER NAME & TITLE: Stacie Marchetti, Management Analyst
COUNCIL DATE (if applicable): 6/15/2022
DEPARTMENT/DIVISION: Development Services
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3151	6545	66062		928,000	Increase expense budget for Creekview Traffic Mitigation setaside fund.
			TOTAL	928,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3151	4602	66062		928,000	Increase revenue budget for Creekview Traffic Mitigation Setaside fund.
			TOTAL	928,000	

NET ADJUSTMENT	-	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

Justification for Budget Adjustment:

This Budget Adjustment is recommended to increase the revenue and expenditure budgets to match estimated year-end actuals for FY2021-22 in the Traffic Mitigation Fund - 3151 Setaside Creekview Fund. Fund 3151 is a reimbursement fund to Anthem United for Creekview Specific Plan Backbone Improvements. The agreement between the City of Roseville and Anthem United specifies that the City will reimburse Anthem an agreed-upon amount, and payments shall be issued as monies are collected through permit revenues. Development in FY2001-22 has been more rapid than initially anticipated, and as a result, revenue and proportionate reimbursements (expenditures) have also increased.

REQUIRED APPROVALS:

Mike Isom
Digitally signed by Mike Isom
Date: 2022.05.27 07:14:11 -07'00'

REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY	DATE

Revised: June 24, 2019

5/26/20223:52 PM

ORDINANCE NO. 6511

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 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 2021-22, is hereby amended as listed on the attached budget adjustment for the Sierra Vista Specific Plan Fee Program Improvements.

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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Stacie Marchetti, Management Analyst
FISCAL YEAR: 2021-22

PREPARER NAME & TITLE: Stacie Marchetti, Management Analyst
COUNCIL DATE (if applicable): 6/15/2022

DEPARTMENT/DIVISION: Development Services
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3346	4602	10001		2,780,775	Increase revenue budget for SVSP Fee Program - Improvements
			TOTAL	2,780,775	

	NET ADJUSTMENT	(2,780,775)

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3346	3601	0		2,780,775	Increase SVSP Fee Prom - Improvements Fund Balance
			TOTAL	2,780,775	

Justification for Budget Adjustment:

This Budget Adjustment is recommended to increase revenue budget to match estimated year end actuals for FY2021-22 in the SVSP Fee Program - Improvements Fund - 3346. Fund 3346 was created as a pass through account for reimbursements to developers for infrastructure improvemets in Sierra Vista Specific Plan. Monies are collected into the fund through permit fees and dispursed back to the developers as improvements are completed. An accounting methodology change mid fiscal year required a chart of accounts change for revenue and expenses. Previously revenue and expenses for this fund were managed through a balance sheet (1001-2301-00000) and therefore a budget was not developed for fund 3346 prior to this change. The increase requested in revenue is an estimated amount for FY2021-22 year end balances. Any reimbursements (expenditures) in Fund 3346 are not expected until FY2022-23.

REQUIRED APPROVALS:

Mike Isom
Digitally signed by Mike Isom
Date: 2022.05.27 07:14:47 -07'00'

REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY	DATE

Revised: June 24, 2019

5/26/20228:00 PM

ORDINANCE NO. 6512

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 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 2021-22, is hereby amended as listed on the attached budget adjustment for the Sierra Vista Specific Plan Fee Program - Park Land Improvements.

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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE:	Stacie Marchetti, Management Analyst	FISCAL YEAR:	2021-22
PREPARER NAME & TITLE:	Stacie Marchetti, Management Analyst	COUNCIL DATE (if applicable):	6/15/2022
DEPARTMENT/DIVISION:	Development Services	ORDINANCE:	

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3347	5569	10001		1,970,000	Increase expense budget for SVSP Fee Program - Park Land Fund
			TOTAL	1,970,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3347	4602	10001		1,970,000	Increase revenue budget for SVSP Fee Program - Park Land Fund
			TOTAL	1,970,000	

NET ADJUSTMENT	-	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

Justification for Budget Adjustment:

This Budget Adjustment is recommended to increase revenue and expenditure budgets to match estimated year end actuals for FY2021-22 in the SVSP Fee Program - Park Land Fund - 3347. Fund 3347 was created as a pass through account for reimbursements to Baseline 80 Investors, LLC for park land in the Sierra Vista Specific Plan. Monies are collected into the fund through permit fees and dispursed back to the Baseline 80 Investors, LLC quarterly. An accounting methodology change mid fiscal year required a chart of accounts change for revenue and expenses. Previously revenue and expenses for this fund were managed through a balance sheet (1001-2301-00000) and therefore a budget was not developed for fund 3347 prior to this change. The increase requested in revenue and reimbursements (expenditures) is an estimated amount for FY2021-22 year end balances.

REQUIRED APPROVALS:

Mike Isom
Digitally signed by Mike Isom
Date: 2022.05.27 07:15:31 -07'00'

REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY	DATE

Revised: June 24, 2019

5/26/20228:01 PM

ORDINANCE NO. 6513

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 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 2021-22, is hereby amended as listed on the attached budget adjustment for the Community Development Block Grant program.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____ day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Claudia Carreno Management Analyst
FISCAL YEAR: 2021-22
PREPARER NAME & TITLE: Claudia Carreno Management Analyst
COUNCIL DATE (if applicable): 6/15/22
DEPARTMENT/DIVISION: Economic Development - Housing
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2201	4401	54011		231,995	Increase Revenue - FY21 to FY22 Carryover Encumbrances
			TOTAL	231,995	

NET ADJUSTMENT	(231,995)	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2201				231,995	Increase in available resources in CDBG fund
			TOTAL	231,995	

Justification for Budget Adjustment:

This budget adjustment is recommended to increase the revenue budget in the Community Development Block Grant (CDBG) Fund by $231,995 to fund encumbrances carried over from FY2020-21 to FY2021-22. Five purchase orders for ongoing consulting services of Fair Housing and CARES Act funding totaling $231,995 were budgeted and encumbered in FY2020-21 and remained unspent at the end of FY2020-21. The expenditure budget was carried forward, but the revenue portion was not; therefore, a budget adjustment is necessary to establish the revenue budget associated with the $231,995 in planned expenditures.

REQUIRED APPROVALS:

REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE 5/16/22	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY	DATE

Revised: June 24, 2019

ORDINANCE NO. 6514

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 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 2021-22, is hereby amended as listed on the attached budget adjustment for the Electric Fund.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this_____ day of_____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Eric Campbell, Electric Finance Administrator
FISCAL YEAR: 2021-22
PREPARER NAME & TITLE: Matt Nelson, Sr Electric Business Analyst
COUNCIL DATE (if applicable): 6/15/2022
DEPARTMENT/DIVISION: Electric Department
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6001	5251	70030		846,647	Increase Fuel & Purchased Power Budget
6001	6587	84701	500098	(1,230,000)	Decrease the Substation Walls Project
6001	6587	84701	500049	(514,409)	Decrease the Industrial Switchgear No 2 Project
6001	6587	84701	400111	(183,436)	Decrease the Fiber Storage Loop Rebuild Project
6001	6587	84701	500050	(72,933)	Decrease the Berry Street Disconnect Switch Project
6001	6587	84701	500099	(46,806)	Decrease the Roseville Energy Park Air Compressor Upgrade Project
6001	6587	84701	500002	(21,862)	Decrease the Berry Street DC System Redundancy Project
6001	6587	84701	500043	(8,759)	Decrease the Electric Vehicle Charging Station Project
			TOTAL	(1,231,559)	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

NET ADJUSTMENT	(1,231,559)	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6001				(1,231,559)	Increase the Electric Fund Balance
			TOTAL	(1,231,559)	

Justification for Budget Adjustment:

This budget adjustment requests an additional $846,647 in fuel & purchased power budget primarily due to higher purchase power costs. This budget adjustment also defunds the CIP's listed above by a total of $2,078,206. These CIP's are complete or are being reassessed, remaining funds will be released and the projects will be closed. Approval of this budget adjustment will increase the Electric fund balance by $1,231,559.

REQUIRED APPROVALS:

Daniel Beans (May 17, 2022 12:32 PDT)

REQUESTING DEPARTMENT HEAD / DESIGNEE — DATE

SM

BUDGET MANAGER / DESIGNEE — DATE

CHIEF FINANCIAL OFFICER / DESIGNEE — DATE

CITY MANAGER / DESIGNEE — DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY — DATE

Revised: June 24, 2019

5/17/202211:49 AM

ORDINANCE NO. 6515

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 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 2021-22, is hereby amended as listed on the attached budget adjustment for Community Facilities Districts.

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_____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Jeannine Thrash, Management Analyst
FISCAL YEAR: 2021-22

PREPARER NAME & TITLE: Jeannine Thrash, Management Analyst
COUNCIL DATE (if applicable): 6/15/2022

DEPARTMENT/DIVISION: Finance Administration
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
					see attached - 4 pages
			TOTAL	-	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

NET ADJUSTMENT	-	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

Justification for Budget Adjustment:

The City's budget is developed and proposed for approval before the final budgets are determined. This budget adjustment is needed align the budgets in Oracle with the bond transactions that have taken place during the second half of Fiscal Year 2021-22.

REQUIRED APPROVALS:

Scott Pettingell
Digitally signed by Scott Pettingell
Date: 2022.05.28 14:21:24 -07'00'

REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE

Finance Administration
Request for Budget Adjustment
COUNCIL DATE (if applicable): _____

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3017	6505	80301		8,219,419.00	Bond proceeds draw #1 and 2 -SVSP Westpark-Federico CFD 1,Series 2022 bonds-Used to pay off Req. 4 of Series 2019 and Req. 5-8 and portion of Req. 9 from Series 2021
3017	5595	80301		376,382.00	Interest portion of pay as you go accrued
7435	5569	80701		8,595,801.00	Increase-Add budget for bond proceeds pass through to fund 3017 (SVSP Westpark-Federico CFD 1 improvement Fund).
7435	6630	80701		476,946.00	Increase-SVSP Westpark-Federico CFD 1 cost of issuance fees
			TOTAL	17,668,548	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3017	4780	80301		8,595,801	Increase-Add budget for bond proceeds pass through from Fund 7435 (SVSP Westpark-Federico CFD 1 Special Tax Fund)
7435	4710	80701		9,072,747	Increase-Add budget for bond proceeds that came in (SVSP Westpark-Federico CFD 1 Special Tax Fund)
			TOTAL	17,668,548	

NET ADJUSTMENT	-	

AVAILABLE RESOURCES

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3020	6505	80301		3,988,008	Bond proceeds draw #1 -Baseline at Sierra Vista CFD 1,Series 2021 bonds
			TOTAL	3,988,008	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

NET ADJUSTMENT	3,988,008	

AVAILABLE RESOURCES

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3020	3601			(3,988,008)	Decrease in available resources from Fund 3020-Baseline at Sierra Vista CFD 1 improvement funds
	3601			-	
			TOTAL	(3,988,008)	

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3006	5582	80301		540,785	Bond draw for remaining improvement fund money
3014	6505	80301		4,764,331	Bond proceeds draws 7-10 -Fiddyment Ranch CFD 5, Series 2021 bonds
			TOTAL	5,305,116	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

NET ADJUSTMENT	5,305,116	

AVAILABLE RESOURCES

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3006	3601			(540,785)	Decrease in available resources from Fund 3006-Fiddyment Ranch CFD 1 improvement funds
3014	3601			(4,764,331)	Decrease in available resources from Fund 3014-Fiddyment Ranch CFD 5 improvement funds
	3601			-	
			TOTAL	(5,305,116)	

Finance Administration
Request for Budget Adjustment
COUNCIL DATE (if applicable): _____

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3018	6505	80301		9,347,013	Bond broceeds draw #2 through 4-The Ranch at Sierra Vista CFD 1, Series 2021 bonds
3018	5595	80301		748	Intrerest from BNY
			TOTAL	**9,347,761**	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

NET ADJUSTMENT	**9,347,761**	

AVAILABLE RESOURCES

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3018	3601			(9,347,761)	Decrease in available resources from Fund 3018-The Ranch at Sierra Vista CFD 1 -Draw 2 through 4 from series 2021 bond proceeds
	3601			-	
			TOTAL	**(9,347,761)**	

ORDINANCE NO. 6516

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 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 2021-22, is hereby amended as listed on the attached budget adjustment for Community Clean-up Events.

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_____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE:	Scott Pettingell, Budget Manager	FISCAL YEAR:	2021-22
PREPARER NAME & TITLE:	Scott Pettingell, Budget Manager	COUNCIL DATE (if applicable):	6/15/2022
DEPARTMENT/DIVISION:	Environmental Utilities	ORDINANCE:	

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
1001	5670	10001		(50,000)	Reduce the General Fund Contingency
1001	6801	10001		50,000	Transfer from General Fund (1001) to Waste Services Operations Fund (6301)
6301	5369	74205		50,000	Establish budget for neighborhood cleanup event
			TOTAL	50,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6301	4801	100001		50,000	Transfer from General Fund (1001) to Waste Services Operations Fund (6301)
			TOTAL	50,000	

NET ADJUSTMENT	-	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

Justification for Budget Adjustment:

Staff recommends transferring $50,000 from the General Fund contingency to the Waste Services Operations Fund for neighborhood clean-up events. This event will be funded by the General Fund again in FY2022-23. In FY2023-24 and FY2024-25, this service will be incorporated into Waste Services rates and directly funded by the Waste Services Operations Fund.

REQUIRED APPROVALS:

REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY	DATE

Revised: June 24, 2019

ORDINANCE NO. 6517

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 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 2021-22, is hereby amended as listed on the attached budget adjustment for General Liability premiums.

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_____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Scott Pettingell, Budget Manager
FISCAL YEAR: 2021-22
PREPARER NAME & TITLE: Scott Pettingell, Budget Manager
COUNCIL DATE (if applicable): 6/15/2022
DEPARTMENT/DIVISION: HR/Risk
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
4231	5501	28010		600,000	Increase General Liability budget for insurance premiums
			TOTAL	600,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

NET ADJUSTMENT	600,000	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
4231				(600,000)	Decrease fund balance
			TOTAL	(600,000)	

Justification for Budget Adjustment:

Staff recommends that the City Council authorize the City Manager to increase the General Liability budget by $600,000 due to escalating insurance premiums. There are adequate resources available in the fund balance for this recommended adjustment.

REQUIRED APPROVALS:

REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY	DATE

Revised: June 24, 2019

ORDINANCE NO. 6518

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 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 2021-22, is hereby amended as listed on the attached budget adjustment for the Westbrook Neighborhood Park Fund.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this _____ day of _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE:	Kathy Cullen, Management Analyst II	FISCAL YEAR:	FY2021-22
PREPARER NAME & TITLE:	Kathy Cullen, Management Analyst II	COUNCIL DATE (if applicable):	6/15/22
DEPARTMENT/DIVISION:	Parks, Recreation & Libraries	ORDINANCE:	

Expenditures/Expenses/Transfers Out

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

Revenues/Transfers In

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3318	4607	58130		84,000	Permit fees in Neighborhood Park fund - Westbrook
			TOTAL	84,000	

NET ADJUSTMENT	(84,000)	

Available Resources

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3318				84,000	Increase fund balance in Neighborhood Park fund - Westbrook
			TOTAL	84,000	

Justification for Budget Adjustment:

The Parks, Recreation & Libraries department is requesting a budget adjustment to increase revenue in fund 3318 (Neighborhood Park fund - Westbrook). The permit fees in Westbrook are exceeding the original budget.

REQUIRED APPROVALS:

Jill Gellen 05/17/2022

REQUESTING DEPARTMENT HEAD / DESIGNEE — DATE — BUDGET MANAGER / DESIGNEE — DATE

CHIEF FINANCIAL OFFICER / DESIGNEE — DATE — CITY MANAGER / DESIGNEE — DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY — DATE

ORDINANCE NO. 6519

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 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 2021-22, is hereby amended as listed on the attached budget adjustment for the Maidu Soccer Complex Turf Conversion and Shade Structure and Mahany All-Weather Field.

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_____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Kathy Cullen, Management Analyst II

PREPARER NAME & TITLE: Kathy Cullen, Management Analyst II

DEPARTMENT/DIVISION: Parks, Recreation & Libraries

FISCAL YEAR: FY2021-22

COUNCIL DATE (if applicable): 6/15/22

ORDINANCE:

Expenditures/Expenses/Transfers Out

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3130	6587	84001	500087	(20,000)	Maidu Soccer Complex Turf conversion project
3130	6587	84001	500106	20,000	Shade Structure at Mahany All Weather Field project
			TOTAL	-	

Revenues/Transfers In

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

NET ADJUSTMENT	-	

Available Resources

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

Justification for Budget Adjustment:

The Parks, Recreation & Libraries department is requesting a budget adjustment to transfer $20,000 of the remaining budget for the Maidu Soccer Complex Turf Conversion project (500087) to the Shade Structure at Mahany All Weather Field project (500106). The Maidu Soccer Complex Turf Conversion project is complete and came in $70,071 less than budget. However, $20,000 in extra funding is needed for the shade structure replacement at the Mahany all weather field due to increased cost for manufacturing and materials.

REQUIRED APPROVALS:

REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE 05/12/2022	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY	DATE

ORDINANCE NO. 6520

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 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 2021-22, is hereby amended as listed on the attached budget adjustment for the Traffic Safety Fund.

SECTION 2. This ordinance is hereby declared to be an appropriation measure, immediately effective pursuant to the provisions of Section 5.03 of the Charter.

SECTION 3. The City Clerk is hereby authorized and directed to post a true copy of the foregoing ordinance in each of three (3) conspicuous locations in the City and she shall immediately after such posting enter in the ordinance book, under the record of the ordinance, a certificate under her hand stating the time and place of such publication by posting.

PASSED AND ADOPTED by the Council of the City of Roseville, this_____ day of_____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE:	Scott Pettingell, Budget Manager	FISCAL YEAR:	2021-22
PREPARER NAME & TITLE:	Scott Pettingell, Budget Manager	COUNCIL DATE (if applicable):	6/15/2022
DEPARTMENT/DIVISION:	Public Works	ORDINANCE:	

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2321	5585	62320		27,813	Increase budget in Traffic Safety Fund (2321)/Paving
			TOTAL	27,813	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

	NET ADJUSTMENT	27,813

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2321	3601	60000		(27,813)	Reduce fund balance in Traffic Safety Fund (2321)
			TOTAL	(27,813)	

Justification for Budget Adjustment:

Staff recommends that the City Council authorize the City Manager to increase the Traffic Safety Fund (2321) budget by $27,813 to repay Placer County for overpayments the City received in this fund from July 1, 2016, through June 30, 2021.

REQUIRED APPROVALS:

REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY	DATE

Revised: June 24, 2019

ORDINANCE NO. 6521

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 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 2021-22, is hereby amended as listed on the attached budget adjustment for the Landscape and Lighting Districts/Community Facilities Districts.

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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

CITY OF ROSEVILLE CALIFORNIA

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Rendi Hodge, Management Analyst II | FISCAL YEAR: 2021-22

PREPARER NAME & TITLE: Rendi Hodge, Management Analyst II | COUNCIL DATE (if applicable): 6/15/2022

DEPARTMENT/DIVISION: Parks, Recreation & Libraries/Open Space | ORDINANCE:

Expenditures/Expenses/Transfers Out

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2119	6801	10001	000000	18,519	Increase Transfers Out - Westbrook
2008	5423	80201	000000	10,000	Increase Landscape Repairs/Maintenance for Northwest LLD Zone A
2122	5423	80251	000000	17,662	Increase Landscape Repairs/Maintenance for Sierra Vista CFD due to Accident damage
			TOTAL	46,181	

Revenues/Transfers In

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2122	4725	80251	000000	17,662	Increase budget - Subrogation revenue
1130	4801	10001	000000	18,519	Increase Transfer In - Stormwater (Leaf Pick-up and Street Sweeping ($177) and Stormwater Management ($18,342))
			TOTAL	36,181	

NET ADJUSTMENT	10,000	

Available Resources

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
2119				(18,519)	Reduce available fund balance - Westbrook
2008				(10,000)	Reduce available fund balance - Northwest Zone A
1130				18,519	Increase available fund balance - Stormwater
			TOTAL	(10,000)	

Justification for Budget Adjustment:

The Parks, Recreation & Libraries Department requests $46,181 for landscape and park repair and maintenance and landscape renovation in three LLD and CFDs. The Transfer Out from Westbrook (2119) to Stormwater was inadvertently left off the original budget upload into Oracle and was included in the approved levy budget for FY2021-22. Northwest LLD Zone A (2008) had work completed in FY2021-22 originally planned for FY2020-21 and postponed due to contractor availability. Sierra Vista CFD (2122) had accident damage and received a subrogation payment to offset the $17,000 repair costs. This work will be funded with available fund balances in funds 2119 and 2008 and a subrogation payment for damages in fund 2122. There is no impact on the General Fund.

REQUIRED APPROVALS:

REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE 5/31/2022	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY | DATE

COUNCIL COMMUNICATION

CC #: 2112
File #: 0800-02

Title:	Aquifer Storage and Recovery Production Wells and Monitoring Well Sites - Property Transfer and Budget Adjustment
Contact:	Trevor Joseph 916-517-2578 tjoseph@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.37.

RECOMMENDATION TO COUNCIL

Staff recommends City Council:

- Approve the transfer of responsibility for portions of property contained in eight City-owned parcels from Parks, Recreation and Libraries (PRL) to Environmental Utilities (EU) for development of five of the City's planned aquifer storage and recovery (ASR) production well and pump station facilities and for land adjacent to a monitoring well.
- Adopt an ordinance to approve a budget adjustment to transfer $491,054 (the value of the parcels of land) from the Water Construction Fund via the Groundwater Well Property project to the assigned park development projects to offset capital costs.

BACKGROUND

To improve future water supply reliability and reduce risk associated with reliance upon Folsom Reservoir, the Environmental Utilities Department (EU) has been deploying a number of strategies to diversify the City of Roseville's water portfolio. This includes expanding Aquifer Storage and Recovery (ASR) infrastructure through the construction of groundwater production wells. Since the early 2000s, Roseville has invested in ASR technology. This technology is deployed as a conjunctive use with surface water supplies and harnesses groundwater storage and recovery to become more resilient in the face of climate change, new regulations, and increased statewide water demands.

In 2021, EU completed a detailed well siting evaluation throughout Roseville to determine optimal locations for up to six future ASR groundwater production well and pump station facilities, which could expand the City's ASR well infrastructure to up to ten wells. One of the core criteria for site selection was to locate well sites on existing public land to limit costs and other potential constraints.

Essentially this property transfer came about due to the following activities based on sites identified on Exhibit A:

- Production Well Siting Evaluating Study – Through the drilling of eight exploratory borings

throughout the City to identify new production wells, EU identified three preferred sites (Pleasant Grove, Marlin, and Misty Wood) on PRL-managed open space parcels. EU also completed a monitoring well at a single existing City park site (Maidu) as part of this study. An additional non-City owned site, Campus Oaks, was also evaluated as part of this study (land for this site will be transferred to the City through an existing developer agreement).

- The City also expedited the construction of pump stations at two existing developer-installed production wells sites (Westbrook – Well #9 and Solaire – Well #18) due to 2021 drought conditions. The City secured parcels for these wells through previously established developer agreements. Based on the design of these pump stations in FY2022, it was determined a slightly bigger footprint of land than was originally deeded to the City would be necessary for wellhead treatment. For this reason, EU worked with PRL to expand the well sites at these two locations through two lot line adjustments which required transfer of relatively small areas of adjacent PRL-managed parcels to EU.

To determine an equitable financial compensation for the property transfer, EU's Water Utility hired an independent land appraiser to analyze land values. The appraiser's analysis, conducted in 2020, included seven City-owned sites that were part of the production well siting evaluation study. Based on the appraisal data, some valuation considerations agreed to by PRL and EU for the property transfer were:

- Open space sites (Pleasant Grove, Marlin and Misty Wood) were valued at 80 percent of market value.
- One existing park site (Maidu) was valued at 100 percent of market value.
- For the two existing well sites (Westbrook and Solaire) that were not included in the 2020 appraisal, but where EU needed small parcel additions to complete the project, valuation was based on an average of the market value assessments for all parcels considered in the appraisal.
- The assessment applied a factor to the acreage to be acquired by EU, depending on whether the planned development was for a monitoring well only or both a monitoring well and a production well at each site. The factor attributed to the monitoring well was 10 percent of the value of the total acreage. If monitoring data supported continuation and construction of a production well, then the remaining 90 percent of the valuation would then be applied. These factors and the rationale for each site are illustrated in Exhibit B in the *property transfer valuation logic* columns.
- Monitoring wells were not installed at the originally identified sites (Galilee, Central Park, and Vencil Brown), therefore transfer of land or of funds will not occur for these sites.

Exhibit B provides the site name, associated parcel number(s), parcel acreage, acreage and square footage of the proposed transfer to EU, associated market value, and aforementioned property transfer valuation logic. Appraisal reports for each site are attached (Exhibit C).

PRL and EU have reached a mutual agreement on the transfer of the property and associated value.

This initiative will have direct positive impacts to the region's water supply outlook. These projects also provide economic benefits as building infrastructure creates jobs and will result in immediate economic activity within Roseville.

FISCAL IMPACT

The $491,054 cost of this property purchase will be funded by a transfer from the Water Construction Fund (6120) to PRL projects via the water utility's Groundwater Well Property project (500059), which has a remaining budget of $1,300,000. The transfer to the following park development projects will offset capital costs and expand opportunities for new improvements:

- $14,500 to Maidu Skate Track Rehab Project (500107) in the Parks, Recreation and Libraries Capital Projects Fund
- $208,553 to Solaire Park (WB-50) (500102) in the General Fund
- $268,001 to Gibson Park Site (400004) in the General Fund

ENVIRONMENTAL REVIEW

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

A budget adjustment meets the above criteria and is not subject to CEQA. No additional environmental review is required. However, as future well sites are developed, they will incorporate environmental review.

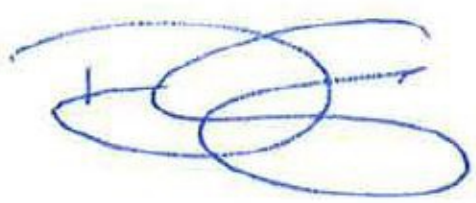
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Trevor Joseph, Hydrogeologist

Richard Plecker, Environmental Utilities Director



_____

Dominick Casey, City Manager

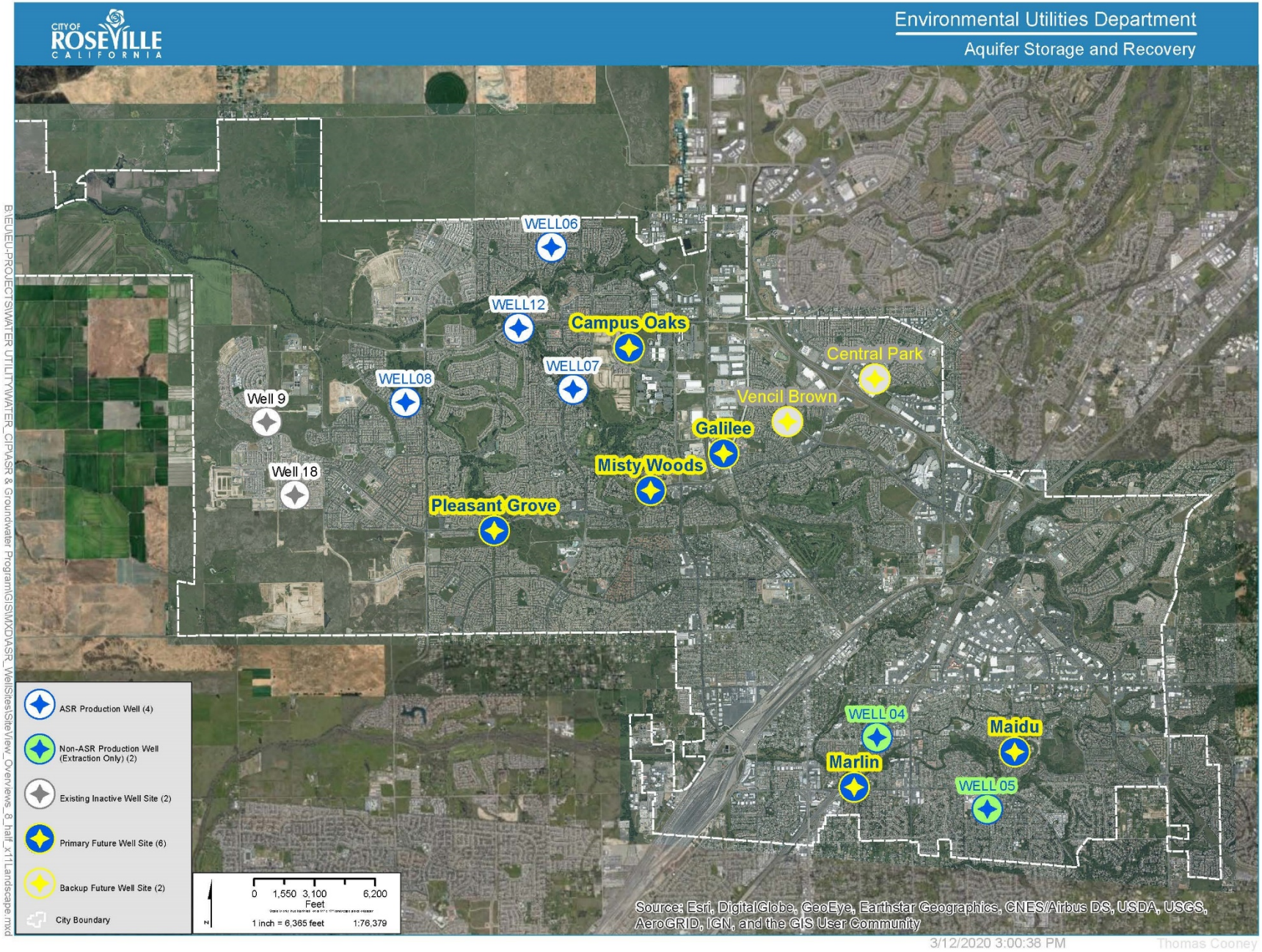
ATTACHMENTS:

Description

Exhibits

Ordinance 6502
Budget Adjustment

Exhibit A – Site Location Map



Note: Monitoring Wells were not installed at originally identified sites Galilee, Central Park, and Vencil Brown, therefore transfer of funds will not occur at these sites.

Exhibit B - Property Transfer Appraisal Data and Logic Valuation Summary

Site Details			EU Priority & Interested Area			Appraisal Summarized Data						Property Transfer Valuation Logic						Totals
Location	Parcel APN(s)	Total Parcel Acreage	Priority	Acreage (EU Interests)	Square foot (EU Interests)	Low Range	Low Range $/Square foot	High Range	High Range $/Square foot	Market Value Conclusion Price	Market Value $/Square foot	Parks Managed Parcel?	Monitoring Well Installed?	Production Well (to be) Installed?	Monitoring Well Costs	Production Wells Costs	Expanded Site Costs	
Galilee	017-410-068-000 & 017-410-700-000	2.26 & 0.32	Primary	--	-	--	$6.04	--	$13.02	--	$7.81	No	No	No	--	--	--	$0
Pleasant Grove	017-162-074-000	1.56		0.52	22,651	--	$4.88	$549,513	$24.26	$225,000	$9.93	Yes	Yes	Yes	$18,000	$162,000	--	$180,000
Marlin	471-010-007-000 & 471-010-009-000	0.97 & 0.32		0.26	11,326	$83,000	$7.33	$280,000	--	$110,000	$10.60	Yes	Yes	Yes	$8,800	$79,200	--	$88,000
Maidu	469-020-004-000	34.91		0.5	21,780	$83,000	$3.81	$280,000	$12.86	$145,000	$6.52	Yes	Yes	No	$14,500	--	--	$14,500
Misty Woods	477-100-002-000	12.75		0.55	23,958	$83,000	$3.46	$280,000	--	$160,000	$6.68	Yes	Yes	Yes	$12,800	$115,200	--	$128,000
Central Park	017-123-029-000	20.35	Secondary	--	-	--	$6.04	--	$13.02	--	$11.86	Yes	No	No	--	--	--	$0
Vencil Brown	363-030-056-000	9.93		--	-	$83,000	--	$280,000	--	--	$7.11	Yes	No	No	--	--	--	$0
Well #9 (Westbrook)	496-230-059-000 & 496-230-058-000		Existing Site Expansion	0.11	4,727	--	--	--	--	$160,000	$8.64	Yes	Yes, but not as part of this property assessment	Yes, but not as part of this property assessment	--	--	$40,860	$40,860
Well #18 (Solaire)	496-100-004-000			0.11	4,592	--	--	--	--	$160,000	$8.64	Yes	Yes, but not as part of this property assessment	Yes, but not as part of this property assessment	--	--	$39,693	$39,693
												Totals	8	4	3	$54,100	$356,400	$80,554	$491,054

How costs were generated:

- Open space sites shown in green were valued using 80% of the 'Market Value' price
- Existing Park sites shown in blue were valued using 100% of the 'Market Value Conclusion Price'
- Sites identified as an "existing Site Expansion' were valued based on an average of the 'Market Value $/Square Foot' equaling $8.46.
- 'Monitoring Wells Costs' were assessed as 10% of the total area defined in the 'Square foot (EU interest)' column.
- 'Production Wells Costs' were assessed as the remaining 90% of the total area defined in the 'Square foot (EU interest)' column.
- Monitoring Wells were not installed at originally identified sites Galilee, Central Park, and Vencil Brown, therefore transfer of funds will not occur at these sites.
- Monitoring and Production Wells have already been installed at the 'Existing Site Expansion' sites.

Exhibit C –

Integra Realty Resources -

Appraisal of Real Property Reports

Integra Realty Resources
Sacramento

Appraisal of Real Property

1701 Pleasant Grove Boulevard
Vacant Land
1701 Pleasant Grove Blvd.
Roseville, Placer County, California 95747

Prepared For:
City of Roseville

Effective Date of the Appraisal:
April 17, 2020

Report Format:
Appraisal Report – Standard Format

IRR - Sacramento
File Number: 193-2020-0135

1701 Pleasant Grove Boulevard
Roseville, California

Integra Realty Resources
Sacramento

590 Menlo Drive
Suite 1
Rocklin, CA 95765

T 916.435.3883
F 916.435.4774
www.irr.com

April 20, 2020

Trevor Joseph
City of Roseville
2005 Hilltop Circle
Roseville, CA 95747

SUBJECT: Market Value Appraisal
1701 Pleasant Grove Boulevard
Roseville, Placer County, California 95747
IRR - Sacramento File No. 193-2020-0135

Dear Mr. Joseph:

Integra Realty Resources – Sacramento is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest in the property. As will be discussed below, the appraised property is a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value. The client for the assignment is City of Roseville, and the intended use is for asset monitoring and transfer between City Departments.

The subject is a portion of a parcel of vacant land and contains 0.52 acres or 22,651 square feet of land area. The property is zoned P/QP, Public/Quasi-Public District, and is planned for a public use as a pumping station. Although the subject of this appraisal is land designated for a public use, this report considers the value of the subject property based on its highest economic use, which is multifamily development. The valuation is premised upon the hypothetical condition that the subject is zoned R3/SA-NR, similar to adjacent development. As of the date of value, the property is gently sloping, and all offsite improvements are in place. A more detailed legal and physical description of the subject property is contained within the attached report.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and applicable state appraisal regulations.

To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

Value Conclusion

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	April 17, 2020	$225,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. Implict in the hypothetical condition is the premise that the subject property would be taxed as a vacant parcel zoned for multifamily use. The Placer County Assessors Office indicates the subject is currently tax exempt. In this valuation, we estimated property taxes, including ad valorem tax rate and special taxes based on an adjacent parcel (APN: 017-162-087). It is assumed the subject property would be taxed similarly if zoned for multifamily development.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. This report considers the value of the subject property based on its highest and best economic use, which is multifamily residential development. Consistent with the highest and best economic use, had the subject property not been previously designated for use as a pumping station, the subject would likely have been zoned for multifamily use, as of the date of value. Therefore, the value estimated herein is subject to a hypothetical condition. It is a hypothetical condition of this report that the subject has been zoned for multifamily use, consistent with the zoning adjacent to the subject.
2. The appraised property is current a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation, our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

IMPORTANT MARKET CONDITIONS WARNING: Market Uncertainty from Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19), declared an outbreak by the World Health Organization (WHO) on January 30, 2020 and subsequently reclassified as a worldwide pandemic on March 11, 2020, has created substantial uncertainty in the worldwide financial markets. Concerns about the ongoing spread of the COVID-19 (Corona) Virus have resulted in cancellations of a substantial number of business meetings,

conferences, and sporting and entertainment events in the coming 3-6 months; the implementation of personal quarantine procedures; a 30-day lock-out for travel from most of Europe to the U.S.; and substantial reductions (and restrictions) in other travel by air, rail, bus, and ship.

As of the effective date of this report, tourism, lodging, and tourist-related food and beverage and retail sectors are experiencing negative effects due to the substantial decline in social movement and activity. A prolonged outbreak could have a significant impact on other real estate sectors, especially considering the surge in unemployment in recent weeks.

Given the degree of overall uncertainty present in the economy, forecasts and projections contained herein may change dramatically, or differently than projected under stable market conditions. Our valuation is based upon the best information as of the effective date. Please refer to the *COVID-19 Impact on Current Valuation* section of the attached report.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

INTEGRA REALTY RESOURCES - SACRAMENTO

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A. Appraiser Qualifications
B. Comparable Data
C. Engagement Letter

Summary of Salient Facts and Conclusions

Property Name	1701 Pleasant Grove Boulevard	
Address	1701 Pleasant Grove Blvd. Roseville, Placer County, California 95747	
Property Type	Land - Residential	
Owner of Record	City of Roseville	
Tax ID	017-162-074 (portion of)	
Land Area	0.52 acres; 22,651 SF	
Zoning Designation	P/QP, Public / Quasi-Public District	
Highest and Best Use	Multifamily use	
Exposure Time; Marketing Period	6-9 months; 12 months	
Effective Date of the Appraisal	April 17, 2020	
Date of the Report	April 20, 2020	
Property Interest Appraised	Fee Simple	
Sales Comparison Approach		
Number of Sales	4	
Range of Sale Dates	Jan 19 to Apr 20	
Range of Prices per SF (Unadjusted)	$4.88 - $24.26	
Market Value Conclusion	$225,000	($9.93/SF)

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than City of Roseville may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. Implict in the hypothetical condition is the premise that the subject property would be taxed as a vacant parcel zoned for multifamily use. The Placer County Assessors Office indicates the subject is currently tax exempt. In this valuation, we estimated property taxes, including ad valorem tax rate and special taxes based on an adjacent parcel (APN: 017-162-087). It is assumed the subject property would be taxed similarly if zoned for multifamily development.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. This report considers the value of the subject property based on its highest and best economic use, which is multifamily residential development. Consistent with the highest and best economic use, had the subject property not been previously designated for use as a pumping station, the subject would likely have been zoned for multifamily use, as of the date of value. Therefore, the value estimated herein is subject to a hypothetical condition. It is a hypothetical condition of this report that the subject has been zoned for multifamily use, consistent with the zoning adjacent to the subject.
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IMPORTANT MARKET CONDITIONS WARNING: Market Uncertainty from Novel Coronavirus (COVID-19)

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As of the effective date of this report, tourism, lodging, and tourist-related food and beverage and retail sectors are experiencing negative effects due to the substantial decline in social movement and activity. A prolonged outbreak could have a significant impact on other real estate sectors, especially considering the surge in unemployment in recent weeks.

Given the degree of overall uncertainty present in the economy, forecasts and projections contained herein may change dramatically, or differently than projected under stable market conditions. Our valuation is based upon the best information as of the effective date. Please refer to the *COVID-19 Impact on Current Valuation* section of the attached report.

General Information

Identification of Subject

The subject is a portion of a parcel of vacant land and contains 0.52 acres or 22,651 square feet of land area. The property is zoned P/QP, Public/Quasi-Public District, and is planned for a public use as a pumping station. Although the subject of this appraisal is land designated for a public use, this report considers the value of the subject property based on its highest economic use, which is multifamily development. The valuation is premised upon the hypothetical condition that the subject is zoned R3/SA-NR, similar to adjacent development. As of the date of value, the property is gently sloping, and all offsite improvements are in place. A legal description of the property was requested but not provided.

Property Identification	
Address	1701 Pleasant Grove Blvd. Roseville, California 95747
Tax ID	017-162-074 (portion of)
Owner of Record	City of Roseville
Census Tract Number	213.22 / 2

Sale History

To the best of our knowledge, no sale or transfer of ownership has occurred within the past three years.

Pending Transactions

To the best of our knowledge, the property is not subject to an agreement of sale or an option to buy, nor is it listed for sale, as of the effective appraisal date.

Purpose of the Appraisal

The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest in the property as of the effective date of the appraisal, April 17, 2020. As previously stated, the appraised property is a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value. The date of the report is April 20, 2020. The appraisal is valid only as of the stated effective date or dates.

Definition of Market Value

Market value is defined as:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and

assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

(Source: Code of Federal Regulations, Title 12, Chapter I, Part 34.42[h]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472)

Definition of Property Rights Appraised

Fee simple estate is defined as, "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015)

Intended Use and User

The intended use of the appraisal is for asset monitoring and transfer between City Departments. The client and intended user is City of Roseville. The appraisal is not intended for any other use or user. No party or parties other than City of Roseville may use or rely on the information, opinions, and conclusions contained in this report.

Applicable Requirements

This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- Applicable state appraisal regulations.

Report Format

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Standard Format. This format summarizes the information

analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below.

Valuation Methodology

Appraisers usually consider the use of three approaches to value when developing a market value opinion for real property. These are the cost approach, sales comparison approach, and income capitalization approach. Use of the approaches in this assignment is summarized as follows:

Approaches to Value

Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

We use only the sales comparison approach in developing an opinion of value for the subject. This approach is applicable to the subject because there is an active market for similar properties, and sufficient sales data is available for analysis.

The cost approach is not applicable because there are no improvements that contribute value to the property, and the income approach is not applicable because the subject is not likely to generate rental income in its current state.

Research and Analysis

The type and extent of our research and analysis is detailed in individual sections of the report. This includes the steps we took to verify comparable sales, which are disclosed in the comparable sale profile sheets in the addenda to the report. Although we make an effort to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

Inspection

Blake Fassler conducted an on-site inspection of the property on April 17, 2020. Kevin Ziegenmeyer, MAI, conducted an on-site inspection on April 17, 2020.

IMPORTANT MARKET CONDITIONS WARNING: Market Uncertainty from Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19), declared an outbreak by the World Health Organization (WHO) on January 30, 2020 and subsequently reclassified as a worldwide pandemic on March 11, 2020, has created substantial uncertainty in the worldwide financial markets. Concerns about the ongoing spread of the COVID-19 (Corona) Virus have resulted in cancellations of a substantial number of business meetings, conferences, and sporting and entertainment events in the coming 3-6 months; the implementation of personal quarantine procedures; a 30-day lock-out for travel from most of Europe to the U.S.; and substantial reductions (and restrictions) in other travel by air, rail, bus, and ship.

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Economic Analysis

Area Analysis – Placer County

Introduction

Placer County is part of the four-county Sacramento Metropolitan Area, along with the counties of Sacramento, Yolo and El Dorado. The county is located in the north-central part of California, approximately 420 miles north of Los Angeles, 250 miles south of Oregon, 100 miles northeast of San Francisco, 80 miles west of Lake Tahoe and 100 miles southwest of Reno. The southernmost part of Placer County consists of a valley commonly referred to as South Placer, while the remainder of the county is divided into the Gold Country, where parts of Auburn and Colfax are located, and the High Country, which encompasses Tahoe City and Kings Beach along Lake Tahoe. Placer's largest cities are Roseville, Rocklin and Lincoln. Elevations in the county range from 165 feet above sea level in Roseville to 10,000 feet above sea level in the Sierra Nevada Mountains.

Placer County is developed with a mix of urban and rural uses. The larger cities, namely Roseville and Rocklin, are mostly urban, while the smaller communities, such as Loomis and Newcastle, have remained rural. Auburn and Lincoln both exhibit a combination of urban and rural settings. However, in recent years the city of Lincoln has experienced dramatic growth and development and has become one of the fastest-growing cities in California.

Population

Placer County has experienced population growth in recent years, primarily in the southern part of the county. The main origin for in-migration to the region are the Bay Area, other parts of the Sacramento region and Southern California. The state's population data indicate a strong pattern of movement by residents from the high-cost, high-density Bay Area to inland areas in Northern California.

Following is a table depicting the population change in Placer County and its component cities over the past few years.

Population Trends

City	2014	2015	2016	2017	2018	2019	%/Yr
Auburn	13,948	13,979	14,110	14,262	14,291	14,392	0.6%
Colfax	2,027	2,026	2,048	2,068	2,071	2,073	0.5%
Lincoln	45,586	46,159	46,974	47,433	47,808	48,277	1.2%
Loomis	6,628	6,648	6,686	6,803	6,848	6,887	0.8%
Rocklin	59,891	60,502	61,595	64,397	66,711	69,249	3.1%
Roseville	127,873	129,120	132,000	134,110	136,260	139,643	1.8%
Unincorporated	112,188	112,892	113,030	114,646	115,491	116,170	0.7%
Total	**368,141**	**371,326**	**376,443**	**383,719**	**389,480**	**396,691**	**1.6%**

Source: California Department of Finance

As indicated in the previous table, Placer County has experienced a strong average rate of annual growth of 1.6% over the past five years. The cities of Rocklin, Roseville and Lincoln are the fastest

growing in the region. Loomis and the unincorporated areas have had relatively little growth. Over the past decade, Placer County has been the fastest-growing county within the four-county Sacramento MSA (which also includes Sacramento, El Dorado and Yolo Counties). It is projected this trend will continue for the near future.

Employment & Economy

The California Employment Development Department has reported the following employment data for Placer County over the past several years.

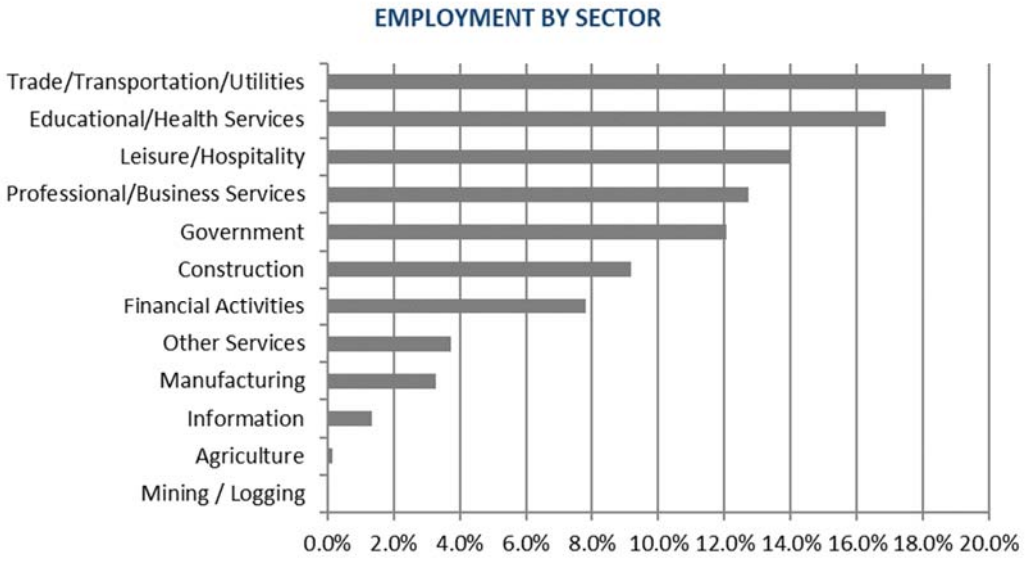
Employment Trends

	2014	2015	2016	2017	2018	2019
Labor Force	175,500	176,500	179,800	181,700	185,200	186,700
Employment	164,500	167,600	171,700	174,700	179,400	180,900
Job Growth	2,200	3,100	4,100	3,000	4,700	1,500
Unemployment Rate	6.3%	5.0%	4.5%	3.9%	3.1%	3.1%

Source: California Employment Development Department

The average annual unemployment rate in Placer County was 3.1% during 2019. The unemployment rate was 2.7% in Placer County as of December 2019. This compares to the average rates of 3.7% for California and 3.4% for the nation. Most areas within the state and nation, including Placer County, saw declining unemployment rates in 2004 through 2006, increases from 2007 to 2010, and declines during 2011-2019.

Placer County has a diverse economy, with no one sector accounting for a majority of the employment in the region. The following chart indicates the percentage of total employment for each sector within the county.



Source: California Employment Development Department

The area's largest employment sectors are Trade/Transportation/Utilities, which includes retail and wholesale trade (18.8% of total employment); Educational and Health Services (16.9%); and Leisure and Hospitality (14.0%).

Although many residents commute to employment centers in Sacramento, Placer County offers thousands of jobs and attracts workers from the local area as well as "reverse commuters" from Sacramento and residents of outlying areas such as Marysville/Yuba City to the north. The largest employers in the county, according to the Sacramento Business Journal, are highlighted as follows:

Largest Employers

	Employer	Industry	Employees
1	Kaiser Permanente	Healthcare	6,015
2	Sutter Health	Healthcare	5,835
3	Squaw Valley Alpine Meadows	Leisure/Hospitality	2,600
4	Thunder Valley Casino Resort	Leisure/Hospitality	2,500
5	Sierra Joint Community College District	Education	2,149
6	PRIDE Industries	Professional/Business Services	1,291
7	Hewlett Packard Enterprise Co.	Electronics/Technology Manufacturing	1,200
8	City of Roseville	Government	1,162
9	Safeway	Grocery Store	1,119
10	Union Pacific Railroad Co. Inc.	Railroad	990

Source: Sacramento Business Journal, The List: Employers - Placer County, December 2019

Household Income

Median household income represents a broad statistical measure of well-being or standard of living in a community. The median income level divides households into two equal segments with one half of households earning less than the median and the other half earning more. The median income is considered to be a better indicator than the average household income as it is not dramatically affected by unusually high or low values. The U.S. Census Bureau estimates a median household income of $84,357 for Placer County in the year 2018 (most recent data available), which was higher than the state of California's median income of $71,228.

Transportation

Interstate 80, State Highway 65 and State Highway 193 are the major routes traversing the region. Major urban arterials in the southern part of the county include Douglas Boulevard, Sierra College Boulevard, Roseville Parkway, Pleasant Grove Boulevard, Sunrise Avenue, Auburn-Folsom Road and Foothills Boulevard.

In addition to roadways within the county limits, south Placer County enjoys proximity to many of the Sacramento region's freeways that provide access to the San Francisco Bay Area to the west, Central and Southern California to the south, Northern California and Oregon to the north, and Nevada to the east. Sacramento International Airport is situated about 10 miles west of the county border. The county is also home to a couple of small private airports. The region has good railroad service, including the transcontinental Union Pacific Railroad and Amtrak. The Capitol Corridor system

provides high-speed commuter rail service from Roseville to San Jose and Placer County Transit provides seven fixed routes servicing areas from Colfax down to Watt Avenue in Sacramento.

Recreation & Community Services

Placer County has ample community services and recreational opportunities. The County, cities and various park districts operate numerous public parks, golf courses, aquatic centers, libraries and community centers. Many private golf courses are located in the region, and several ski resorts are located in the mountains. Within the county lies a portion of the Folsom Lake State Recreation Area, a boating, fishing, and swimming retreat.

In terms of higher education, Placer County is home to Sierra College in Rocklin, a two-year community college offering a wide range of day and evening classes serving over 25,000 students. Sierra College also has an extension campus located in the Vernon District in Roseville and two additional campuses – the Nevada County and Tahoe-Truckee campuses. In 2004, William Jessup University, a private Christian college, moved from San Jose to a new facility in Rocklin. Additional university campuses within the county include Brandman University, National University and University of Phoenix, all located in Roseville.

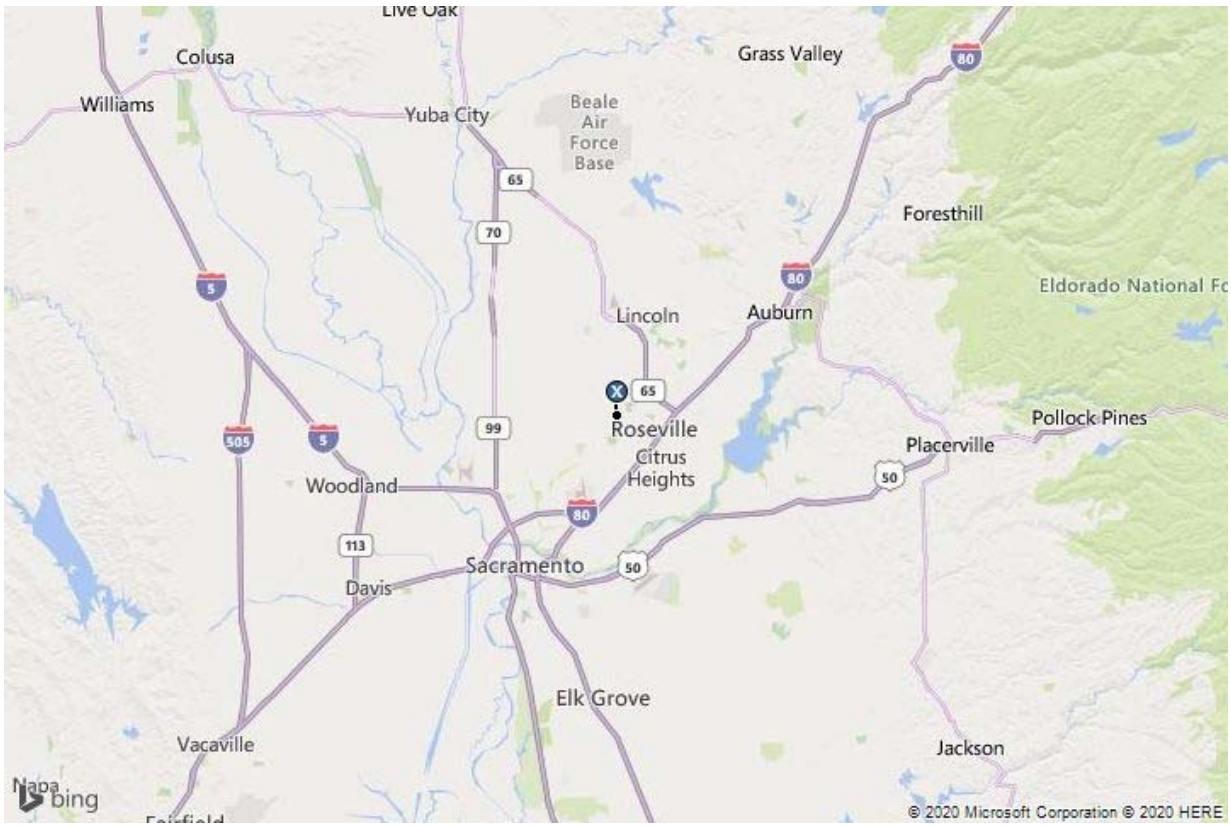
The region offers good health services, including hospitals and medical office facilities. Two hospitals are located in Roseville – the Sutter Roseville Medical Center and Kaiser Permanente. In addition to the hospital, construction has completed for a new state-of-the-art, 210,000 square foot Kaiser Permanente medical campus to replace their existing campus on Riverside Avenue. The city of Auburn is home to Sutter Auburn Faith Hospital, Sutter Medical Center-Auburn, UC Davis Medical Center, Foundation Medical Clinic and Heritage Medical Center Complex. The city of Lincoln contains medical offices/clinics operated by Sutter, UC Davis, Kaiser and Catholic Healthcare West. In addition to these institutional health care facilities, the county is home to a large and growing number of private physicians, dentists, clinics and other medical specialists.

The city of Roseville is south Placer's hub for fine dining and entertainment. Several upscale restaurants are situated along Eureka Road, Roseville Parkway and Galleria Boulevard. Roseville and Rocklin both offer two multi-screen movie theatres, and Auburn has one theatre. Shopping centers are widespread, the largest of which are the Galleria at Roseville, a regional shopping mall that opened in 2000 and was expanded in 2008-2009, and the Fountains at Roseville, an outdoor lifestyle center that opened in June 2008.

Conclusion

Placer County encompasses a diverse area, with growing cities, small towns and rural areas, and an abundance of open space. The cities of Roseville, Rocklin and Lincoln have experienced strong growth in population and development over the past several years. Placer County is one of the most affluent in the greater Sacramento region in terms of household income levels. The area has a number of positive attributes, including seismic stability, a well-educated work force, good transportation systems, relative affordability and availability of housing compared to the Bay Area, and an excellent level of community services. The long-term outlook for the region is very good.

Area Map


Live Oak
Colusa
Williams
Yuba City
Beale Air Force Base
Grass Valley
Foresthill
Eldorado National Fo
Lincoln
Auburn
Roseville
Citrus Heights
Pollock Pines
Placerville
Woodland
Sacramento
Davis
Elk Grove
Vacaville
Jackson
Napa
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Surrounding Area Analysis

Location

The subject is located along the south line of Pleasant Grove Boulevard, west of Camino Real Way and east of Sun City Boulevard, within the city of Roseville, Placer County, California. The subject's neighborhood can generally be described as Blue Oaks Boulevard to the north, Baseline Road to the south, Foothills Boulevard to the east and Fiddyment Road to the west.

Access and Linkages

There are several major thoroughfares in the subject's neighborhood, making it a central location with convenient access to neighboring communities. The primary north-south traffic corridors are Foothills Boulevard, Washington Boulevard, Roseville Parkway, Woodcreek Oaks Boulevard and Fiddyment Road. The primary east-west connectors are Pleasant Grove Boulevard, Blue Oaks Boulevard, Junction Boulevard and Baseline Road/Main Street. The road systems provide adequate access to all areas within West Roseville, as well as other nearby neighborhoods and freeway destinations.

Access to the subject neighborhood from the primary highway system serving the Sacramento region is good. The subject property has access to State Highway 65 approximately two miles to the northeast via Pleasant Grove Boulevard. State Highway 65 is a major transportation route linking Roseville to Rocklin, Lincoln and the Marysville/Yuba City area to the north. To the south, State Highway 65 intersects with Interstate 80. Interstate 80 can also be accessed via surface streets by taking Foothills Boulevard to Cirby Way to Riverside Avenue. Interstate 80 is one of two major east-west routes through the region, providing access to the San Francisco Bay Area to the west and various Sierra Nevada mountain communities to the east.

Demographics

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

Surrounding Area Demographics

2020 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	95747 (Roseville, CA)	Placer County, CA
Population 2010	14,548	67,255	196,371	52,316	348,432
Population 2020	16,491	82,834	224,465	67,001	398,650
Population 2025	17,328	87,684	235,640	71,241	419,234
Compound % Change 2010-2020	1.3%	2.1%	1.3%	2.5%	1.4%
Compound % Change 2020-2025	1.0%	1.1%	1.0%	1.2%	1.0%
Households 2010	5,556	24,529	69,402	19,070	132,627
Households 2020	6,172	30,163	78,881	24,277	153,060
Households 2025	6,446	31,960	82,728	25,809	161,485
Compound % Change 2010-2020	1.1%	2.1%	1.3%	2.4%	1.4%
Compound % Change 2020-2025	0.9%	1.2%	1.0%	1.2%	1.1%
Median Household Income 2020	$95,132	$98,598	$82,080	$105,426	$88,748
Average Household Size	2.7	2.7	2.8	2.8	2.6
College Graduate %	39%	38%	31%	40%	38%
Median Age	43	40	38	40	43
Owner Occupied %	77%	74%	66%	78%	71%
Renter Occupied %	23%	26%	34%	22%	29%
Median Owner Occupied Housing Value	$502,392	$507,787	$438,194	$530,164	$557,525
Median Year Structure Built	2000	2000	1994	2002	1994
Average Travel Time to Work in Minutes	30	30	29	31	30

Source: Environics Analytics

As shown above, the current population within a 3-mile radius of the subject is 82,834, and the average household size is 2.7. Population in the area has grown since the 2010 census, and this trend is projected to continue over the next five years. Compared to Placer County overall, the population within a 3-mile radius is projected to grow at a similar rate.

Median household income is $98,598, which is higher than the household income for Placer County. Residents within a 3-mile radius have a similar level of educational attainment than those of Placer County, while median owner occupied home values are lower.

Land Use

The subject neighborhood is improved with single- and multi-family residential development, as well as a significant amount of commercial and public uses. Land uses adjacent to the subject includes residential development to the north and vacant land to the east, west and south.

At the southeast corner of Pleasant Grove and Foothills Boulevard is the Arbor View Retail Center and Pleasant Grove Professional Center. These centers each include multiple buildings, with the Arbor View Center containing a mix of retail and office users, while the Pleasant Grove Professional Center is made up exclusively of office uses. Some of the tenants located in these centers include Lollicup Yogurt and Tea, Verizon, nail and hair salons, dental offices, Zen Massage, Pizza Guys, Los Cabos Grill, Arbor View Montessori, Arbor View Veterinary Clinic, and Loompya Restaurant. At the southwest corner of this intersection is a multi-building retail and office center identified as the Melbourne Center/Woodcreek Plaza, which includes various inline retail tenants such as Beach Hut Deli, a sushi

restaurant, and a salon. There is an Arco AM/PM gas station and convenience store adjacent to the center.

The subject neighborhood includes several large anchored and unanchored retail centers, primarily located at major intersections. South of the subject property, at the northwest quadrant of Foothills and Junction Boulevards, are two shopping centers identified as Foothill Junction and Foothill Village Oaks. Foothill Junction is anchored by Save Mart and CVS Pharmacy, while Foothill Village Oaks is anchored by Dollar Tree and Gold's Gym. Across the street from these two projects is another shopping center anchored by California Family Fitness. Among other businesses, this development includes Boston Market, Burger King, Denny's, and Wells Fargo.

Further south of the subject property, located at the northwest quadrant of Foothills Boulevard and Baseline Road, is a shopping center identified as The Brickyard. This 120,100± square foot project is anchored by Bel Air and Rite Aid, and includes other notable tenants such as Bank of America, River City Bank, Starbucks, and Subway. Located at the southeast quadrant of Foothills Boulevard and Baseline Road is a multi-building retail project that includes Walgreens, Kreagen, Bird & Pet Clinic Roseville, and various other tenants. Elk Hills Plaza, which includes two strip retail buildings and a freestanding McDonald's restaurant and a Shell gas station, is positioned at the southeast quadrant of this intersection.

Development of retail projects in the Roseville/Rocklin area intensified as new homes were built and since the opening of the Galleria at Roseville, the most recently constructed regional mall built in the Sacramento area. This mall opened for business in August 2000, and is located at Galleria Boulevard and State Highway 65. The mall recently underwent a major expansion project, adding approximately a half-million square feet of retail space. Several additional large-scale retail centers are located adjacent to the Galleria at Roseville. These projects include the Creekside Town Center, The Ridge at Creekside, and Creekside Plaza (formerly known as Tuscany Village). Further, The Fountains lifestyle center is located across from the Galleria at the southwest corner of Galleria Boulevard and Roseville Parkway.

Local residential development is characterized by both new and mature single-family residential homes, as well as several apartment complexes. Overall, residential properties tend to exhibit effective ages from new to 20± years and are considered to be in average to good condition. New homes have been developed in master planned neighborhoods in Woodcreek Oaks, Silverado Oaks, Highland Reserve and Crocker Ranch. Del Webb Sun City, a retirement community, is located near the subject neighborhood, and consists of over 1,600 single-family homes for buyers aged 55 and older. This community includes golf courses and recreation centers operated by the Del Webb Homeowners Association. The subject neighborhood represents an established area of Roseville with a significant population base.

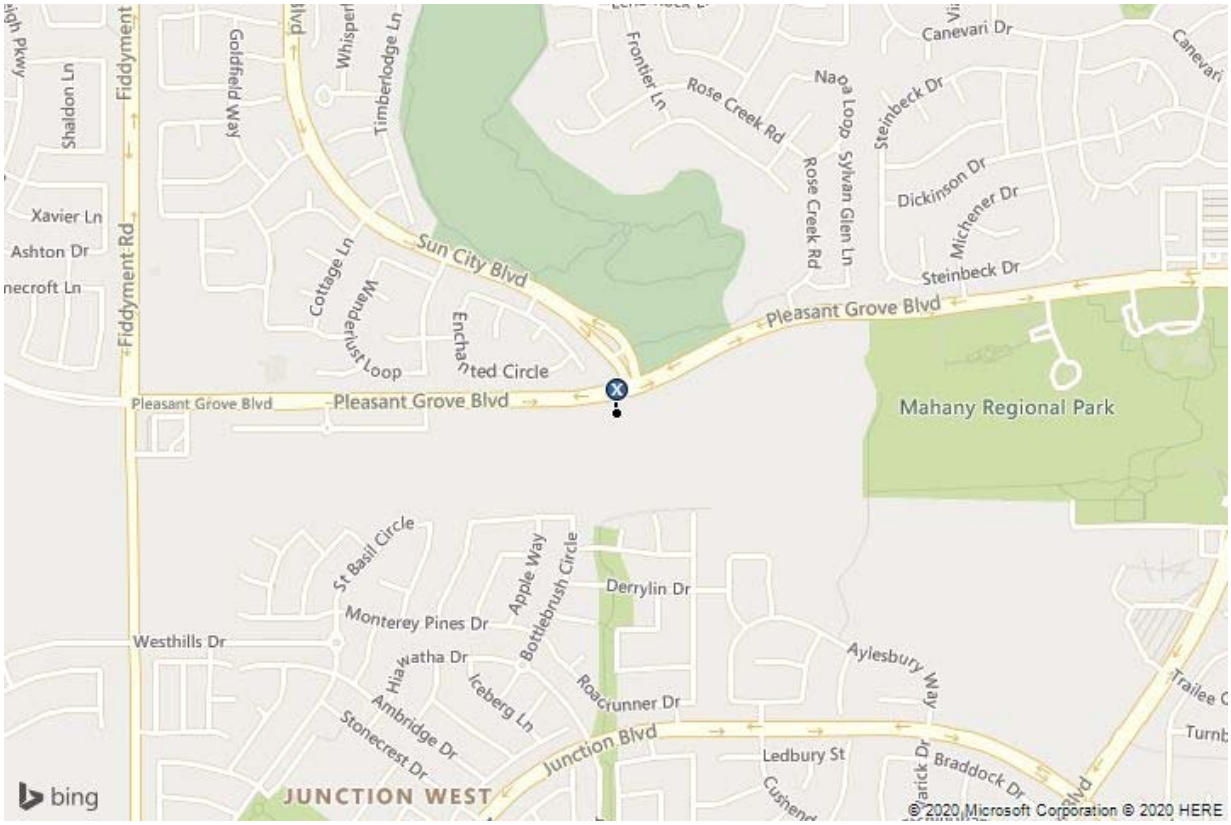
The subject neighborhood is served by several community uses typical of a suburban residential area, including schools, parks, churches, libraries, hospitals and open space. Nearby neighborhood parks include H C Elliot, Bill Santucci, Silverado Oaks and Kaseberg Parks. Mahany Park, a regional park at the southwest quadrant of Woodcreek Oaks Boulevard and Pleasant Grove Boulevard, features a softball complex. In addition, this area also houses the Roseville Aquatics Complex and Roseville Sports Center. There are several golf courses in the neighborhood, including the Woodcreek Golf Club, Diamond Oaks

Municipal Golf Course and the private Sierra View Country Club. A fire station is located along the north side of Junction Boulevard, just west of Foothills Boulevard and the Roseville Police Station is located along the south side of Junction Boulevard, just west of Washington Boulevard. Woodcreek High School is located on the west line of Woodcreek Oaks Boulevard, south of Pleasant Grove Boulevard. The Placer County Fairgrounds is located at the intersection of Junction Boulevard and Washington Boulevard. There are two main hospitals in Roseville, both of which are located just south of Interstate 80 – Kaiser Permanente, located at the northeast corner of Rocky Ridge Drive and Douglas Boulevard, and Sutter Roseville Medical Center on Roseville Parkway.

Outlook and Conclusions

The subject property is located in an area that experienced strong growth over the most recent expansionary period. The subject has an average location for residential development, with adequate access to supporting commercial services. The characteristics of the subject neighborhood relative to other locales in the region are desirable, and steady demand after a period of stabilization is projected over the long term, though the COVID-19 pandemic may adversely affect property values in the near-term.

Surrounding Area Map

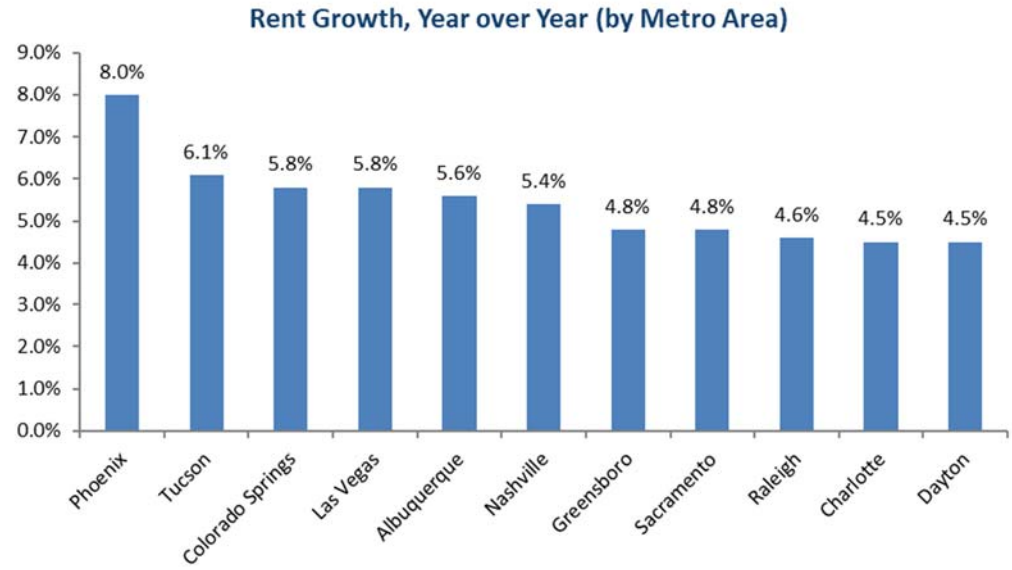


Multifamily Market Analysis

It is noted this section of the report contains market information reported as of the end of the fourth quarter of 2019, prior to the recent events related to the worldwide COVID-19 outbreak. In light of the fact we are in the early stages of fighting this pandemic, there is very little market data available that would allow us to accurately quantify either the short- or long-term impact on the commercial real estate market. Healthcare and economic responses to this crisis are still unfolding and changing daily. Integra Realty Resources is monitoring these responses and is committed to keeping our clients and the intended users of our appraisals as informed and up-to-date as possible. Please refer to the *COVID-19 Impact on Current Valuation* section presented following this market analysis section of the report.

The Sacramento multifamily market continues to exhibit strong market fundamentals, building on the steady growth of the past few years. Annual rental rate growth, which hit double digits in 2016, slowed somewhat through 2017 and 2018, but increased in 2019, posting a growth of 4.7%. Vacancy continues to be in the mid-to-low three percent range, as delivery of new units has been keeping pace with demand. The region continues to have positive job growth and household income gains, particularly in the government, educational and health services and trade/transportation/utilities sectors, which bodes well for all residential real estate. The increase in home prices over the past several years has impacted overall affordability and, coupled with very limited supply of product at the lower price points, has kept home ownership competition at bay.

Information extracted from the Q4 2019 U.S. Multifamily Figures report by CBRE indicates the Sacramento Metro area was tied for seventh in the nation for annual rent growth, as indicated below.



Source: CBRE Q4 2019 U.S. Multifamily Figures

New Construction

The following chart indicates the number of multifamily building permits issued over the last 12 years in the four-county Sacramento MSA (Sacramento, El Dorado, Placer and Yolo Counties). These figures include for-rent apartments and for-sale condominiums of projects containing at least five units.

Source: U.S. Census SOCDS Building Permits Database

Permit activity for multifamily projects was low during the recovery years of 2010 through 2014, but increased beginning in 2015 to the present, as developers began responding to improving market conditions, particularly very low vacancy. Information from the U.S. Census indicates 2,521 permits were issued in 2017, 1,425 permits issued in 2018 and 1,995 permits issued in 2019.

Third party research reports indicate that the year 2018 was the strongest in terms of new construction in the last 10-12 years. By the end of 2018, there were 2,032 units under construction, twice as many units as there were at the end of 2017. In total, it is estimated 1,075 units were delivered in 2018, with strong new development activity continuing in 2019. Market participants indicate the number of new units being delivered still remains well below the level that would be required to bring the market to equilibrium. The following information was extracted from several local research reports.

- Colliers International estimates 1,163 new units were delivered in 2019 and an additional 2,707 units are under construction, with 49% of these in the Central Sacramento area.

- Kidder Mathews indicates roughly 1,563 apartment units were delivered during 2019 and 2,623 units are under construction as of the fourth quarter 2019.

A summary of significant apartment projects recently completed or under construction are highlighted in the following table.

Apartment Projects New Construction

Project	Submarket	Number of Units	Status
Recently Completed			
Campus Oaks Apartments / 500 Roseville Pkwy (Phase I)	Roseville/Rocklin	185	Completed Q1 2019
Harvest at Fiddyment Ranch / 1900 Blue Oaks Blvd.	Roseville/Rocklin	300	Completed Q2 2019
Hub Apartments / 525 Willard Drive	Folsom	230	Completed Q2 2019
Sutter Green / 2205 Natomas Park Drive	Natomas	232	Completed Q2 2019
Bidwell Pointe / 125 E Bidwell Street	Folsom	140	Completed Q3 2019
19J Apartments	Downtown	175	Completed Q3 2019
Academy 65	East Sacramento	90	Completed Q3 2019
The GIO Apartments / 3675 T Street	South Sacramento	213	Completed Q3 2019
Talavera Ridge / 2796 Broadstone Pkwy	Folsom	293	Completed Q4 2019
Under Construction			
The Foundry / Mill Street	West Sacramento	69	Delivery Q1 2020
The Press / 1723 20th Street	Midtown	277	Delivery Q1 2020
Mesa at Laguna Ridge / 10371 Bruceville Road	Laguna / Elk Grove	180	Delivery Q1 2020
Alira / 3949 Truxel Road	Natomas	293	Delivery Q2 2020
The Green at West Village (Student Housing)	UC Davis	1,000	Delivery Q2 2020
Hub Apartments Phase II / 525 Willard Drive	Folsom	130	Delivery Q2 2020
H16	Downtown Sacramento	95	Delivery Q2 2020
Sterling 5th Street	Davis	198	Delivery Q2 2020
The Core Natomas	Natomas	300	Delivery Q3 2020
E@16 / 1600 E Street	Downtown Sacramento	95	Delivery Q4 2020
El Dorado Hills Apartments / 4387 Town Center Dr	El Dorado Hills	250	Delivery Q1 2021
601 Capitol Mall / Shorenstein Properties	Downtown Sacramento	162	Delivery 2021
Sacramento Commons / 5th-6th & N-P Streets	Downtown Sacramento	436	Delivery 2021

Source: CoStar; Kidder Mathews Real Estate Market Review; Colliers International Research and Forecast Report

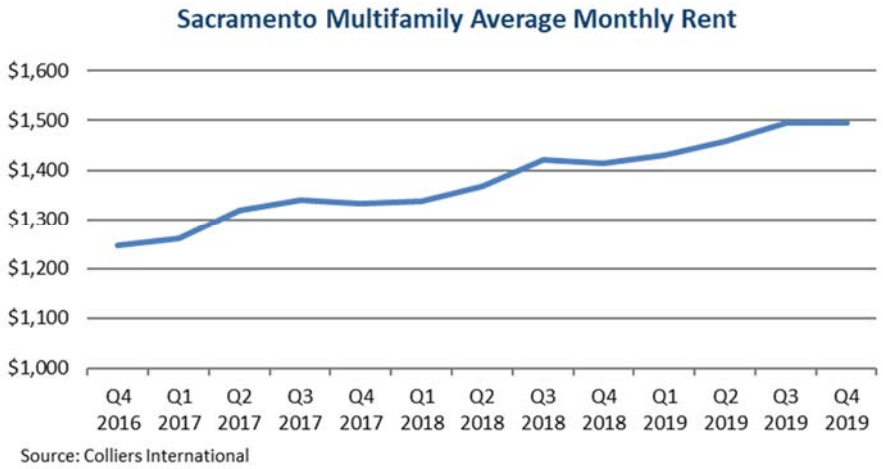
Vacancy

Historically speaking, the regional apartment market has maintained relatively low vacancy. Over the last decade, after peaking in the 7% range in 2009, the region's average vacancy rate steadily declined through 2013 and then remained relatively flat near 4% through 2016. By mid-2017, the vacancy rate decreased to 3.5% and has remained in the low to mid 3% range since, even with the increase in new development. As of the end of 2019, overall vacancy was 3.5%, down 40 basis points from the previous quarter and down 10 basis points year-over-year. The following chart shows the region's average apartment vacancy rate over the past three years.

Source: Colliers International

Rental Rates

Rental rates have been steadily rising since 2009, with steeper increases from 2013 to 2016 and more moderate increases since then. The average monthly rental rate as of the fourth quarter 2019 was $1,495 per unit, unchanged from the previous quarter, but up 5.7% year-over-year. The following chart provides a summary of historical average monthly apartment rental rates.



Moving forward, rent growth will be impacted by the recent enactment of rent control laws. On October 8, 2019, Governor Gavin Newsom signed AB 1482 making California the third state to enact a statewide rent control measure impacting residential rental housing. The bill is retroactively effective as of March 15, 2019 and will extend until January 1, 2030. Some key points of the bill are as follows:

- The bill prohibits an owner of residential real property from, over the course of any 12-month period, increasing the gross rental rate for a dwelling or unit more than 5% plus the percentage change in the cost of living (regional Consumer Price Index from April 1 of the prior year, to April 1 of the current year), or 10%, whichever is lower.

- If the same tenant remains in occupancy of a unit over any 12-month period, the gross rental rate cannot be increased in more than two increments over that 12-month period.

- This law is retroactive to March 15, 2019. If there have been gross rent increases between March 15, 2019 and January 1, 2020 that exceed the limits stated above, the applicable rent shall be the rent on March 15, 2019. It is noted the owner shall not be liable to the tenant for any corresponding rent overpayment.

- There are several exemptions including for property owners that are not a corporation, Trust or LLC (with corporate members). Also, if the property was issued their initial Certificate of Occupancy within last 15 years, it is not subject to the new law.

- After a tenant has continuously and lawfully occupied a residential property for 12 months, the owner of the property cannot terminate the tenancy without just cause, which is required to be stated in the written notice to terminate tenancy.

Submarket Data

The following table highlights the average monthly rental rates and vacancy for the Sacramento area submarkets as of the fourth quarter 2019, all of which have continued to record strong occupancy and rent levels.

Sacramento Multifamily Market Summary

Submarket	Inventory	Rental Rates	Vacancy
Arden / Arcade	13,891	$1,285	3.7%
Carmichael	9,187	$1,245	3.4%
Central Sacramento	16,705	$1,838	4.7%
Citrus Heights	7,197	$1,344	3.8%
Davis	8,883	$1,916	0.7%
Folsom / Orangevale / Fair Oaks	13,848	$1,653	4.6%
N Sacramento / North Highlands	10,197	$1,345	3.0%
Natomas	12,324	$1,559	4.0%
Rancho Cordova / East Sacramento	11,888	$1,359	3.4%
Roseville / Rocklin	17,185	$1,668	4.0%
South Sacramento	20,530	$1,481	3.4%
Woodland / West Sacramento	8,022	$1,294	1.6%
Sacramento Market Total	149,857	$1,495	3.5%

Source: Colliers International. Sacramento Research and Forecast Report 4th Quarter 2019

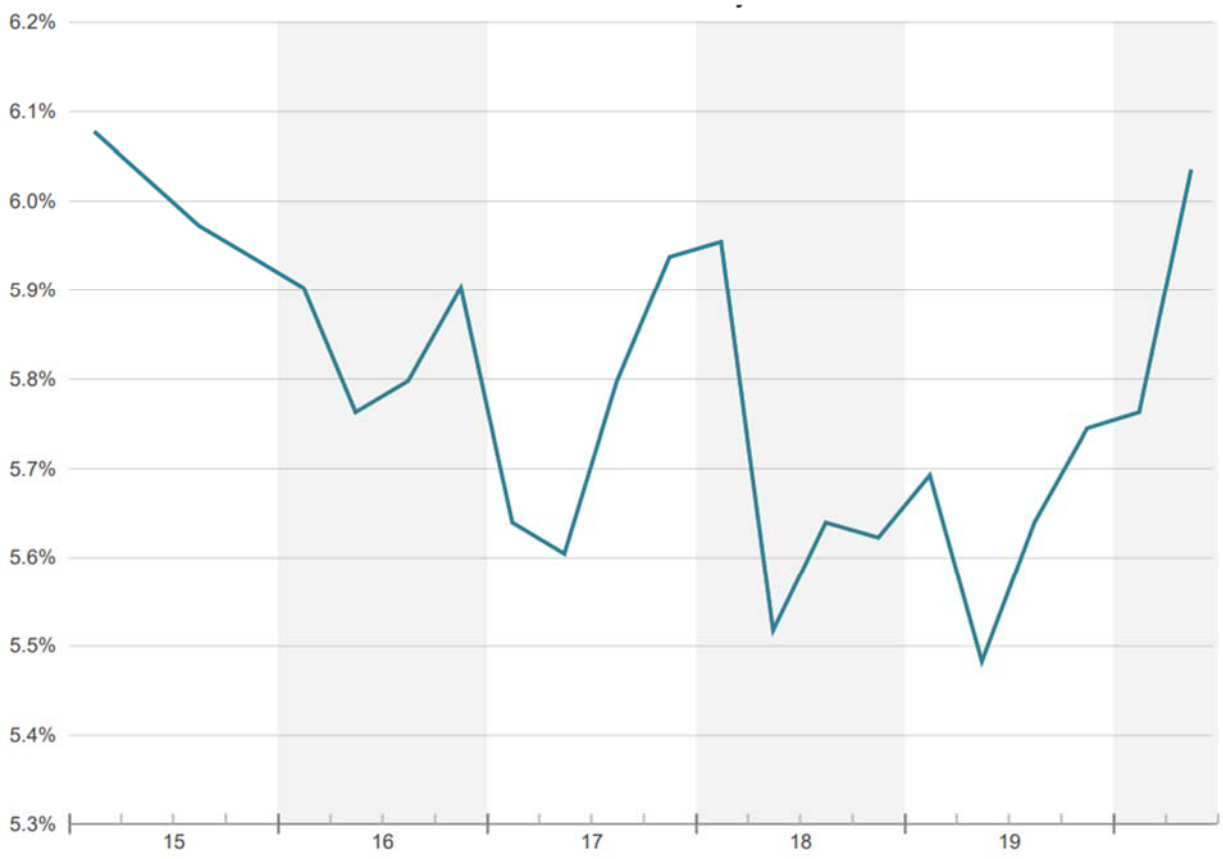
According to the report, during the fourth quarter 2019, the Central Sacramento and Folsom/Orangevale/Fair Oaks submarkets recorded the highest vacancy at 4.7% and 4.6%, respectively. The Davis and Woodland/West Sacramento submarkets had the lowest vacancy at 0.7% and 1.6%, respectively. All except four submarkets had vacancy levels below 3%.

In the Downtown submarket, steady demand from young professionals desiring to live in Sacramento's urban core continues to have developers looking to capitalize. Various multifamily projects are underway or planned in the Downtown and Midtown areas, both in the form of new construction as well as renovation of existing buildings; there are 1,326 apartment units under construction in the urban Sacramento area. Suburban submarkets with strong activity include Folsom/El Dorado, where 950 units are under construction, Natomas with 593 units under construction, and Roseville/Rocklin, where roughly 485 units were delivered in the past 12 months.

Submarket - Roseville

To better understand local market conditions for multifamily properties in the subject's market area, we have utilized CoStar Property Analytics to survey market-rate multifamily residential properties within three miles of the subject property containing between 3 and 20 units. This query resulted in a total of 97 properties with 571 existing units.

The vacancy rate of the surveyed properties was at the highest point in the first quarter of 2015 at 6.08% and decreased to the lowest point of 5.48% in the second quarter of 2019. Vacancy has been relatively stable over the past several years; however, vacancy has been increasing due to the COVID-19 pandemic. The following chart illustrates the trend for vacancy of the surveyed properties over the past several years.



In addition to the vacancy rate analysis, we also utilized CoStar Property analytics to analyze asking rental rates. The following table summarizes the average asking rates for the surveyed properties since the third quarter of 2018. As shown in the following table, rents have been increasing for all unit types over the past several years.

Average Rent per Unit/Month								
Unit Type	2018 Q3	2018 Q4	2019 Q1	2019 Q2	2019 Q3	2019 Q4	2020 Q1	2020 Q2
One Bedroom	$681	$684	$691	$695	$697	$698	$699	$699
Two Bedroom	$895	$900	$909	$915	$919	$920	$921	$921
Three Bedrooms	$1,478	$1,485	$1,496	$1,504	$1,508	$1,513	$1,513	$1,515
All Bedrooms	$769	$773	$781	$786	$788	$788	$790	$790

Over the past several quarters, there has been ongoing demand for rental housing in the subject's immediate area and the demand has pushed rental rates upward. However, it is demand is expected to decrease due to the COVID-19 pandemic.

Sales Activity

Sales activity for apartments in the region has been strong for several years. Volume totaled $1.87 billion in apartment sales during 2018, the highest on record. The year 2019 recorded $1.34 billion of sales volume, with $261.5 million of that occurring in the fourth quarter. Apartment capitalization rates have trended downward over the past few years but appear to be moderating in recent months. Some notable sales transactions that occurred during the fourth quarter 2019 are summarized in the following table.

Sacramento Area Notable Sales Transactions

Project	Number of Units	Submarket	Sale Price	Price / Unit
Miramonte & Trovas Apts	440	Natomas	$104,000,000	$236,364
The Creek at 2645	168	South Natomas	$72,000,000	$428,571
Broadleaf Apartments	244	Pocket-Greenhaven	$68,450,000	$280,533
Copper Creek	268	Carmichael / Citrus Heights	$48,000,000	$179,104
Sterline Pointe Apartments	250	Arden/Arcade	$33,000,000	$132,000
Sierra Park Townhomes	104	North Highlands	$19,650,000	$188,942
Cobble Creek Apts	48	Arden/Arcade	$7,367,000	$153,479
Country Village	46	Carmichael	$6,800,000	$147,826

Source: Colliers International, Kidder Mathews

Conclusion

Over the past several years, the Sacramento apartment market has been among the strongest in the nation, fueled by significant population growth, moderate job growth and very low unemployment. The market had been expanding with significant new construction activity, positive rental rate growth and vacancy rates below equilibrium.

While underlying economic factors were in place for sustained growth in the regional multifamily market, the COVID-19 pandemic has significantly disrupted the economy, bringing an end to what had been the longest economic expansion in U.S. history. As of the effective date of this appraisal, the counties that make up the Sacramento MSA have issued public health Stay-At-Home Orders, coupled with a statewide order issued by the governor on March 19th which direct residents to stay at home except to perform essential activities necessary for the health and safety of individuals and their families. The statewide order is in place indefinitely. These unprecedented measures undertaken to prevent the spread and reduce the impact of the virus have left just "essential" businesses open.

The following excerpt from market research reports published by Costar summarizes how the market is viewing the current COVID-19 pandemic.

> *"Given the current lack of pertinent economic data points as the crises unfolds, analysis of the virus's longer-term ramifications, specific to the commercial real estate market, are difficult to know. Near term economic figures will likely decline sharply,*

with long term effects on businesses, unemployment, and wage growth likely dependent on the length of the crisis. The depth and breadth of the current coronavirus outbreak will depend on both the healthcare response, as well as the economic and fiscal policy responses. Those responses are still unfolding, with several levels of economic stimulus looking to protect those being most affected by the virus."

While the near-term outlook for the Sacramento multifamily market is uncertain, strong fundamentals in place prior to the recent events surrounding COVID-19 position the market for stability over the long term.

COVID-19 Impact on Current Valuations

The best measure of any impact on values due to COVID-19 would be in direct transaction indicators that are objectively verified and clearly show datapoints, current pricing discovery, and the ability to measure movement in values from a prior baseline; and to understand direction in overall values. This would include sales transactions, leasing activity, vacancy rates and/or cap rates that have visibly moved off of early Q1 levels (baseline), or form a conclusive basis for new pricing. However, given the novelty and recency of this event, minimal activity is evident from which to draw benchmark comparisons based on transactional data.
In the absence of transaction data, there is empirical data in the market that can be gleaned and assist in estimating the valuation metrics and assessing their reliability in estimating current value. In this initial phase of the pandemic, early emerging trends include:

- Market confidence (fundamental economic fear)
- Expectations of impaired property/operating performance
- Re-pricing risk (debt and equity)
- Liquidity duration
- Impaired market and pricing activity

All or some of the above may be shorter term issues, but others may linger and have a lasting impact on valuations in the commercial real estate (CRE) sector along a continuum of time.
At this juncture, the global question facing market participants is: “How long does this crisis last and how deep will its impact become?” At a minimum, Q2 economic performance will be dismal based on most economic forecasts. Shelter-in-Place and Stay-at-Home Executive Orders for most of the U.S. states now run through April 30, at a minimum.

As of April 1, market confidence was moderate (for the moment) but uncertain in its moderate conviction. Many governments are inducing incentives to support their national economies. On March 27, 2020, the U.S. Congress approved a $2 Trillion stimulus package intended to support payrolls and create economic “breathing room.” The length of the current social-distancing measures likely impacts future operating performance.

One of the unknowns is, “How long can the world stay shut down, with everyone staying in their home?” There remains hope the onset of summer will slow the virus transmission, there is active concern for healthcare workers and their families, and concern for our own families. A psychologically important factor affecting market confidence is the shocking rate of supply disruption at all levels, particularly in medical supplies and protective equipment; all the more alarming to a U.S. population accustomed to everything on demand.

Based on discussions and interviews with a wide range of market participants, a variety of factors and concerns are prevalent in the market that will likely have a negative impact broadly on CRE values, depending on property type and region. Essential Service Providers will be less impacted (distribution facilities, medical facilities, grocery service) as these sectors performance is expected to continue.

However, the broader market will experience myriad issues based on survey respondents including:
Uncertainty

- Restricted Access to capital
- Unemployment concerns (increasing to 15% in Q2)
- GDP decline (-30% in Q2)
- Duration of crisis

Lender Concerns

- DSCR are impacted based on changes in rental revenue and collections
- Loan covenants could trigger due to changes in near-term value
- Borrowers are concerned about their tenants' ability to pay rent
- Borrowers are concerned about their ability to keep their loans current
- Lenders are also concerned about the need for loan modifications or work outs

Publicly Traded Securities

- Stock indexes are down approximately 25% to 30%
- REIT pricing down approximately 25%
- Crude Oil down approximately 40%

Return Requirements

- Interest rates may stay in the 4%- 4.5% range, despite the Federal Reserve's reduction efforts. Banks have to tightly manage their capital reserves and ratios and therefore are requiring higher spreads for current risk profile
- Durability of Cash Flow forces (new) equity investors to reprice risk. Standby (available, uncommitted) equity now has to be patient until a clearer "path forward" emerges.
- Impact on cap rates would be upward

Each of the above observations provides empirical evidence that the market has shifted downward and real estate values will likewise impacted, but to what degree is not certain.
Few experts or economists at this point are willing to state a threshold duration at which point everything will return to normal quickly, versus a duration of limited economic activity that spirals into worldwide recession. At the moment, the prevailing hope of the world is that science miraculously manufactures a cure, while in the meantime, all social activity ceases worldwide.

Integra Current Valuation Framework (April 1 – present)

The preceding property market analysis focuses on recent historic trends before the physical and social impacts of the COVID-19 pandemic were revealed in the U.S. in early March 2020. The property market analysis was current through Q4-2019 with trends and indications for solid growth by most all market participants. Many current market participants believe the commercial real estate (CRE) markets will return to trend – the lingering question, "How long will it take?" remains uncertain.

What we do know with reasonable certainty.

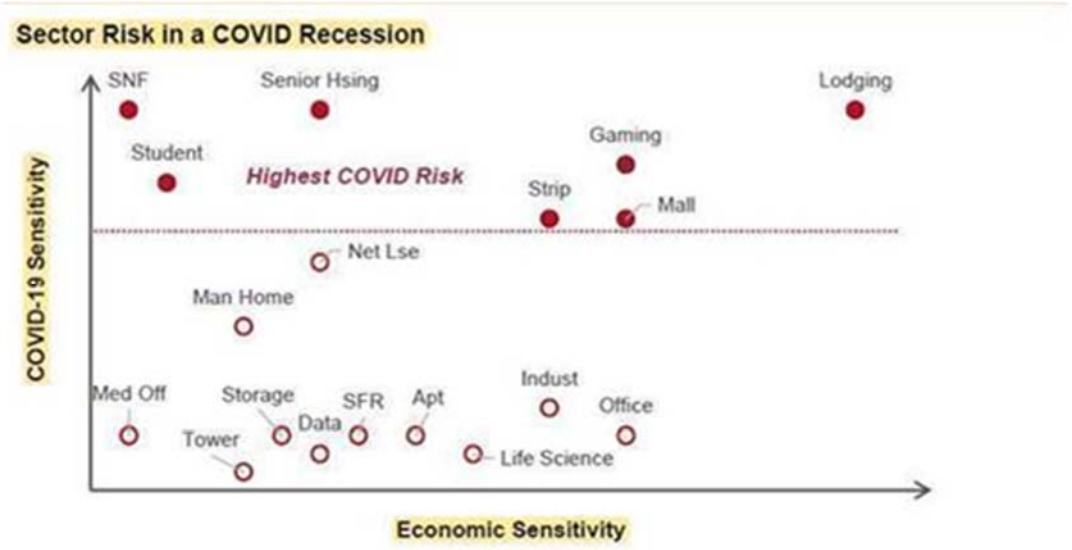
- At a minimum, Q2 economic performance will be dismal.
- Shelter-in-Place and Stay-at-Home executive orders will have a profound impact on GDP with rising unemployment damaging forward economic performance for 3, if not 6 months at a minimum.
- The Federal Reserve's attempt to lower nominal rates was thwarted by lenders setting floors on spreads. Congress subsequently approved a $2 Trillion stimulus package on Friday March 27, 2020. This could provide some economic relief, but businesses, owners, investors, and bankers need to support payroll retention and an aggressive program of economic goodwill throughout all sectors of the economy.

Everything forward beyond those three known factors remains subject to considerable uncertainty. Our current surveys of market participants (March 11 – March 30, 2020) indicates a focus in the following areas impacting value:

- Impacts could (should) vary by property type, class, and location
- Cost of capital (both debt and equity) is increasing, but at different rates for different asset classes
- Declines in property operations/forecasts (NOI) vary in duration based on property type, class; location; and tenant durability under potential recessionary pressures
- Increases in cap rates (and normalized yields) will vary by property type, class and location as will the underlying assumptions on stabilized or periodic cash flow
- Marketing times for most assets will increase, but the next 45 days will be uncertain on outright marketability regardless of price. This so far has not yet occurred, although deals and listings have slowed dramatically in these first few weeks. To a large extent, deal flow has halted based on the sheer physical constraints imposed on property showings/due diligence, etc. under current distancing restrictions).
- Market Sentiment in the coming 14 – 30 days regarding healthcare performance/business performance/employment security/physical security will affect market investment expectations, yields, and the temperament for risk.

Impact by Property Type, Class & Location

Below is a graph prepared by Greenstreet Advisors plotting the sensitivity (and risk) associated with various property types with the negative impact on value being greater for those assets with greater sensitivity. Those assets relating to essential business operations (grocery, medical, distribution) are less affected than for example lodging and malls where social distancing is more difficult.



Cost of Capital/Liquidity

The cost of capital, both for debt and equity, had been at near historic lows pre crisis. Borrowers had a myriad of options from a variety of capital sources. As the crisis began to unfold in early 2020, treasury rates were moving down as the Fed sought to keep the market liquid. When it became clear the global crisis had landed in the United States, the Fed moved rates to near zero. Many lending institutions instituted floors (spreads widened) because the fixed costs of doing a deal had to be covered.
As lenders are coming to grips with the severity of the economic outlook, many have pulled back from the market altogether while others reacted by raising interest rates, lowering loan to values, or a combination of both. There are clearly some lenders who are "out" while others remain in the market. There are fewer options in the market and those options are more expensive today than 30 days ago. The rise in cost varies notably by property type with agency lenders and HUD determined to provide liquidity to the multi-family market while at the other end of the spectrum, financing a hotel is challenging, land financing is non- existent. Assets focused on essential business operations (e.g., grocery or last mile industrial) remain in favor as do net leased assets with recession-resistant business profiles.

Equity is less clear at the moment. While large pools of capital were being raised through 2019 and into Q1-2020, the strategy has suddenly shifted. Equity is available, and deals are finalizing that were contracted pre-COVID, on the strength of the equity sponsor, but deal flow will likely pause for 15-30 days as equity repricing occurs. This will coincide (hopefully) with an abatement (or clarity) in the world's critical health status by May 1, 2020.

Declines in Property Operations/Forecasts

The lodging, retail, student housing and senior sectors are generally viewed as expecting to suffer the greatest. Once again, this varies by location and type. Restaurant retail is generally viewed as having greatest risk but is expected to rebound quickly as pent-up demand explodes when everyone can

leave their home. Grocery retail is currently performing well with big box stores setting record sales per square foot.
Radical changes in the employment picture will begin to affect the housing sector, both single family and apartments. Apartments will not be immune or "safe" from lost rent, varying by type and location depending on the tenant base employment and its' ability to whether a 6 to 12-month contraction. There is an expectation in the market that, for many retail centers, tenants will not be paying rent. Without customers, particularly in states with stay-at-home orders, there simply is no revenue available. Tenants and owners alike are reviewing force majeure clauses in their leases.
Rent projections are being held flat in modeling cash flows going forward with the length of time dependent on the asset type.

Depending upon whether values are based on yield capitalization (DCF) or direct capitalization, care must be given to provide "stabilized" forecasts to capitalize; and to normalize yield levels for projecting variable year yield cap.

Premiums on Capitalization Rates

While many deals have fallen out of contract, other deals are still closing. Some are closing at their pre-crisis contract price levels while many deals are being re-traded in the market with discounts influenced by property type, location and buyer/seller motivations.

As the transaction market solidifies, the impact on capitalization rates will become clearer. Some market participants believe the answer to market value lies in the capitalization rates while others believe rates are not moving but net operating income in the short run is being impacted. Once again, the answers vary by property type and location.

Clearly the cost of capital (debt and equity) has increased. Valuation theory suggests via band of investment analysis that as interest rates and cash on cash equity rates increase, capitalization rates increase. A 100 basis point upward movement in interest rates for example, combined with a modest rise in equity returns, can move capitalization rates up over 100 basis points. We temper this analysis however with the understanding that it is difficult to settle on the inputs given the wide range of data in the market. In addition, care must be taken not to "double hit" the analysis by modeling significantly lower net income via lower performance projections and at the same time raising the return requirements.

Normalization of Yields

All yield capitalization is based on forward forecasting of property performance to generate a current cash flow, and future forecasted reversion. Therefore, the timeframe for the market to reach a point of pricing transparency to "return to par" is the critical assumption in the yield cap.

The longer or less likely the assumptions are, the higher the near-term yields. Valuation theory and past downward economic cycles suggest a shortening of the holding period and a normalization of "overall yield" applied over the shorter holding period.

As the transaction market solidifies, the impact on investment rates and relationship of assumption risk to market risk will become clearer.

Marketing and Exposure Time

At the present time, there is consensus of declining market demand in CRE transactions, due to market conditions ensuing from COVID-19. It is natural to assume that exposure time on properties either for sale or lease, will likely be extended. Comparing pre-COVID-19 exposure periods (perhaps the best) to the banking crisis of 2008/2009 (perhaps the worst) can glean some differences that could extrapolate to exposure time going forward, i.e. from peak to trough.

Sector	DOM - March 2008-2009	DOM March 2018-2019	Change/Mo	% Change
Office	29.6	14.8	14.8	50%
Retail	15	11.4	3.6	76%
Industrial	19.6	6.7	12.9	34%
Average	21.4	11.0	10.4	51%

Source: Costar – data presented in Months

Days on the market increased substantially in the last economic crisis of 2008-2009, with an average of 21 months on market for major property classes. The trailing 12 months preceding the COVID-19 crisis, days on the market were 11 months.

Based on this historical perspective, exposure time could potentially double from current levels. This would have to be tempered recognizing that the depth and duration of this current economic crisis is tied to a health crisis and may have a conclusion more closely tied to its resolution.

General Public Market Sentiment

General public market sentiment is a changing rollercoaster with each passing day. Right now, sentiment is cautious and trying not to overreact. Provide some relief, negotiate in good faith; try and be humane and understand the entire world is in this together. Some countries take two weeks off each year for holiday, and their entire economy doesn't fall apart. The world is not going to take another four-week vacation from large components of consumer-facing and public activities.
Most humans are sequestered in their homes with limited social contact, with reasoned concerns for the health and safety of our families and friends, all the while consuming worldwide coverage and analysis of atypical death rates from an infectious virus not seen in over 100 years.
Market sentiment more than likely gets worse in the coming weeks before it gets better absent the announcement of a miracle cure / treatment during that time.

Conclusion

This heightened uncertainty forms the basis of defined risk. Considering the subject's relative sensitivity to the COVID-19 risks as of the effective date, the valuation Integra rates the relative risks of the subject property as of the effective date as follows:

Property Type Sensitivity to Risk	Low – The subject is vacant multifamily land.

Property Location Sensitivity to Risk	Low – While still located in California where the majority of the nations confirmed cases are, Placer County has a less dense population and has only seen a small number of cases.
Cost of Capital Impact\Risk	Low to Moderate– Continued capital appears available, and investment in multifamily properties is expected to continue. Spreads are currently reasonable, and agency lending remains available competitively.

Property Analysis

Land Description and Analysis

Land Description	
Land Area	0.52 acres; 22,651 SF
Source of Land Area	Public Records
Primary Street Frontage	Pleasant Grove Boulevard
Shape	Irregular
Corner	No
Topography	Generally level and at street grade
Drainage	No problems reported or observed
Environmental Hazards	None reported or observed
Ground Stability	No problems reported or observed
Flood Area Panel Number	06061C-0938H
Date	November 2, 2018
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No
Zoning; Other Regulations	
Zoning Jurisdiction	City of Roseville Planning Department
Zoning Designation	P/QP
Description	Public / Quasi-Public District
Legally Conforming?	Appears to be legally conforming
Zoning Change Likely?	No
Permitted Uses	The public/quasi-public district is applied to land intended for education, religious assembly, governmental offices, municipal corporation yards, water treatment plants, power generating facilities (including privately owned facilities), and other publicly-owned facilities.
Other Land Use Regulations	None noted
Utilities	
Service	Provider
Water	City of Roseville
Sewer	City of Roseville
Electricity	Roseville Electric
Natural Gas	PG&E
Local Phone	Various

The subject is currently zoned P/QP, Public/Quasi- Public District, and is planned for a public use as a pumping station. As previously noted, this report considers the value of the subject property based on its highest and best economic use, which is multifamily residential development. It is a hypothetical

condition of this report that the subject is zoned R3/SA-NR, similar to adjacent development. As of the date of value, the property is gently sloping, and all offsite improvements are in place. We are not experts in the interpretation of zoning ordinances. An appropriately qualified land use attorney should be engaged if a determination of compliance with zoning is required.

The permitted uses for land within the R-3, Attached Housing District, includes multiple-family housing. Specifically, the types of land use intended for the R-3 zoning district include apartments, condominiums, townhomes, and similar and related compatible uses.

Potential Development Density

Based on the maximum density of 19.7 units per acre under the R-3 zoning, the subject site could be developed with 10 residential units. This density is similar to that of surrounding developments.

Easements, Encroachments and Restrictions

We were not provided a current title report to review. We are not aware of any easements, encroachments, or restrictions that would adversely affect value. Our valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

Seismic Hazards

According to the Seismic Safety Commission, the subject property is located within Zone 3, which is considered to be the lowest risk zone in California. There are only two zones in California: Zone 4, which is assigned to areas near major faults; and Zone 3, which is assigned to all other areas of more moderate seismic activity. In addition, the subject is not located in a Fault-Rupture Hazard Zone (formerly referred to as an Alquist-Priolo Special Study Zone), as defined by Special Publication 42 (revised January 1994) of the California Department of Conservation, Division of Mines and Geology.

Conclusion of Land Analysis

Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses including those permitted by zoning. We are not aware of any other particular restrictions on development.

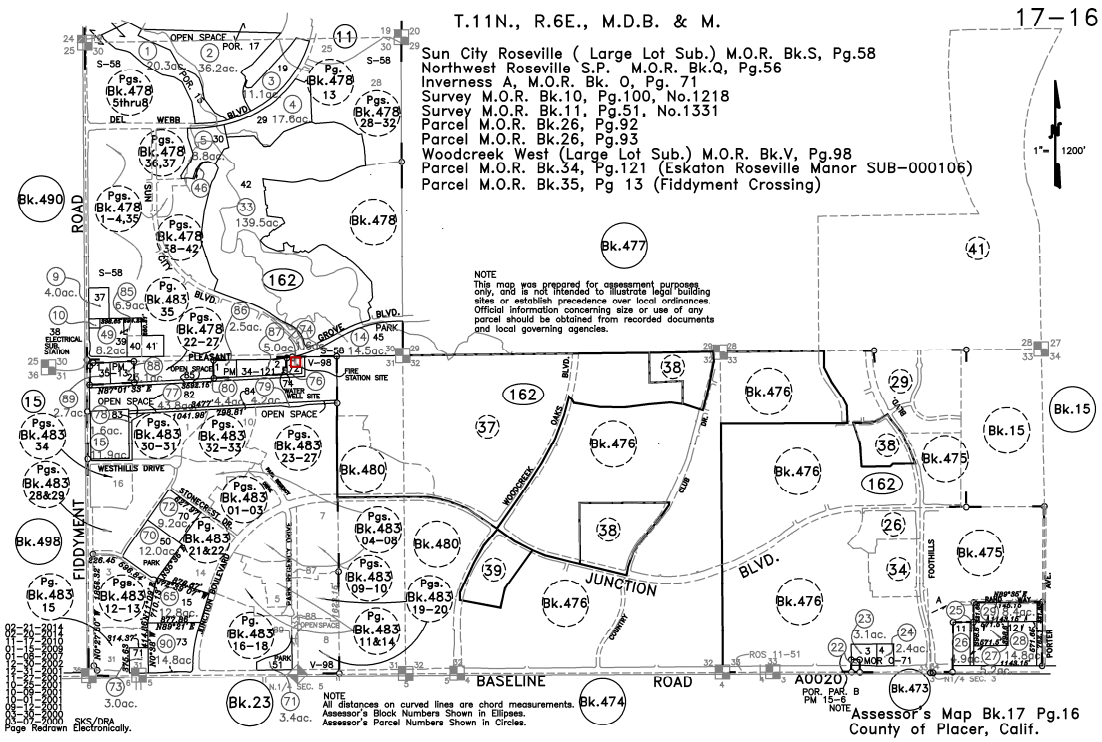
Looking southeast across the subject property

Looking south across the subject property

Looking west along Pleasant Grove Boulevard

Looking east along Pleasant Grove Boulevard

Parcel Map



*Boundaries are approximate

Site Plan

42"
16"
15"
24"
16"
24"
16"
OVE BL
Pleasant Grove
0.52 Acres
3,200 Sq.Ft.
-121.346056 38.765916
W

Real Estate Taxes

The property tax system in California was amended in 1978 by Article XIII to the State Constitution, commonly referred to as Proposition 13. It provides for a limitation on property taxes and for a procedure to establish the current taxable value of real property by reference to a base year value, which is then modified annually to reflect inflation (if any). Annual increases cannot exceed 2% per year.

The base year was set at 1975-76 or any year thereafter in which the property is substantially improved or changes ownership. When either of these two conditions occurs, the property is to be re-appraised at market value, which becomes the new base year assessed value. Proposition 13 also limits the maximum tax rate to 1% of the value of the property, exclusive of bonds and direct charges. Bonded indebtedness approved prior to 1978, and any bonds subsequently approved by a two-thirds vote of the district in which the property is located, can be added to the 1% tax rate.

The subject property is not currently a legal parcel, and tax information is not available for the larger parcel. In examining property tax records for an adjacent property (APN:017-162-087), the subject is located in a tax rate area with an ad valorem rate of 1.134741%. Further, the adjacent property similar to other surrounding projects is encumbered by direct charges, one of which represents bond debt for City of Roseville Woodcreek W CFD #1, which expires in the year 2030. Based on the current annual payment of the adjacent property and remaining term, and using a discount rate of 4.5%, the present value of bond debt is estimated at $0.86 per square feet of land area. Applying this to the subject land area the estimated present value of the bond debt is $19,544.

Highest and Best Use

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as vacant, and as improved. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

As Vacant

Legally Permissible

The subject is currently zoned P/QP and designated for a public use. As previously noted, this report considers the value of the subject property based on its highest and best economic use, which is multifamily residential development. The highest economic use of the site is based on R-3 zoning, Attached Housing District, similar to the adjacent parcels. Permitted uses within the R-3 zoning includes multiple-family housing. Under the R-3 zoning, the maximum allowable density of 19.7 units per acre, the subject site could be developed with 10 residential units. To our knowledge, there are no legal restrictions such as easements or deed restrictions that would effectively limit the use of the property. Based upon a hypothetical condition, the subject is zoned for multifamily development. Given prevailing land use patterns in the area, only multifamily residential use is given further consideration in determining highest and best use of the site, as though vacant.

Physically Possible

The physical characteristics of a site that affect its possible use(s) include, but are not limited to, location, street frontage, visibility, access, size, shape, topography, availability of utilities, off-site improvements, easements and soil and subsoil conditions. The physical characteristics are examined to see if they are suited for the legally permissible use.

Locational considerations include the compatibility and position of the subject property with respect to surrounding uses. Based on our physical inspection of the subject property, we know of no reason why the property would not support development. The size, shape and topography of the subject property appear adequate for development, similar to other projects currently developing in the immediate area. The subject is not located within a floodplain. In addition, the property is not located within a Fault-Rupture Hazard Zone. All utility services are available to the parcels, and evidence of development in the immediate area provides additional support for the possibility of development.

Based on the physical characteristics of the subject property, multifamily residential development is considered physically possible and most appropriate.

Financially Feasible

Financial feasibility depends on supply and demand influences. With respect to financial feasibility of multifamily residential development, as shown in the *Multifamily Market Overview*, vacancy rates for apartment properties in the region have been stable and market rents have been on the rise. Based upon current market supply and demand factors for apartment properties in the subject's area, the outlook is optimistic. Additionally, the subject is located in proximity to several office parks, schools, major thoroughfares, and recreational parks making it a convenient location. Multifamily residential development is considered financially feasible. While the parcel adjacent to the subject is vacant because owned by a company that specializes in senior care and services, there are several market projects in the surrounding area. Note that market participants are cautious at this time due to the COVID-19 crisis. If market conditions decline and market vacancy increases substantially, new multifamily development would most likely no longer be feasible.

Maximally Productive

Legal, physical and market conditions have been analyzed to evaluate the highest and best use of the subject property as vacant. The analysis is presented to evaluate the type of use(s) that will generate the greatest level of future benefits possible to the property. Based on the factors previously discussed, the maximally productive use of the subject (as vacant) is for near term multifamily residential development that would maximize the density allowed under the R-3 zone.

Conclusion

Multifamily residential use is the only use that meets the four tests of highest and best use. Therefore, it is concluded to be the highest and best use of the subject property as if vacant.

Most Probable Buyer

Given the subject's specific characteristics, the most probable buyer of the subject property would be a developer seeking to develop the property with a multifamily property that would maximize the density allowed under the R-3 zone and lease it to stabilized occupancy.

Valuation

Valuation Methodology

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

Approaches to Value

Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

Sales Comparison Approach

To develop an opinion of the subject's land value, as if vacant and available to be developed to its highest and best use, we utilize the sales comparison approach. This approach develops an indication of value by researching, verifying, and analyzing sales of similar properties.

Our sales research focused on transactions within the following parameters:

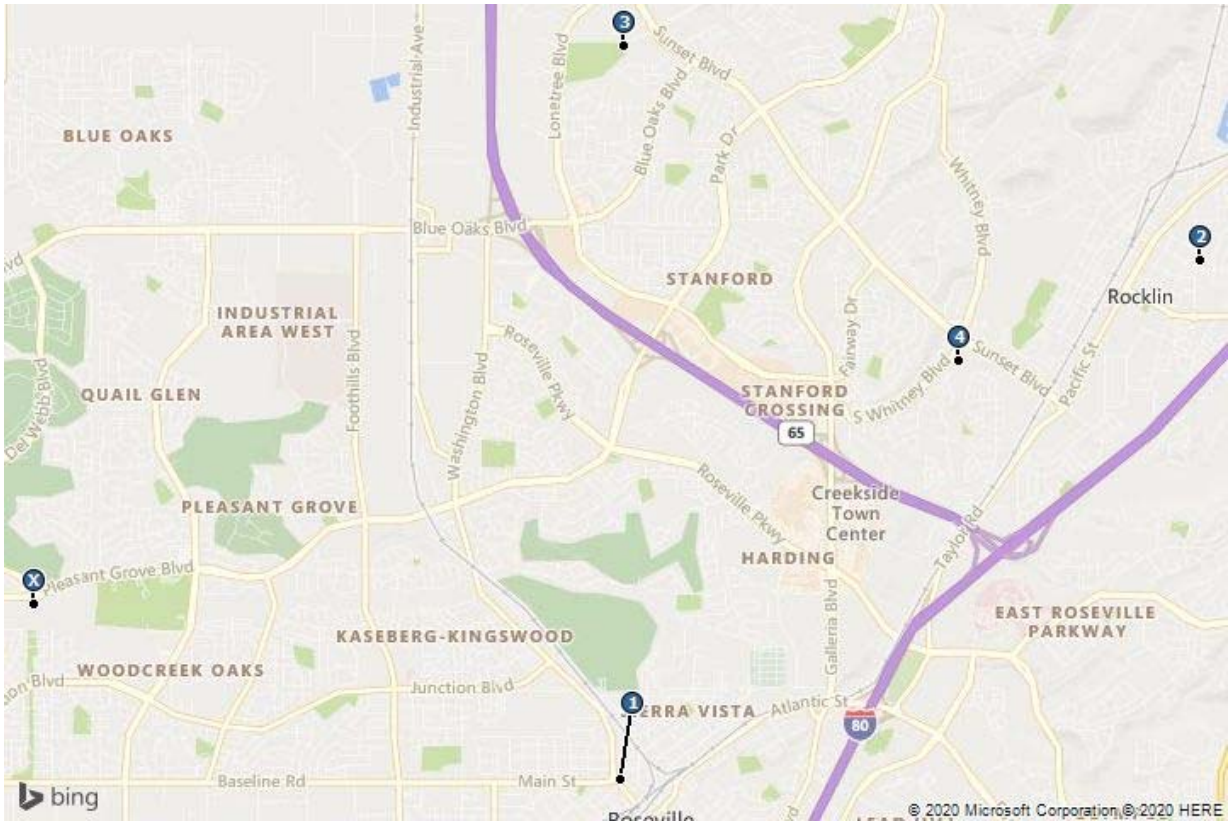
- Location: Roseville and surrounding areas
- Size: 0.25 to 2 acres
- Use: Multifamily use
- Transaction Date: 2018 or later

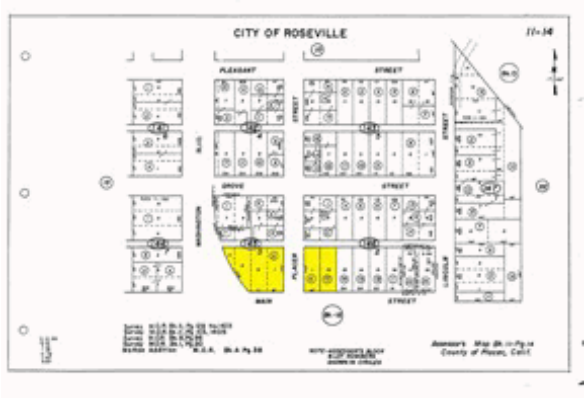
For this analysis, we use price per square foot as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. The most relevant sales are summarized in the following table.

Summary of Comparable Land Sales

No.	Name/Address	Sale Date; Status	Effective Sale Price	SF; Acres	Zoning	$/SF Land	$/Acre
1	304 Washington Blvd Roseville Placer County CA Tax ID: 011-145-005, 011-146-018, -019	Mar-19 Closed	$845,433	34,848 0.80	Old Town Historic District, Special Area, Downtown	$24.26	$1,056,791
	Comments: This comparable represents the sale of 3 non-contiguous parcels located at the northeast corner of Main Street and Washington Boulevard in Old Roseville. It appears the City of Roseville financed the transaction; however, the terms are unknown. The property is currently being developed as Main Street Plaza apartments, which will consist of of a 44-unit mixed-use affordable housing complex with 3,000 square feet of community-integrated commercial space, a 21-unit affordable housing complex and a public pedestrian paseo.						
2	Grove Street Grove St. Rocklin Placer County CA Tax ID: 045-090-062-000	Feb-19 Closed	$254,900	52,272 1.20	Planned Development - Residential	$4.88	$212,416
	Comments: This is a sale of a vacant residential lot with potential to build five units. There is a utility pole and easement at the street entrance. The site is relatively level with all off site improvements in place						
3	Residences at West Oaks W. Oaks Blvd. Rocklin Placer County CA Tax ID: 365-020-030	Jan-19 Closed	$438,658	47,916 1.10	Multifamily	$9.15	$398,780
	Comments: This is a closed sale of multifamily land that was previously planned to be constructed with a fire station. The city decided to sell the property after another fire station was constructed nearby. As a condition of the sale, the property had to be rezoned to R-3 prior to the close of escrow. The property was originally listed in 2014.						
4	S Whitney Boulevard S. Whitney Blvd. Rocklin Placer County CA Tax ID: 016-240-039-000	Apr-20 Listing	$698,739	71,003 1.63	Planned Development - Residential	$9.84	$428,674
	Comments: This is a current listing of multifamily land with entitlements to build 20 units. The property is relatively level and has all of the off site improvements in place.						
	Subject 1701 Pleasant Grove Boulevard Roseville, CA			22,651 0.52	Public / Quasi-Public District		

Comparable Land Sales Map





Sale 1
304 Washington Blvd

Sale 2
Grove Street

Sale 3
Residences at West Oaks

Sale 4
S Whitney Boulevard

Analysis and Adjustment of Sales

The sales are compared to the subject and adjusted to account for material differences that affect value. The adjustment process is typically applied through either quantitative or qualitative analysis, or a combination of the two. Quantitative adjustments are often developed as dollar or percentage amounts and are most credible when there is sufficient data to perform a paired sales analysis.

While we present percentage adjustments in the adjustment grid that follows, they are based on qualitative judgment rather than empirical research as there is not sufficient data to develop a sound quantitative estimate. Although the adjustments appear to be mathematically precise, they are merely intended to illustrate the appraisers' thought process. Except for market conditions, our adjustments are based on a scale, with a minor adjustment in the range of 1-5% and a substantial adjustment considered to be 20% or greater.

Our rating of each comparable sale in relation to the subject is the basis for the adjustments. If the comparable is superior to the subject, its sale price is adjusted downward to reflect the subject's relative attributes; if the comparable is inferior, its price is adjusted upward.

Adjustments are considered for the following factors, in the sequence shown below.

Adjustment Factor	Accounts For	Comments
Effective Sale Price	Atypical economics of a transaction, such as demolition cost or expenditures by buyer at time of purchase.	The subject is encumbered by bonds. The adjustments are described further in this section.
Real Property Rights	Fee simple, leased fee, leasehold, partial interest, etc.	The comparables all represent fee simple transactions. Consequently, no adjustments are required for property rights conveyed.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.	Sale 1 is a seller financed transaction and while the terms of the financing are unknown it is expected to be superior compared to traditional financing; therefore, it is adjusted downward. All of the remaining comparables are cash to seller transactions and do not require an adjustment.
Conditions of Sale	Extraordinary motivation of buyer or seller, assemblage, forced sale.	Sale 4 is current listing as opposed to a closed sale and is adjusted downward for typical buyer/seller negotiations.

Adjustment Factor	Accounts For	Comments
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.	Due to current market uncertainty with the COVID-19 pandemic, we have not adjusted any comparables transferring in 2019 for market conditions. All of the comparables transferred in 2019; therefore, no adjustments are required for market conditions.
Location	Market or submarket area influences on sale price; surrounding land use influences.	The subject is located in the western portion of Roseville. Sales 2 and 4 are located in an inferior area of Rocklin and receive an upward adjustment. Similar to Sales 2 and 4, Sale 1 is located in an inferior area of Roseville and receives an upward adjustment.
Access/Exposure	Convenience to transportation facilities; ease of site access; visibility; traffic counts.	No adjustments required.
Size	Inverse relationship that often exists between parcel size and unit value.	Sales 2 through 4 are larger than the subject and receive an upward adjustment.
Shape and Topography	Primary physical factors that affect the utility of a site for its highest and best use.	There is a utility pole and easement at the street entrance of Sale 2; therefore, it requires an upward adjustment.
Zoning	Government regulations that affect the types and intensities of uses allowable on a site.	Under the subject's R-3 zoning, the maximum density is 19.7 units per acre. Sale 1 has a higher density than the subject due to its allowable building height and density bonus received from low income housing requirements; therefore, it receives a downward adjustment. Sales 2 through 4 have a lower allowable density compared to the subject and are adjusted upward.
Entitlements	The specific level of governmental approvals attained pertaining to development of a site.	Sale 1 is entitled to be developed with a 44-unit mixed-use affordable housing complex with a 3,000 square foot community-integrated

Adjustment Factor	Accounts For	Comments
		commercial space along with a 21-unit affordable housing complex and a public pedestrian paseo. The entitlements for Sale 1 are superior to the subject and warrant a downward adjustment. Sale 4 also has entitlements in place for 20 multifamily units and is adjusted downward. No further adjustments are required for entitlements.
Off-Site Improvements	Gutters; streets; sidewalks; streetlights; public utilities etc.	No adjustments required.

Present Value of Bonds

Bond debt can have a direct impact on the amount for which a property will sell, particularly when the bond debt is significant. The subject is encumbered by bonds. In an effort to account for the difference in bond indebtedness, we have established a present value amount for the bond encumbrance based on the annual assessment associated with the subject. The present value amount is based on the annual assessment payment, a discount rate of 4.5% and the remaining term from the date of value. None of the comparables are encumbered by bond debt. The comparables are adjusted to the subject on a dollar-for-dollar basis. The calculation of the bond adjustment is shown below.

Bond Calculations				
	Sale 1	Sale 2	Sale 3	Sale 4
Comparable Bonds PSF	$0.00	$0.00	$0.00	$0.00
Subjects Bonds PSF	$0.86	$0.86	$0.86	$0.86
Difference	-$0.86	-$0.86	-$0.86	-$0.86
Comparable Land Area	34,848	52,272	47,916	71,003
Adjustment	-$30,067	-$45,100	-$41,342	-$61,261

The following table summarizes the adjustments we make to each sale.

Land Sales Adjustment Grid

	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Address	1701 Pleasant Grove Blvd.	304 Washington Blvd.	Grove St.	W. Oaks Blvd.	S. Whitney Blvd.
City	Roseville	Roseville	Rocklin	Rocklin	Rocklin
County	Placer	Placer	Placer	Placer	Placer
Sale Date		Mar-19	Feb-19	Jan-19	Apr-20
Sale Status		Closed	Closed	Closed	Listing
Sale Price		$875,500	$300,000	$480,000	$760,000
Price Adjustment		-$30,067	-$45,100	-$41,342	-$61,261
Description of Adjustment		Bonds	Bonds	Bonds	Bonds
Effective Sale Price		$845,433	$254,900	$438,658	$698,739
Square Feet	22,651	34,848	52,272	47,916	71,003
Acres	0.52	0.80	1.20	1.10	1.63
Zoning Code	P/QP	HD/SA-DT	PD - R 4.5	R-3	PD-R
Zoning Description	Public / Quasi-Public District	Old Town Historic District, Special Area, Downtown	Planned Development - Residential	Multifamily	Planned Development - Residential
Price per Square Foot		**$24.26**	**$4.88**	**$9.15**	**$9.84**
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple
% Adjustment		–	–	–	–
Financing Terms		Seller financing	Cash to seller	Cash to seller	Cash to seller
% Adjustment		-20%	–	–	–
Conditions of Sale		Market	Market	Market	Listing
% Adjustment		–	–	–	-5%
Market Conditions	4/17/2020	Mar-19	Feb-19	Jan-19	Apr-20
Annual % Adjustment		–	–	–	–
Cumulative Adjusted Price		**$19.41**	**$4.88**	**$9.15**	**$9.35**
Location		5%	5%	–	5%
Access/Exposure		–	–	–	–
Size		–	5%	5%	10%
Shape and Topography		–	5%	–	–
Zoning		-10%	20%	5%	5%
Entitlements		-30%	–	–	-10%
Off-Site Improvements		–	–	–	–
Net $ Adjustment		-$6.79	$1.71	$0.92	$0.93
Net % Adjustment		-35%	35%	10%	10%
Final Adjusted Price		**$12.62**	**$6.58**	**$10.07**	**$10.28**
Overall Adjustment		-48%	35%	10%	5%

Range of Adjusted Prices	**$6.58 - $12.62**
Average	**$9.89**
Indicated Value	**$10.00**

Land Value Conclusion

Prior to adjustment, the sales reflect a range of $4.88 - $24.26 per square foot. After adjustment, the range is narrowed to $6.58 - $12.62 per square foot, with an average of $9.89 per square foot. Sale 4 receives limited weight because it is an active listing as opposed to a closed sale. Sale 1 receives guarded reliance because it is a seller financed transaction with entitlements in place. Most emphasis is given to Sale 3 because it required the least amount of gross adjustments. With most emphasis placed on Sale 3, we arrive at the following estimate of market value for the subject property, based on a hypothetical condition, via the sales comparison approach:

Land Value Conclusion	
Indicated Value per Square Foot	$10.00
Subject Square Feet	22,651
Indicated Value	$226,512
Rounded	$225,000

Reconciliation and Conclusion of Value

As discussed previously, we use only the sales comparison approach in developing an opinion of value for the subject. The cost and income approaches are not applicable, and are not used.

Based on the preceding valuation analysis and subject to the definitions, assumptions, and limiting conditions expressed in the report, our value opinion follows:

Value Conclusion

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	April 17, 2020	$225,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. Implict in the hypothetical condition is the premise that the subject property would be taxed as a vacant parcel zoned for multifamily use. The Placer County Assessors Office indicates the subject is currently tax exempt. In this valuation, we estimated property taxes, including ad valorem tax rate and special taxes based on an adjacent parcel (APN: 017-162-087). It is assumed the subject property would be taxed similarly if zoned for multifamily development.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. This report considers the value of the subject property based on its highest and best economic use, which is multifamily residential development. Consistent with the highest and best economic use, had the subject property not been previously designated for use as a pumping station, the subject would likely have been zoned for multifamily use, as of the date of value. Therefore, the value estimated herein is subject to a hypothetical condition. It is a hypothetical condition of this report that the subject has been zoned for multifamily use, consistent with the zoning adjacent to the subject.
2. The appraised property is current a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation, our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

IMPORTANT MARKET CONDITIONS WARNING: Market Uncertainty from Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19), declared an outbreak by the World Health Organization (WHO) on January 30, 2020 and subsequently reclassified as a worldwide pandemic on March 11, 2020, has created substantial uncertainty in the worldwide financial markets. Concerns about the ongoing spread of the COVID-19 (Corona) Virus have resulted in cancellations of a substantial number of business meetings, conferences, and sporting and entertainment events in the coming 3-6 months; the implementation of personal quarantine procedures; a 30-day lock-out for

travel from most of Europe to the U.S.; and substantial reductions (and restrictions) in other travel by air, rail, bus, and ship.

As of the effective date of this report, tourism, lodging, and tourist-related food and beverage and retail sectors are experiencing negative effects due to the substantial decline in social movement and activity. A prolonged outbreak could have a significant impact on other real estate sectors, especially considering the surge in unemployment in recent weeks.

Given the degree of overall uncertainty present in the economy, forecasts and projections contained herein may change dramatically, or differently than projected under stable market conditions. Our valuation is based upon the best information as of the effective date. Please refer to the *COVID-19 Impact on Current Valuation* section of the attached report.

Exposure Time

Exposure time is the period a property interest would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. In attempting to estimate a reasonable exposure time for the subject property, we looked at both the historical exposure times of a number of sales, as well as current and past economic conditions. Based on a survey of market participants, a transfer of multifamily land properties in the region typically occurs within 6-9 months of exposure. It is estimated the exposure time for the subject property, if appropriately priced, would have been within 6-9 months of initial exposure.

Marketing Period

Marketing time is an estimate of the time to sell a property interest in real estate at the estimated market value during the period immediately after the effective date of value. A reasonable marketing time is estimated by comparing the recent exposure time of similar properties, and then taking into consideration current and future economic conditions and how they may impact marketing of the subject property. Due to the COVID-19 pandemic and economic uncertainty we estimate the marketing period would be longer at 12 months.

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Blake Fassler made a personal inspection of the property that is the subject of this report. Kevin Ziegenmeyer, MAI, has personally inspected the subject.
12. No one provided significant real property appraisal assistance to the person(s) signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
14. As of the date of this report, Kevin Ziegenmeyer, MAI, has completed the continuing education program for Designated Members of the Appraisal Institute.

15. As of the date of this report, Blake Fassler, has completed the Standards and Ethics Education Requirements for Candidates/Practicing Affiliates of the Appraisal Institute.

Blake Fassler
Certified General Real Estate Appraiser
California Certificate # 3007274

Kevin Ziegenmeyer, MAI
Certified General Real Estate Appraiser
California Certificate # AG013567

Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal

covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.

8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.

9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.

10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.

11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.

12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.

13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.

14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.

15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.

16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.

17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

19. The appraisal report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.

20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. IRR - Sacramento, Integra Realty Resources, Inc., and their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.

21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.

22. We are not a building or environmental inspector. The Integra Parties do not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.

23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.

24. IRR - Sacramento is an independently owned and operated company. The parties hereto agree that Integra shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR - Sacramento. In addition, it is expressly agreed that in any

action which may be brought against the Integra Parties arising out of, relating to, or in any way pertaining to the engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.

25. IRR - Sacramento is an independently owned and operated company, which has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).

26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.

27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

28. The appraisal is also subject to the following:

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. Implict in the hypothetical condition is the premise that the subject property would be taxed as a vacant parcel zoned for multifamily use. The Placer County Assessors Office indicates the subject is currently tax exempt. In this valuation, we estimated property taxes, including ad valorem tax rate and special taxes based on an adjacent parcel (APN: 017-162-087). It is assumed the subject property would be taxed similarly if zoned for multifamily development.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. This report considers the value of the subject property based on its highest and best economic use, which is multifamily residential development. Consistent with the highest and best economic use, had the subject property not been previously designated for use as a pumping station, the subject would likely have been zoned for multifamily use, as of the date of value. Therefore, the value estimated herein is subject to a hypothetical condition. It is a hypothetical condition of this report that the subject has been zoned for multifamily use, consistent with the zoning adjacent to the subject.
2. The appraised property is current a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation, our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

IMPORTANT MARKET CONDITIONS WARNING: Market Uncertainty from Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19), declared an outbreak by the World Health Organization (WHO) on January 30, 2020 and subsequently reclassified as a worldwide pandemic on March 11, 2020, has created substantial uncertainty in the worldwide financial markets. Concerns about the ongoing spread of the COVID-19 (Corona) Virus have resulted in cancellations of a substantial number of business meetings, conferences, and sporting and entertainment events in the coming 3-6 months; the implementation of personal quarantine procedures; a 30-day lock-out for travel from most of Europe to the U.S.; and substantial reductions (and restrictions) in other travel by air, rail, bus, and ship.

As of the effective date of this report, tourism, lodging, and tourist-related food and beverage and retail sectors are experiencing negative effects due to the substantial decline in social movement and activity. A prolonged outbreak could have a significant impact on other real estate sectors, especially considering the surge in unemployment in recent weeks.

Given the degree of overall uncertainty present in the economy, forecasts and projections contained herein may change dramatically, or differently than projected under stable market conditions. Our valuation is based upon the best information as of the effective date. Please refer to the *COVID-19 Impact on Current Valuation* section of the attached report.

Addendum A

Appraiser Qualifications

Blake Fassler

Experience

Mr. Fassler is a licensed appraiser with Integra Realty Resources, a real estate appraisal firm that engages in a wide variety of real estate valuation and consultation assignments. He began his appraisal career in March 2017 with Seevers Jordan Ziegenmeyer in Rocklin, California. Currently, Mr. Fassler is obtaining experience in the valuation and analysis of various types of real estate by working on a wide variety of property typed including, but not limited to: multifamily, office, retail, industrial, vacant land, and residential subdivisions.

Licenses

California, Certified General Real Estate Appraiser, 3007274, Expires February 2022

Education

Bachelor of Science in Management Science University of California, San Diego

Appraisal Courses Completed are as follows:

Basic Appraisal Principles
Basic Appraisal Procedures
General Appraiser Market Analysis & Highest and Best Use
(USPAP), Uniform Standards of Professional Appraisal Practice
General Appraiser Report Writing and Case Studies
General Appraiser Site Valuation and Cost Approach
General Appraiser Sales Comparison Approach
General Appraiser Income Approach Part 1
General Appraiser Income Approach Part 2
4-Hour Federal and California Statutory and Regulator Laws

Integra Realty Resources
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Rocklin, CA 95765

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bfassler@irr.com - 916-505-4471

Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Blake A. Fassler

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified General Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: 3007274

Effective Date: February 26, 2020
Date Expires: February 25, 2022

Jim Martin, Bureau Chief, BREA

3051634

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

Kevin Ziegenmeyer, MAI

Integra Realty Resources
San Francisco

San Francisco, CA 95765

T 916-435-3883
F 916-435-4774

irr.com

Experience

Mr. Ziegenmeyer is a Certified General real estate appraiser and holds the Appraisal Institute's MAI designation. In 1989, Mr. Ziegenmeyer began his career in real estate as a controller for a commercial and residential real estate development corporation. In 1991 he began appraising and continued to be involved in appraisal assignments covering a wide variety of properties, including office, retail, industrial, residential income and subdivisions throughout the Central Valley area of California, Northern Nevada, and within the Sacramento Metropolitan Area. Over the past several years, Mr. Ziegenmeyer has handled many of the firm's master-planned property appraisals and has developed expertise in the valuation of Community Facilities Districts and Assessment Districts. In early 2015, Mr. Ziegenmeyer obtained the Appraisal Institute's MAI designation. Kevin is currently Senior Managing Director of the Integra-San Francisco office and Managing Director of the Integra-Sacramento office.

Licenses

California, Certified General Real Estate Appraiser, AG013567, Expires June 2021

Education

Academic:
Bachelor of Science in Accounting, Azusa Pacific University, California

Appraisal and Real Estate Courses:
Standards of Professional Practice, Parts A, B & C
Basic Valuation Procedures
Real Estate Appraisal Principles
Capitalization Theory and Techniques, Part A
Advanced Income Capitalization
Report Writing and Valuation Analysis
Advanced Applications
IRS Valuation Summit I & II
2008, 2009, 2010 & 2011 Economic Forecast
Business Practices and Ethics
Contemporary Appraisal Issues with Small Business Administration Financing
General Demonstration Appraisal Report Writing Seminar
7-Hour National USPAP Update Course
Valuation of Easements and Other Partial Interests
2009 Summer Conference
Uniform Appraisal Standards for Federal Land Acquisitions
2008 Economic Update
Valuation of Conservation Easements
Subdivision Valuation
2005 Annual Fall Conference
General Comprehensive Exam Module I, II, III & IV
Advanced Income Capitalization
Advanced Sales Comparison & Cost Approaches
2004 Central CA Market Update
Computer-Enhanced Cash Flow Modeling
Forecast 2000, 2001, 2002, 2003 & 2004
Land Valuation Assignments

kziegenmeyer@irr.com - 916-435-3883 x224

Kevin Ziegenmeyer, MAI

Education (Cont'd)

Land Valuation Adjustment Procedures
Highest & Best Use and Market Analysis
Entitlements, Land Subdivision & Valuation
Real Estate Value Cycles
El Dorado Hills Housing Symposium
Federal Land Exchanges
M & S Computer Cost-Estimating, Nonresidential

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Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Kevin K. Ziegenmeyer

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified General Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AG 013567

Effective Date: June 5, 2019
Date Expires: June 4, 2021

Jim Martin, Bureau Chief, BREA

3045137

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About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

irr.com

Addendum B

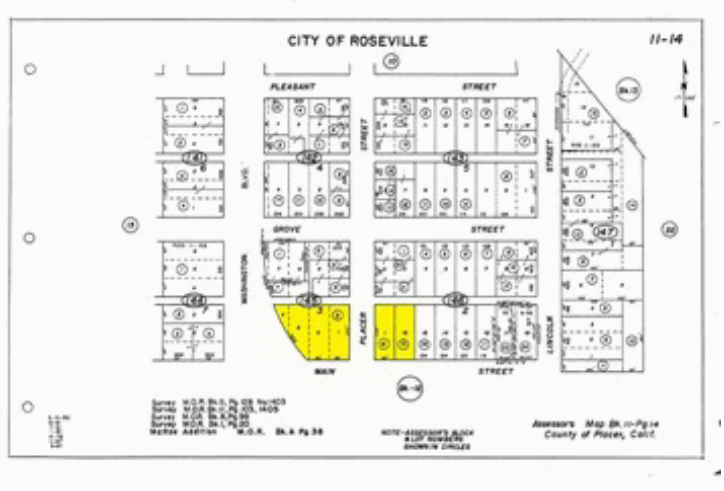
Comparable Data

Land Sale Profile

Sale No. 1

Location & Property Identification

Property Name:	304 Washington Blvd
Sub-Property Type:	Residential
Address:	304 Washington Blvd.
City/State/Zip:	Roseville, CA 95678
County:	Placer
Market Orientation:	Historic District
IRR Event ID:	2298294



Sale Information

Sale Price:	$875,500
Effective Sale Price:	$875,500
Sale Date:	03/04/2019
Sale Status:	Closed
$/Acre(Gross):	$1,094,375
$/Land SF(Gross):	$25.12
Grantor/Seller:	City of Roseville
Grantee/Buyer:	Main Street Plaza, LLC.
Assemblage:	Yes
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
Financing:	Seller financing
Document Type:	Deed
Recording No.:	12818 & 12819
Verification Type:	Secondary Verification
Secondary Verific. Source:	CoStar

Improvement and Site Data

MSA:	Sacramento--Roseville--Arden-Arcade, CA
Legal/Tax/Parcel ID:	011-145-005, 011-146-018, -019
Acres(Gross):	0.80
Land-SF(Gross):	34,848
Shape:	Irregular
Topography:	Level
Corner Lot:	Yes
Zoning Code:	HD/SA-DT
Zoning Desc.:	Old Town Historic District, Special Area, Downtown
Source of Land Info.:	Public Records

Comments

This comparable represents the sale of 3 non-contiguous parcels located at the northeast corner of Main Street and Washington Boulevard in Old Roseville. It appears the City of Roseville financed the transaction; however, the terms are unknown. The property is currently being developed as Main Street Plaza apartments, which will consist of of a 44-unit mixed-use affordable housing complex with 3,000 square feet of community-integrated commercial space, a 21-unit affordable housing complex and a public pedestrian paseo.

Land Sale Profile

Sale No. 2

Location & Property Identification

Property Name:	Grove Street
Sub-Property Type:	Residential
Address:	Grove St.
City/State/Zip:	Rocklin, CA 95677
County:	Placer
Market Orientation:	Suburban
IRR Event ID:	2445070

Source of Land Info.: Public Records

Sale Information

Sale Price:	$300,000
Effective Sale Price:	$300,000
Sale Date:	02/05/2019
Sale Status:	Closed
$/Acre(Gross):	$250,000
$/Land SF(Gross):	$5.74
$/Unit:	$60,000 /Unit
Grantor/Seller:	Roger E & Virginia M Reis
Grantee/Buyer:	Jason Pasquetti
Assemblage:	No
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	8047
Verification Type:	Secondary Verification

Comments

This is a sale of a vacant residential lot with potential to build five units. There is a utility pole and easement at the street entrance. The site is relatively level with all off site improvements in place

Improvement and Site Data

Legal/Tax/Parcel ID:	045-090-062-000
Acres(Gross):	1.20
Land-SF(Gross):	52,272
No. of Units (Potential):	5
Zoning Code:	PD - R 4.5
Zoning Desc.:	Planned Development - Residential

Land Sale Profile

Sale No. 3

Location & Property Identification

Property Name:	Residences at West Oaks
Sub-Property Type:	Residential, Multifamily
Address:	W. Oaks Blvd.
City/State/Zip:	Rocklin, CA 95765
County:	Placer
Market Orientation:	Suburban
IRR Event ID:	2445051

Sale Information

Sale Price:	$480,000
Effective Sale Price:	$480,000
Sale Date:	01/17/2019
Sale Status:	Closed
$/Acre(Gross):	$436,364
$/Land SF(Gross):	$10.02
$/Unit:	$28,235 /Unit
Grantor/Seller:	City of Rocklin
Grantee/Buyer:	The Residences at West Oaks LLC
Assemblage:	No
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	4318
Verified By:	Scott Moller
Verification Date:	05/22/2017
Verification Type:	Confirmed-Seller

Improvement and Site Data

Legal/Tax/Parcel ID:	365-020-030
Acres(Gross):	1.10
Land-SF(Gross):	47,916
No. of Units (Potential):	17

Zoning Code:	R-3
Zoning Desc.:	Multifamily
Flood Plain:	No
Source of Land Info.:	Public Records

Comments

This a sale multifamily land that was previous slated to be constructed with a fire station. The city decided to sell the property after another fire station was constructed nearby. The property had to be rezoned to R-3 prior to the transfer of the property. The property was originally listed in 2014.

Land Sale Profile

Sale No. 4

Location & Property Identification

Property Name:	S Whitney Boulevard
Sub-Property Type:	Residential, Multifamily
Address:	S. Whitney Blvd.
City/State/Zip:	Rocklin, CA 95677
County:	Placer
Market Orientation:	Suburban
IRR Event ID:	2445036

Source of Land Info.: Public Records

Sale Information

Listing Price:	$760,000
Effective Listing Price:	$760,000
Listing Date:	04/16/2020
Sale Status:	Listing
$/Acre(Gross):	$466,258
$/Land SF(Gross):	$10.70
$/Unit:	$38,000 /Unit
Grantor/Seller:	USA Investment Assoc Inc & Kenyo America Inc USA
Grantee/Buyer:	Listing
Assemblage:	No
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Deed
Verification Type:	Secondary Verification

Comments

This is a current listing of multifamily land with entitlements to build 20 units. The property is relatively level and has all of the off site improvements in place.

Improvement and Site Data

Legal/Tax/Parcel ID:	016-240-039-000
Acres(Gross):	1.63
Land-SF(Gross):	71,002
No. of Units (Potential):	20
Zoning Code:	PD-R
Zoning Desc.:	Planned Development - Residential

Addendum C

Engagement Letter

Integra Realty Resources
Sacramento

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Suite 500
Rocklin, CA 95765

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F 916.435.4774
www.irr.com

February 6, 2020

Devin Whittington
City of Roseville
Environmental Utilities
2005 Hilltop Circle
Roseville, California 95747

SUBJECT: Ten Properties in Roseville, Placer County:

Site Name	APN	Proposed area of future Well Site
Pleasant Grove	017-162-074-000	0.52
Campus Oaks	481-260-012-000	0.34
McAnally	017-380-013-000	0.50
Maidu	469-020-004-000	0.60
Central Park	017-123-029-000	0.30
Galilee	017-410-068-000	0.45
Vencil Brown	363-030-056-000	0.58
Orvietto	048-021-028-000 or 048-021-037-000	0.50
Sheridan	467-050-011-000	0.50
Yet to be identified	Within the City or approximate to the City	0.50

Dear Mr. Whittington:

Thank you for considering Integra Realty Resources – Sacramento for your real estate valuation needs. Enclosed is my Proposal for Appraisal Services pertaining to the above referenced properties. Considering the synergy offered by doing ten appraisals, we can complete each appraisal for a fee of $2,000 for a total amount of $20,000. We can deliver the completed reports within 4 weeks of your authorization to complete. I can possibly make some internal changes with my staff to accommodate a "rushed" delivery date.

In accordance with the attached Proposal for Appraisal Services, the scope of this assignment will require IRR – Sacramento to consider all relevant and applicable approaches to value as determined during the course of our research, analysis of the subject property and preparation of the report.

If you have any questions, please do not hesitate to contact me at 916.435.3883 or by e-mail at kziegenmeyer@irr.com.

Respectfully submitted,

Integra Realty Resources - Sacramento

Kevin Ziegenmeyer, MAI
Certified General Real Estate Appraiser
California Certificate # AG013567
Telephone: 916.435.3883
Email: kziegenmeyer@irr.com

Attachments

Proposal for Appraisal Services

The terms of the Proposal are outlined as follows:

Date of the Proposal	February 6, 2020
Parties to the Proposal	Integra Realty Resources – Sacramento (also identified as "IRR") and Devin Whittington, with the City of Roseville (the "Client").
Purpose of the Appraisal	To provide an opinion of market value of the fee simple interest in the subject property(s).
Intended User	The client and intended user is Devin Whittington, with the City of Roseville. The appraisal is not intended for any other user.
Intended Use	The intended use of the appraisal is for internal parcel transfer purposes at the City of Roseville. The appraisal is not intended for any other use.
Effective Date of Value	Date of inspection.
Appraised Property	The subject properties are located at:

Site Name	APN	Proposed area of future Well Site
Pleasant Grove (Well 11)	017-162-074-000	0.52
Campus Oaks (Well 13)	481-260-012-000	0.34
McAnally	017-380-013-000	0.50
Maidu	469-020-004-000	0.60 (0.70 acres shown on map but only 0.60 acres is needed)
Central Park	017-123-029-000	0.30
Galilee	017-410-068-000	0.45
Vencil Brown	363-030-056-000	0.58
Orvietto	048-021-028-000 or 048-021-037-000	0.50
Sheridan	467-050-011-000	0.50
Yet to be identified	Within the City or approximate to the City	0.50

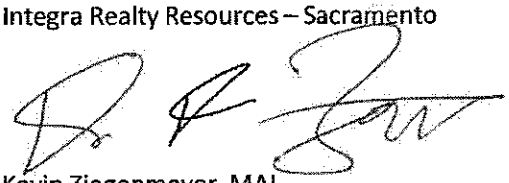
USPAP Compliance	The appraisal will be prepared in conformance with and subject to the *Code of Professional Ethics and Standards of Professional Appraisal Practice* of the Appraisal Institute and the *Uniform Standards of Professional Appraisal Practice* (USPAP) developed by the Appraisal Standards Board of the Appraisal Foundation.
Prior Services	The Ethics Rule of USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
Scope of Work	In accordance with our correspondence, the scope of this assignment will require IRR – Sacramento to consider all relevant and applicable approaches to value as determined during the course of our research, subject property analysis and preparation of the report. Please note, Federal banking regulations require banks and other lending institutions to engage appraisers where FIRREA compliant appraisals must be used in connection with mortgage loans or other transactions involving federally regulated lending institutions. Given that requirement, this appraisal may not be accepted by a Federally-regulated financial institution.
Appraisal Report Format	The appraisal will be communicated in an Appraisal Report – Summary / Standard format. All work will be performed under the direct supervision of the undersigned, together with other staff members. The appraisal and this letter Proposal will be subject to our standard assumptions and limiting conditions a copy of which is attached as Attachment I.
Fee	The total fee for this assignment will be based on a per completed appraisal amount of $2,000 each (i.e. 10 completed appraisals x $2,000 for a total of $20,000). It is understood that simple interest of 15% per annum will accrue on any unpaid balance for compensation due, subject to reduction pursuant to any applicable usury law. We shall also be entitled to recover our costs (including attorneys' fees), associated with collecting any amounts owed or otherwise incurred in connection with this assignment. If the

	assignment is cancelled by either party prior to completion, you agree to pay us for all our expenses and our time to date based upon the percentage of work completed. Upon default, we shall be permitted to file a lien against the subject property for any amounts owed pursuant to this engagement.
Retainer	Not applicable.
Report Copies	A PDF of the appraisal report will be provided.
Inspection Disclosure	Please be advised that we are not experts in the areas of building inspection (including mold), environmental hazards, ADA compliance or wetlands. Therefore, unless we have been provided with appropriate third-party expert reports, the appraisal will assume that there are no environmental, wetlands, or ADA compliance problems. The agreed upon fees for our services assume the absence of such issues inasmuch as additional research and analysis may be required. If an expert is required, you are responsible for their selection, payment and actions.
Litigation Clause	In the event that we receive a subpoena or are called to testify in any litigation, arbitration or administrative hearing of any nature whatsoever or as a result of this engagement or the related report, to which we are not a party, you agree to pay our then current hourly rates for such preparation and presentation of testimony.
Use of Data	You agree that: (i) the data collected by us in this assignment will remain our property; and (ii) with respect to any data provided by you, IRR – Sacramento and its partner companies may utilize, sell and include such data (either in the aggregate or individually), in the Integra database and for use in derivative products. You agree that all data already in the public domain may be utilized on an unrestricted basis. Finally, you agree that we may use commercially available as well as proprietary software programs to perform your assignment (web based and others).
Conflicts of Interest	If we discover during the course of preparing the appraisal there is a conflict of interest with a separate IRR office, we reserve the right to cancel the Proposal and withdraw from the assignment without incurring penalties.

If you agree with the terms set forth in this letter and wish us to proceed with the engagement, please prepare a standard contract for professional services. Thank you for this opportunity to be of service and we look forward to working with you.

AGREED & ACCEPTED BY:

Integra Realty Resources – Sacramento



Kevin Ziegenmeyer, MAI
Senior Managing Director

February 6, 2020

AGREEMENT FOR APPRAISAL SERVICES

Project: Well Sites

THIS AGREEMENT, is made and entered into this 14th day of March, 2020, by and between the City of Roseville, a municipal corporation ("CITY"), and Seevers Jordan Ziegenmeyer dba Integra Realty Resources – Sacramento, a general partnership ("APPRAISER"); and

W I T N E S S E T H:

WHEREAS, CITY requires certain appraisal services for the real properties located in Roseville, California described as: Pleasant Grove (017-162-074-000), Campus Oaks (481-260-012-000), McAnally (017-380-013-000), Maidu (469-020-004-000), Central Park (017-123-029-000), Galilee (017-410-068-000), Vencil Brown (363-030-056-000), Orvietto (048-021-028-000 or 048-021-037-000), and Sheridan (467-050-011-000) and APPRAISER is willing to provide such services.

NOW, THEREFORE, the parties agree as follows:

1. Appraisal. APPRAISER shall appraise and establish the As-Is Market Value for the real properties located in Roseville, California described as Pleasant Grove (017-162-074-000), Campus Oaks (481-260-012-000), McAnally (017-380-013-000), Maidu (469-020-004-000), Central Park (017-123-029-000), Galilee (017-410-068-000), Vencil Brown (363-030-056-000), Orvietto (048-021-028-000 or 048-021-037-000), and Sheridan (467-050-011-000) ("the Property") in accordance with the scope of services described in Exhibit "A", attached hereto

and incorporated herein by this reference. APPRAISER shall prepare and submit three (3) copies of a written appraisal report to the City Attorney of CITY, and shall mark the report "CONFIDENTIAL – ATTORNEY/CLIENT PRIVILEGE." The report shall contain at least the following:

(a) Date of inspection of each Property;

(b) Description of each Property with color photographs;

(c) Listings and description of comparable sales with color photographs of each comparable sale;

(d) Comparable sales map;

(e) Narrative description of the manner in which the conclusion of As-Is Market Value was reached, which valuation method or methods were used, and reasons why particular valuation methods were used or not used;

(f) Date of valuation;

(g) All assumptions or limiting conditions;

(h) Statement that APPRAISER has no interest in each Property;

(i) Statement of APPRAISER's qualifications; and

(j) A certificate of APPRAISER in substantially the form attached hereto as Exhibit "B."

2. Compensation. CITY shall pay APPRAISER a lump sum of twenty thousand dollars ($20,000.00) for tasks performed pursuant to this Agreement.

3. No Assignment. APPRAISER shall not assign this Agreement. APPRAISER shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without the prior written consent of CITY.

4. Termination. This Agreement may be terminated at any time by written notice from CITY, with or without cause. In such event, all finished and unfinished documents, project data, and reports shall, at the option of CITY, be delivered to CITY and become its property. APPRAISER shall immediately stop work, and shall within ten (10) calendar days deliver a final invoice for services to CITY.

5. No Conflict of Interest. APPRAISER (including principals, associates and professional employees) warrants that it is qualified to provide the services contracted for, and covenants that it does not now have any interest and shall not acquire any interest, direct or indirect, in the Property covered by this Agreement or any other interest which would conflict in any manner or degree with the performance of its services hereunder. APPRAISER further covenants that in the performance of its duties hereunder, no person having any such interest shall be employed.

6. Confidentiality. APPRAISER covenants that it will keep confidential all appraisals, conclusions, work product, communications and every other matter relating to this Agreement, unless CITY otherwise authorizes disclosure in writing.

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

negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

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

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

COVERAGE	LIMITS OF LIABILITY
Workers' Compensation	Statutory
Commercial General Liability	$1,000,000 each occurrence $2,000,000 aggregate Personal Injury: $1,000,000 each occurrence $2,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Professional Liability (errors and omissions)	$1,000,000 per claim $2,000,000 aggregate

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

b. Additional Insureds. APPRAISER shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation

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

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

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

e. Subcontractors. APPRAISER agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, APPRAISER shall require its subcontractors to agree to be bound to APPRAISER and CITY in the same manner and to the same extent as APPRAISER is bound to CITY under

this Agreement. Additionally, APPRAISER shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

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

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

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

9. Notices. Any notice required by this Agreement shall be delivered or sent by first class mail, United States postage prepaid, addressed as follows:

CITY	APPRAISER
Devin Whittington City of Roseville 2005 Hilltop Circle Roseville, CA 95747	Kevin Ziegenmeyer, MAI Integra Realty Resources 3825 Atherton Rd. Suite 500 Rocklin, CA 95765

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

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

11. Time is of the Essence. Time is of the essence of this Agreement.

12. Successors in Interest. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective heirs, legal representatives, successors and assigns.

13. Joint Effort. This Agreement is the result of the joint efforts and negotiations of parties hereto, and no single party is the author or drafter hereof. All of the parties assume joint responsibility for the form and position of each and all of the contents of this Agreement and they agree that this Agreement shall be interpreted as though each of the parties participated equally in the composition of this Agreement and each every part hereof.

14. Integration. This is an integrated Agreement, and contains all of the terms, considerations, understandings and promises of the parties. It shall be read as whole.

15. Compliance with Laws. APPRAISER shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

16. Ability to Perform. APPRAISER agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

17. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, the provisions of the first in order of attachment shall govern.

18. Independent Contractor. APPRAISER shall act as an independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

19. Representations and Warranties. APPRAISER warrants that it has not employed or retained any company or person, other than a bona fide employee working for APPRAISER, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

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

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

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has executed this Agreement in duplicate by its City Manager and APPRAISER has caused this Agreement to be duly executed.

CITY OF ROSEVILLE, a
municipal corporation

BY:_____
DOMINICK CASEY
City Manager

ATTEST:

BY:_____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY:_____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY:_____
RICHARD D. PLECKER
Environmental Utilities Director

SEEVERS JORDAN ZIEGENMEYER
dba INTEGRA REALTY RESOURCES -
SACRAMENTO, a general partnership

BY:_____
its Partner

and

BY:_____
its PARTNER

EXHIBIT "A"

SCOPE OF SERVICES

Integra Realty Resources
Sacramento

Appraisal of Real Property

805 Cirby Way
Vacant Land
805 Cirby Way
Roseville, Placer County, California 95661

Prepared For:
City of Roseville

Effective Date of the Appraisal:
April 20, 2020

Report Format:
Appraisal Report – Standard Format

IRR - Sacramento
File Number: 193-2020-0136

805 Cirby Way
Roseville, California

Integra Realty Resources
Sacramento

590 Menlo Drive
Suite 1
Rocklin, CA 95765

T 916.435.3883
F 916.435.4774
www.irr.com

April 28, 2020

Trevor Joseph
City of Roseville
2005 Hilltop Circle
Roseville, CA 95747

SUBJECT: Market Value Appraisal
805 Cirby Way
Roseville, Placer County, California 95661
IRR - Sacramento File No. 193-2020-0136

Dear Mr. Joseph:

Integra Realty Resources – Sacramento is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest in the property. As will be discussed below, the appraised property is a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value. The client for the assignment is City of Roseville, and the intended use is for asset monitoring and transfer between City departments.

The subject is a portion of a parcel of vacant land and contains 0.26 acres or 11,326 square feet of land area. The property is zoned R-1, which is a Single-Family Residential District. As of the date of value, the property is generally level and all offsite improvements are in place. A more detailed legal and physical description of the subject property is contained within the attached report.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and applicable state appraisal regulations.

To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report –

Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

Value Conclusion

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	April 20, 2020	$110,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. It is an extraordinary assumption of this report, that in spite of the subject's narrow configuration with frontage on three public right-of-ways that there is sufficient set back area to permit construction of a residential dwelling. If this proves incorrect it could discernably and adversely impact the value estimate within this report.
2. The subject is a lot located adjacent to a subdivision. It is assumed utility extentions (wet and dry) for the subject property are in average condition. If, at some future date, inordinate utility extension/connection costs are necessary, this will have a detrimental impact on value. In that instance, the appraiser reserves the right to amend the opinion of value stated herein.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. The appraised property is currently a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation, our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

IMPORTANT MARKET CONDITIONS WARNING: Market Uncertainty from Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19), declared an outbreak by the World Health Organization (WHO) on January 30, 2020 and subsequently reclassified as a worldwide pandemic on March 11, 2020, has created substantial uncertainty in the worldwide financial markets. Concerns about the ongoing spread of the COVID-19 (Corona) Virus have resulted in cancellations of a substantial number of business meetings, conferences, and sporting and entertainment events in the coming 3-6 months; the implementation of personal quarantine procedures; a 30-day lock-out for travel from most of Europe to the U.S.; and substantial reductions (and restrictions) in other travel by air, rail, bus, and ship.

As of the effective date of this report, tourism, lodging, and tourist-related food and beverage and retail sectors are experiencing negative effects due to the substantial decline

in social movement and activity. A prolonged outbreak could have a significant impact on other real estate sectors, especially considering the surge in unemployment in recent weeks.

Given the degree of overall uncertainty present in the economy, forecasts and projections contained herein may change dramatically, or differently than projected under stable market conditions. Our valuation is based upon the best information as of the effective date. Please refer to the *COVID-19 Impact on Current Valuation* section of the attached report.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

INTEGRA REALTY RESOURCES - SACRAMENTO

Blake Fassler
Certified General Real Estate Appraiser
California Certificate # 3007274
Telephone: 916-505-4471
Email: bfassler@irr.com

Kevin Ziegenmeyer, MAI
Certified General Real Estate Appraiser
California Certificate # AG013567
Telephone: 916-435-3883, ext. 224
Email: kziegenmeyer@irr.com

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A. Appraiser Qualifications
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C. Engagement Letter

Summary of Salient Facts and Conclusions

Address	805 Cirby Way Roseville, Placer County, California 95661
Property Type	Land - Residential
Owner of Record	City of Roseville
Tax ID	471-010-007 (portion of)
Land Area	0.26 acres; 11,326 SF
Zoning Designation	R 1, Single-Family Residential District
Highest and Best Use	Residential use
Exposure Time; Marketing Period	9-12 months; 12 months
Effective Date of the Appraisal	April 20, 2020
Date of the Report	April 28, 2020
Property Interest Appraised	Fee Simple
Sales Comparison Approach	
Number of Sales	4
Range of Sale Dates	Oct 18 to Jan 20
Range of Prices per Property (Unadjusted)	$83,000 - $280,000
Market Value Conclusion	$110,000

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than City of Roseville may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. It is an extraordinary assumption of this report, that in spite of the subject's narrow configuration with frontage on three public right-of-ways that there is sufficient set back area to permit construction of a residential dwelling. If this proves incorrect it could discernably and adversely impact the value estimate within this report.
2. The subject is a lot located adjacent to a subdivision. It is assumed utility extentions (wet and dry) for the subject property are in average condition. If, at some future date, inordinate utility extension/connection costs are necessary, this will have a detrimental impact on value. In that instance, the appraiser reserves the right to amend the opinion of value stated herein.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. The appraised property is currently a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation, our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

IMPORTANT MARKET CONDITIONS WARNING: Market Uncertainty from Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19), declared an outbreak by the World Health Organization (WHO) on January 30, 2020 and subsequently reclassified as a worldwide pandemic on March 11, 2020, has created substantial uncertainty in the worldwide financial markets. Concerns about the ongoing spread of the COVID-19 (Corona) Virus have resulted in cancellations of a substantial number of business meetings, conferences, and sporting and entertainment events in the coming 3-6 months; the implementation of personal quarantine procedures; a 30-day lock-out for travel from most of Europe to the U.S.; and substantial reductions (and restrictions) in other travel by air, rail, bus, and ship.

As of the effective date of this report, tourism, lodging, and tourist-related food and beverage and retail sectors are experiencing negative effects due to the substantial decline in social movement and activity. A prolonged outbreak could have a significant impact on other real estate sectors, especially considering the surge in unemployment in recent weeks.

Given the degree of overall uncertainty present in the economy, forecasts and projections contained herein may change dramatically, or differently than projected under stable market conditions. Our valuation is based upon the best information as of the effective date. Please refer to the *COVID-19 Impact on Current Valuation* section of the attached report.

General Information

Identification of Subject

The subject is a portion of a parcel of vacant land and contains 0.26 acres or 11,326 square feet of land area. The property is zoned R-1, which is a Single-Family Residential District. As of the date of value, the property is generally level and all offsite improvements are in place. A legal description of the property was requested but not provided.

Property Identification	
Address	805 Cirby Way Roseville, California 95661
Tax ID	471-010-007 (portion of)
Owner of Record	City of Roseville

Sale History

To the best of our knowledge, no other sale or transfer of ownership has occurred within the past three years.

Pending Transactions

To the best of our knowledge, the property is not subject to an agreement of sale or an option to buy, nor is it listed for sale, as of the effective appraisal date.

Purpose of the Appraisal

The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest in the property as of the effective date of the appraisal, April 20, 2020. As will be discussed below, the appraised property is a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value. The date of the report is April 28, 2020. The appraisal is valid only as of the stated effective date or dates.

Definition of Market Value

Market value is defined as:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;

- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

(Source: Code of Federal Regulations, Title 12, Chapter I, Part 34.42[h]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472)

Definition of Property Rights Appraised

Fee simple estate is defined as, "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015)

Intended Use and User

The intended use of the appraisal is for asset monitoring and transfer between City departments. The client and intended user is City of Roseville. The appraisal is not intended for any other use or user. No party or parties other than City of Roseville may use or rely on the information, opinions, and conclusions contained in this report.

Applicable Requirements

This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- Applicable state appraisal regulations.

Report Format

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below.

Valuation Methodology

Appraisers usually consider the use of three approaches to value when developing a market value opinion for real property. These are the cost approach, sales comparison approach, and income capitalization approach. Use of the approaches in this assignment is summarized as follows:

Approaches to Value

Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

We use only the sales comparison approach in developing an opinion of value for the subject. This approach is applicable to the subject because there is an active market for similar properties; however, there is a scarcity of sales data that is considered similar to the subject property due to the subject's characteristics. As will be discussed further later in this report, the subject is configured as a narrow site with frontage along three public right-of-ways. One of the right-of-ways is Cirby Way, a heavily traveled route. There are existing houses along this roadway. The subject's site characteristics will be considered in our valuation.

The cost approach is not applicable because there are no improvements that contribute value to the property, and the income approach is not applicable because the subject is not likely to generate rental income in its current state.

Research and Analysis

The type and extent of our research and analysis is detailed in individual sections of the report. This includes the steps we took to verify comparable sales, which are disclosed in the comparable sale profile sheets in the addenda to the report. Although we make an effort to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

Inspection

Blake Fassler conducted an on-site inspection of the property on April 20, 2020. Kevin Ziegenmeyer, MAI, conducted an on-site inspection on April 20, 2020.

IMPORTANT MARKET CONDITIONS WARNING: Market Uncertainty from Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19), declared an outbreak by the World Health Organization (WHO) on January 30, 2020 and subsequently reclassified as a worldwide pandemic on March 11, 2020, has created substantial uncertainty in the worldwide financial markets. Concerns about the ongoing spread of the COVID-19 (Corona) Virus have resulted in cancellations of a substantial number of business meetings, conferences, and sporting and entertainment events in the coming 3-6 months; the implementation of personal quarantine procedures; a 30-day lock-out for travel from most of Europe to the U.S.; and substantial reductions (and restrictions) in other travel by air, rail, bus, and ship.

As of the effective date of this report, tourism, lodging, and tourist-related food and beverage and retail sectors are experiencing negative effects due to the substantial decline in social movement and activity. A prolonged outbreak could have a significant impact on other real estate sectors, especially considering the surge in unemployment in recent weeks.

Given the degree of overall uncertainty present in the economy, forecasts and projections contained herein may change dramatically, or differently than projected under stable market conditions. Our valuation is based upon the best information as of the effective date. Please refer to the *COVID-19 Impact on Current Valuation* section of the attached report.

Economic Analysis

Area Analysis – Placer County

Introduction

Placer County is part of the four-county Sacramento Metropolitan Area, along with the counties of Sacramento, Yolo and El Dorado. The county is located in the north-central part of California, approximately 420 miles north of Los Angeles, 250 miles south of Oregon, 100 miles northeast of San Francisco, 80 miles west of Lake Tahoe and 100 miles southwest of Reno. The southernmost part of Placer County consists of a valley commonly referred to as South Placer, while the remainder of the county is divided into the Gold Country, where parts of Auburn and Colfax are located, and the High Country, which encompasses Tahoe City and Kings Beach along Lake Tahoe. Placer's largest cities are Roseville, Rocklin and Lincoln. Elevations in the county range from 165 feet above sea level in Roseville to 10,000 feet above sea level in the Sierra Nevada Mountains.

Placer County is developed with a mix of urban and rural uses. The larger cities, namely Roseville and Rocklin, are mostly urban, while the smaller communities, such as Loomis and Newcastle, have remained rural. Auburn and Lincoln both exhibit a combination of urban and rural settings. However, in recent years the city of Lincoln has experienced dramatic growth and development and has become one of the fastest-growing cities in California.

Population

Placer County has experienced population growth in recent years, primarily in the southern part of the county. The main origin for in-migration to the region are the Bay Area, other parts of the Sacramento region and Southern California. The state's population data indicate a strong pattern of movement by residents from the high-cost, high-density Bay Area to inland areas in Northern California.

Following is a table depicting the population change in Placer County and its component cities over the past few years.

Population Trends

City	2014	2015	2016	2017	2018	2019	%/Yr
Auburn	13,948	13,979	14,110	14,262	14,291	14,392	0.6%
Colfax	2,027	2,026	2,048	2,068	2,071	2,073	0.5%
Lincoln	45,586	46,159	46,974	47,433	47,808	48,277	1.2%
Loomis	6,628	6,648	6,686	6,803	6,848	6,887	0.8%
Rocklin	59,891	60,502	61,595	64,397	66,711	69,249	3.1%
Roseville	127,873	129,120	132,000	134,110	136,260	139,643	1.8%
Unincorporated	112,188	112,892	113,030	114,646	115,491	116,170	0.7%
Total	**368,141**	**371,326**	**376,443**	**383,719**	**389,480**	**396,691**	**1.6%**

Source: California Department of Finance

As indicated in the previous table, Placer County has experienced a strong average rate of annual growth of 1.6% over the past five years. The cities of Rocklin, Roseville and Lincoln are the fastest

growing in the region. Loomis and the unincorporated areas have had relatively little growth. Over the past decade, Placer County has been the fastest-growing county within the four-county Sacramento MSA (which also includes Sacramento, El Dorado and Yolo Counties). It is projected this trend will continue for the near future.

Employment & Economy

The California Employment Development Department has reported the following employment data for Placer County over the past several years.

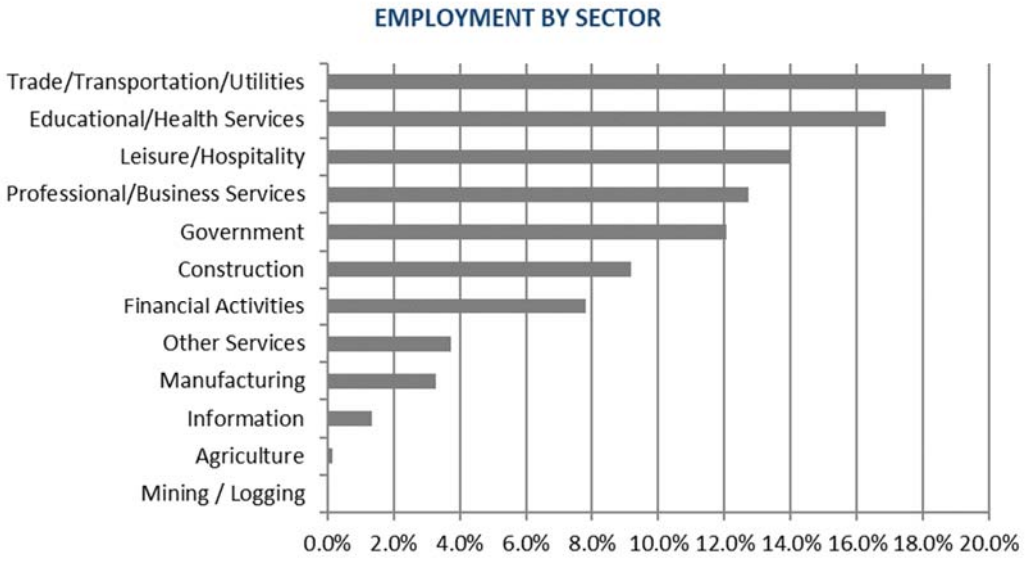
Employment Trends

	2014	2015	2016	2017	2018	2019
Labor Force	175,500	176,500	179,800	181,700	185,200	186,700
Employment	164,500	167,600	171,700	174,700	179,400	180,900
Job Growth	2,200	3,100	4,100	3,000	4,700	1,500
Unemployment Rate	6.3%	5.0%	4.5%	3.9%	3.1%	3.1%

Source: California Employment Development Department

The average annual unemployment rate in Placer County was 3.1% during 2019. The unemployment rate was 2.7% in Placer County as of December 2019. This compares to the average rates of 3.7% for California and 3.4% for the nation. Most areas within the state and nation, including Placer County, saw declining unemployment rates in 2004 through 2006, increases from 2007 to 2010, and declines during 2011-2019.

Placer County has a diverse economy, with no one sector accounting for a majority of the employment in the region. The following chart indicates the percentage of total employment for each sector within the county.



Source: California Employment Development Department

The area's largest employment sectors are Trade/Transportation/Utilities, which includes retail and wholesale trade (18.8% of total employment); Educational and Health Services (16.9%); and Leisure and Hospitality (14.0%).

Although many residents commute to employment centers in Sacramento, Placer County offers thousands of jobs and attracts workers from the local area as well as "reverse commuters" from Sacramento and residents of outlying areas such as Marysville/Yuba City to the north. The largest employers in the county, according to the Sacramento Business Journal, are highlighted as follows:

Largest Employers

	Employer	Industry	Employees
1	Kaiser Permanente	Healthcare	6,015
2	Sutter Health	Healthcare	5,835
3	Squaw Valley Alpine Meadows	Leisure/Hospitality	2,600
4	Thunder Valley Casino Resort	Leisure/Hospitality	2,500
5	Sierra Joint Community College District	Education	2,149
6	PRIDE Industries	Professional/Business Services	1,291
7	Hewlett Packard Enterprise Co.	Electronics/Technology Manufacturing	1,200
8	City of Roseville	Government	1,162
9	Safeway	Grocery Store	1,119
10	Union Pacific Railroad Co. Inc.	Railroad	990

Source: Sacramento Business Journal, The List: Employers - Placer County, December 2019

Household Income

Median household income represents a broad statistical measure of well-being or standard of living in a community. The median income level divides households into two equal segments with one half of households earning less than the median and the other half earning more. The median income is considered to be a better indicator than the average household income as it is not dramatically affected by unusually high or low values. The U.S. Census Bureau estimates a median household income of $84,357 for Placer County in the year 2018 (most recent data available), which was higher than the state of California's median income of $71,228.

Transportation

Interstate 80, State Highway 65 and State Highway 193 are the major routes traversing the region. Major urban arterials in the southern part of the county include Douglas Boulevard, Sierra College Boulevard, Roseville Parkway, Pleasant Grove Boulevard, Sunrise Avenue, Auburn-Folsom Road and Foothills Boulevard.

In addition to roadways within the county limits, south Placer County enjoys proximity to many of the Sacramento region's freeways that provide access to the San Francisco Bay Area to the west, Central and Southern California to the south, Northern California and Oregon to the north, and Nevada to the east. Sacramento International Airport is situated about 10 miles west of the county border. The county is also home to a couple of small private airports. The region has good railroad service, including the transcontinental Union Pacific Railroad and Amtrak. The Capitol Corridor system

provides high-speed commuter rail service from Roseville to San Jose and Placer County Transit provides seven fixed routes servicing areas from Colfax down to Watt Avenue in Sacramento.

Recreation & Community Services

Placer County has ample community services and recreational opportunities. The County, cities and various park districts operate numerous public parks, golf courses, aquatic centers, libraries and community centers. Many private golf courses are located in the region, and several ski resorts are located in the mountains. Within the county lies a portion of the Folsom Lake State Recreation Area, a boating, fishing, and swimming retreat.

In terms of higher education, Placer County is home to Sierra College in Rocklin, a two-year community college offering a wide range of day and evening classes serving over 25,000 students. Sierra College also has an extension campus located in the Vernon District in Roseville and two additional campuses – the Nevada County and Tahoe-Truckee campuses. In 2004, William Jessup University, a private Christian college, moved from San Jose to a new facility in Rocklin. Additional university campuses within the county include Brandman University, National University and University of Phoenix, all located in Roseville.

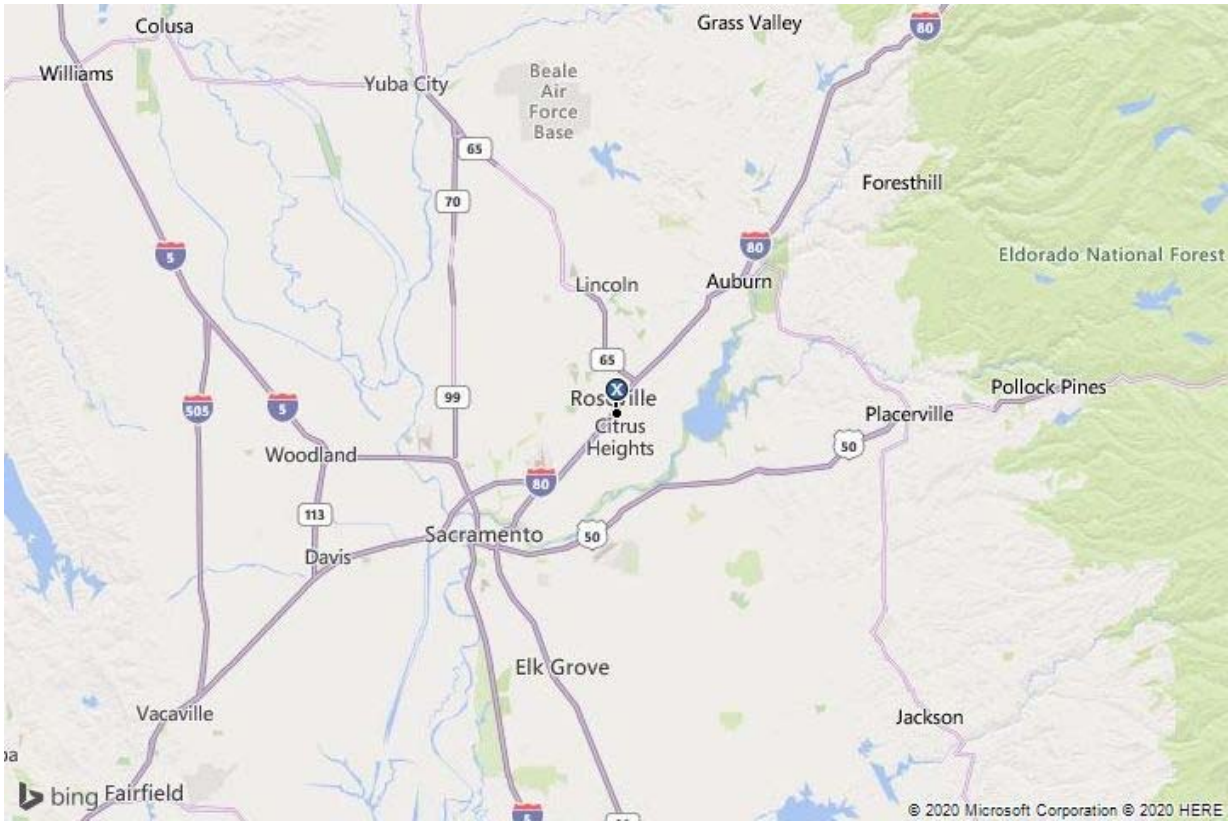
The region offers good health services, including hospitals and medical office facilities. Two hospitals are located in Roseville – the Sutter Roseville Medical Center and Kaiser Permanente. In addition to the hospital, construction has completed for a new state-of-the-art, 210,000 square foot Kaiser Permanente medical campus to replace their existing campus on Riverside Avenue. The city of Auburn is home to Sutter Auburn Faith Hospital, Sutter Medical Center-Auburn, UC Davis Medical Center, Foundation Medical Clinic and Heritage Medical Center Complex. The city of Lincoln contains medical offices/clinics operated by Sutter, UC Davis, Kaiser and Catholic Healthcare West. In addition to these institutional health care facilities, the county is home to a large and growing number of private physicians, dentists, clinics and other medical specialists.

The city of Roseville is south Placer's hub for fine dining and entertainment. Several upscale restaurants are situated along Eureka Road, Roseville Parkway and Galleria Boulevard. Roseville and Rocklin both offer two multi-screen movie theatres, and Auburn has one theatre. Shopping centers are widespread, the largest of which are the Galleria at Roseville, a regional shopping mall that opened in 2000 and was expanded in 2008-2009, and the Fountains at Roseville, an outdoor lifestyle center that opened in June 2008.

Conclusion

Placer County encompasses a diverse area, with growing cities, small towns and rural areas, and an abundance of open space. The cities of Roseville, Rocklin and Lincoln have experienced strong growth in population and development over the past several years. Placer County is one of the most affluent in the greater Sacramento region in terms of household income levels. The area has a number of positive attributes, including seismic stability, a well-educated work force, good transportation systems, relative affordability and availability of housing compared to the Bay Area, and an excellent level of community services. The long-term outlook for the region is very good.

Area Map


Colusa
Williams
Yuba City
Beale Air Force Base
Grass Valley
Foresthill
Eldorado National Forest
Lincoln
Auburn
Pollock Pines
Placerville
Citrus Heights
Woodland
Davis
Sacramento
Elk Grove
Vacaville
Jackson
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Surrounding Area Analysis

Location

The boundaries of a neighborhood identify the physical area that influences the value of the subject properties. These boundaries may coincide with observable changes in prevailing land use or occupant characteristics. Physical features such as the type of development, street patterns, terrain, vegetation and parcel size tend to identify neighborhoods. Roadways, waterways and changing elevations can also create neighborhood boundaries.

The subject property is located along the north line of Cirby Way, east of Marlin Drive and west of San Simeon Drive, within the city of Roseville, Placer County, California. The subject's neighborhood is generally bounded by the Vernon Street to the west, the Sierra College Boulevard to the east, Douglas Boulevard to the north and Antelope Road to the south.

Access and Linkages

The subject property is located along the north line of Cirby Way. To the north, Douglas Boulevard provides access to Interstate 80, a major east-west freeway that connects the Sacramento Metropolitan Area to Davis and San Francisco to the west, and Roseville and Reno to the east. The interstate also provides access to Sacramento's Central Business District and the area's major freeways and highways, including Interstate 5, the Capital City Freeway and State Highway 99. Another major north-south thoroughfare in the subject's area is Sunrise Boulevard, which is located to the east of the subject property. This thoroughfare provides access to other areas of Roseville to the north and Fair Oaks, Rancho Cordova and Mather to the south, before terminating at Grant Line Road. Sunrise Boulevard also provides access to U.S. Highway 50, one of the main east-west routes in Sacramento. In an easterly direction, it provides access to the city of Folsom, various foothills communities, and the Sierra Nevada Mountains and Lake Tahoe. In a westerly direction, U.S. Highway 50 provides access to the Sacramento's Central Business District and the area's major freeways and highways.

Public transportation in the area is provided by the Sacramento Regional Transit District, which operates fixed bus routes and light rail. They operate 64 bus routes and 37.5 miles of light rail covering 418 square-miles throughout Sacramento County.

Demographics

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

Surrounding Area Demographics					
2020 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	95661 (Roseville, CA)	Placer County, CA
Population 2010	14,900	111,035	306,709	29,826	348,432
Population 2020	14,970	115,745	330,106	32,139	398,650
Population 2025	15,203	118,915	342,838	33,422	419,234
Compound % Change 2010-2020	0.0%	0.4%	0.7%	0.7%	1.4%
Compound % Change 2020-2025	0.3%	0.5%	0.8%	0.8%	1.0%
Households 2010	5,961	42,249	114,570	11,719	132,627
Households 2020	6,222	44,893	123,246	12,918	153,060
Households 2025	6,397	46,406	127,980	13,527	161,485
Compound % Change 2010-2020	0.4%	0.6%	0.7%	1.0%	1.4%
Compound % Change 2020-2025	0.6%	0.7%	0.8%	0.9%	1.1%
Median Household Income 2020	$62,836	$72,605	$75,698	$84,342	$88,748
Average Household Size	2.4	2.6	2.7	2.5	2.6
College Graduate %	25%	26%	30%	39%	38%
Median Age	42	40	39	43	43
Owner Occupied %	56%	62%	63%	60%	71%
Renter Occupied %	44%	38%	37%	40%	29%
Median Owner Occupied Housing Value	$395,231	$384,828	$416,266	$547,093	$557,525
Median Year Structure Built	1977	1979	1984	1986	1994
Average Travel Time to Work in Minutes	28	28	29	27	30

Source: Environics Analytics

As shown above, the current population within a 3-mile radius of the subject is 115,745, and the average household size is 2.6. Population in the area has grown since the 2010 census, and this trend is projected to continue over the next five years. Compared to Placer County overall, the population within a 3-mile radius is projected to grow at a faster rate.

Median household income is $72,605, which is lower than the household income for Placer County. Residents within a 3-mile radius have a considerably lower level of educational attainment than those of Placer County, while median owner occupied home values are considerably lower.

Land Use

Land uses within the subject's neighborhood primarily consist of commercial development along neighborhood thoroughfares, with residential land uses found along interior streets. The area was initially built out approximately 40-50 years ago, and the area is characterized by smaller single- and multi-tenant commercial uses. There is also a prevalence of auto-related uses on Auburn Boulevard. The city of Citrus Heights contributed to a revitalization effort in recent years, with significant capital contributions to public projects such as Sylvan Corners, a pedestrian-friendly shopping center at the intersection of Old Auburn Boulevard, Auburn Boulevard and Sylvan Road.

Residential development in the subject neighborhood is extensive and consists of both single-family- and multifamily-residential properties. In the immediate area, most of the single-family homes represent mature construction, with newer development, primarily situated west of Roseville Road. Most of the existing residential build-out within the subject neighborhood was generally constructed five- to 30-years ago. Multifamily uses are also present, particularly along major thoroughfares.

The Grand Oaks Shopping Center is located southwest of the subject along the west line of Auburn Boulevard. Tenants in the center include Dollar General, Bank of America, Mary's Thrift Store, a beauty salon and two restaurants. Studio Movie Grill, a nationally recognized move theatre, plans to convert the former K-Mart building at Riverside and Interstate 80 into a 1,300-seat movie theatre. Big Lots will also occupy a 34,000 square foot space within the center. The center is currently anchored by Smart & Final Extra! and Gold's Gym. There are two additional suites approximately 5,000 square feet within the center that have yet to be leased. It is unclear the exact date in which the center will be complete, but it is expected to be sometime in 2020.

Commercial development is heavily concentrated along major neighborhood thoroughfares including Douglas Boulevard, Auburn Boulevard, Old Auburn Road, Sunrise Boulevard and Greenback Lane. At the northwest quadrant of Auburn Boulevard and Twin Oaks Avenue/Auburn Oaks Avenue, is a commercial center identified as Auburn Oaks Plaza, which currently has many vacant suites.

Northwest of the subject along North Sunrise Avenue is a strong retail presence. This area is home to the Roseville Auto Mall, Centerpointe Marketplace, as well as several shopping centers and big-box stores including The Home Depot and Fry's Electronics. North of Interstate 80 is the Galleria at Roseville regional mall. Additionally, large-scale retail projects have been developed adjacent to the Galleria, including the Creekside Town Center, Tuscany Village, The Fountains and The Ridge shopping centers. Traveling east along Douglas Boulevard (between Interstate 80 and Sierra College Boulevard) is additional retail development with multiple anchored centers.

There are several community uses in the neighborhood, such as schools, religious facilities, medical facilities, parks, and recreational and cultural facilities. There are multiple parks within the subject's neighborhood, including Maidu Regional Park, Eastwood Park, Sierra Gardens Park and Olympus Park. Maidu Regional Park is the largest of these and represents the area's primary recreational facility, housing several softball fields, batting cages, a community center, a skateboard park and a basketball court. Traveling along Douglas Boulevard, the Folsom Lake Recreational Center is approximately seven miles east of the subject. Oakmont High School, Granite Bay High School and Roseville High School are the area's primary secondary schools. Sierra Community College (main campus) is located to the north of the subject in Rocklin, and also services the area. There is a satellite campus for Sierra Community College at the northeast corner of Sunrise Avenue and Frances Drive.

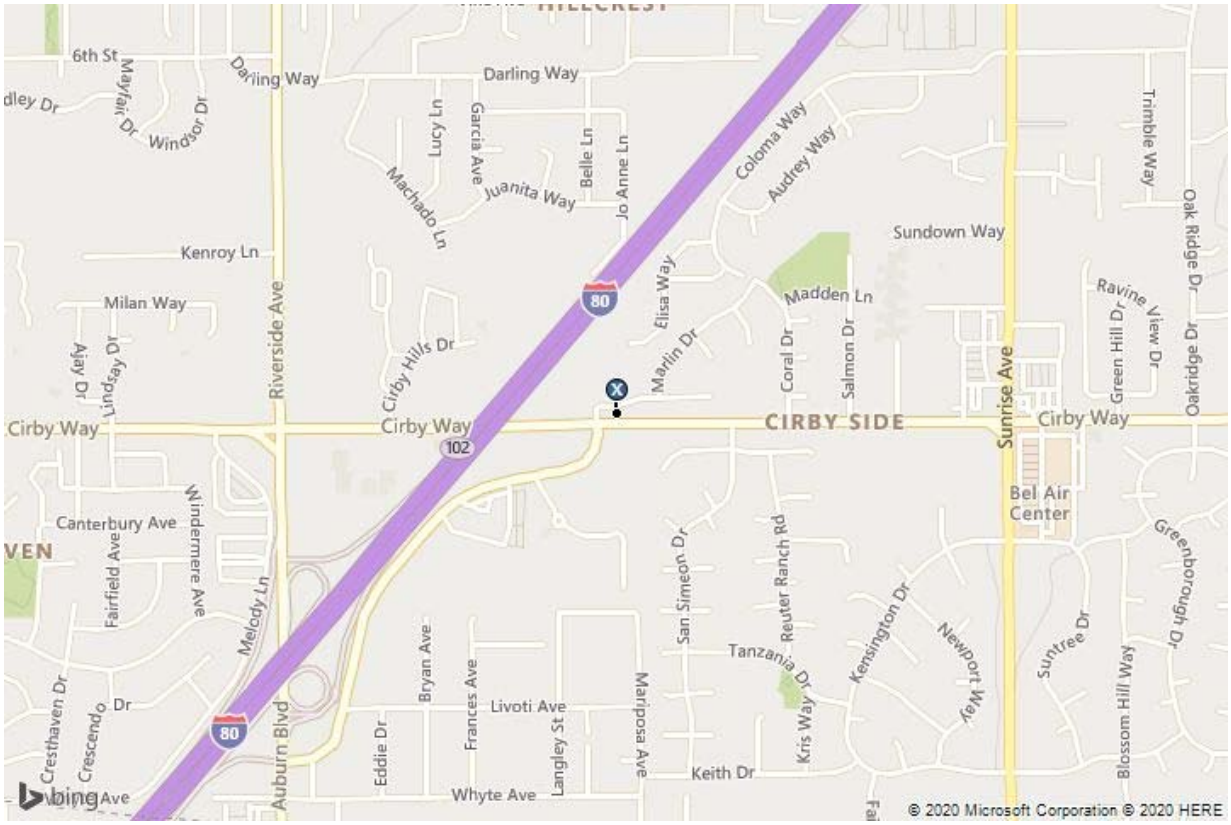
Lastly, it should be noted there is new medical facility that was constructed in the Fall of 2019 by Kaiser Permanente just west of the subject. This property is intended to provide non-emergency medical and pharmaceutical services and also consist of offices for administrative staff.

Outlook and Conclusions

In summary, the neighborhood is considered to be in a mature stage of development. The area is approximately 95% built-out and is characterized by a mix of residential and commercial developments, along with community facilities. There is a large amount of single-family development on interior streets with several apartment developments and small retail stores and centers along main thoroughfares. The composition of residential elements and commercial related support facilities generally provides stable conditions for the neighborhood. The neighborhood balance of uses and current activity indicate long-term growth potential, especially considering its location near

several major transportation routes, though the COVID-19 pandemic may adversely affect property values in the near-term.

Surrounding Area Map



Residential Market Analysis

Given prevailing land use patterns and the subject's zoning, a likely use of the property is for residential development. In the following paragraphs, we examine supply and demand indicators for residential development in the subject's area.

Submarket Overview

The subject is located in the City of Roseville. The subject is adjacent to older home construction and is considered to have good transportation linkages. The neighborhood is characterized as a suburban area that appeals to both local workers and commuters. Based on existing surrounding homes and new projects under development, the subject characteristics best support a project designed for a combination of entry-level and/or first-time move-up home buyers.

Single-Family Building Permits

Single-family building permits for the city of Roseville as well as Placer County totals are shown in the following table.

Building Permits

Year	City of Roseville	Placer County
2007	1,050	2,188
2008	676	1,393
2009	602	1,130
2010	635	1,087
2011	411	812
2012	663	1,189
2013	535	1,268
2014	645	1,636
2015	967	1,996
2016	862	2,107
2017	1,191	2,500
2018	808	1,884
2019	998	2,035
2020 (Feb.)	156	319

Source: SOCDS Building Permits Database

New Home Pricing and Sales

The Gregory Group surveys active new home projects in California and Nevada. On the following page we present a table containing indicators for active single-family residential projects the subject's County for the past three years. The data include both attached and detached projects, but the vast majority of units are detached homes.

New Home Sales History

Time Period	Average price	% Change Average Price	Average Home Size (SF)	Average Price/Avg SF	% Change Price/SF	Quarter Sold	Number of Projects	Sold Per Proj. Per Month
1Q 2016	$490,226	-	2,675	$183.26	-	428	49	2.91
2Q 2016	$500,866	2.2%	2,700	$185.51	1.2%	462	53	2.91
3Q 2016	$512,573	2.3%	2,735	$187.41	1.0%	352	53	2.21
4Q 2016	$519,126	1.3%	2,737	$189.67	1.2%	401	55	2.43
1Q 2017	$520,325	0.2%	2,698	$192.86	1.7%	493	59	2.79
2Q 2017	$526,062	1.1%	2,688	$195.71	1.5%	700	61	3.83
3Q 2017	$513,858	-2.3%	2,610	$196.88	0.6%	341	55	2.07
4Q 2017	$519,636	1.1%	2,606	$199.40	1.3%	332	56	1.98
1Q 2018	$517,797	-0.4%	2,538	$204.02	2.3%	520	60	2.89
2Q 2018	$533,097	3.0%	2,566	$207.75	1.8%	535	57	3.13
3Q 2018	$546,323	2.5%	2,568	$212.74	2.4%	373	50	2.49
4Q 2018	$552,195	1.1%	2,570	$214.86	1.0%	248	47	1.76
1Q 2019	$558,717	1.2%	2,587	$215.97	0.5%	399	47	2.83
2Q 2019	$562,415	2.9%	2,559	$219.78	3.3%	433	55	2.62
3Q 2019	$561,823	1.7%	2,533	$221.80	3.2%	388	54	2.40
4Q 2019	$551,303	-1.3%	2,477	$222.57	3.1%	372	54	2.30

In terms of the number of home sales in Placer County, over the last 12 months, the average was 2.54 sales per month per project, which was slightly down from the average for the prior 12-month period of 2.57 sales per month per project.

Active New Home Projects Pricing and Absorption

There are 27 active projects in the market areas of Roseville with average lot sizes 10,000 square feet or below. These projects are summarized in the tables below and on the following page, based on data from the First Quarter of 2020.

Active Projects

Project	Master Plan	Community	Developer	Average Price	Avg. Home	Average Price/SF	Typical Lot Size	Units Planne	Units Offered	Units Sold	Units Unsold
Blume	Solaire	Roseville	Taylor Morrison Homes	$483,657	2,314	$209	5,000	73	73	73	0
Cadence	WestPark	Roseville	KB Home	$472,500	2,119	$223	4,050	88	66	65	1
Catalina	Fiddyment Farm	Roseville	Taylor Morrison Homes	$487,990	2,314	$211	5,250	45	16	5	11
Corvara	Fiddyment Farm	Roseville	Lennar Homes	$534,990	2,469	$217	4,000	134	65	60	5
Eclipse Heritage	Solaire	Roseville	Lennar Homes	$584,657	2,627	$223	6,000	156	97	88	9
:arms at Riolo Maripos:	No	Roseville	Homes by Towne	$486,765	2,271	$214	7,000	107	51	34	17
Fieldstone	Fiddyment Farm	Roseville	Richmond American Homes	$477,700	2,172	$220	6,500	60	5	2	3
Larissa Heritage	Solaire	Roseville	Lennar Homes	$514,990	2,111	$244	5,000	91	91	82	9
Liberty Village	No	Roseville	Taylor Morrison Homes	$410,990	1,775	$232	2,200	53	45	32	13
Meridian Heritage	Solaire	Roseville	Lennar Homes	$435,240	1,546	$282	4,500	175	104	96	8
Monarch	Fiddyment Farm	Roseville	Taylor Morrison Homes	$520,323	2,468	$211	5,775	94	16	8	8
Monterosa	Fiddyment Farm	Roseville	Lennar Homes	$553,990	2,569	$216	5,500	68	68	64	4
Monument Village	Sierra Vista	Roseville	JMC Homes	$489,990	2,100	$233	4,500	92	68	68	0
Morgan Ranch	No	Roseville	Homes by Towne	$602,917	3,024	$199	10,000	61	36	28	8
Northwood ll	Fiddyment Farm	Roseville	JMC Homes	$445,990	1,455	$307	5,775	116	116	116	0
Palisade Village	Sierra Vista	Roseville	JMC Homes	$439,490	1,631	$269	3,600	88	42	41	1
Pinnacle Village	Sierra Vista	Roseville	JMC Homes	$612,990	2,657	$231	7,150	82	51	50	1
Ravenna	No	Roseville	JMC Homes	$503,323	1,961	$257	5,775	92	14	3	11
Summerwood	Fiddyment Farm	Roseville	JMC Homes	$497,490	1,826	$272	6,050	125	125	125	0
The Hills at Paradiso	Solaire	Roseville	Woodside Homes	$478,990	1,971	$243	4,500	58	39	35	4
The Ridge at Paradiso	Solaire	Roseville	Woodside Homes	$515,657	2,175	$237	5,500	42	28	23	5
The Summit	WestPark	Roseville	Meritage Homes	$547,450	2,648	$207	6,600	152	100	87	13
Treo	Solaire	Roseville	Taylor Morrison Homes	$533,740	2,695	$198	6,000	72	72	72	0
Valleybrook	Fiddyment Farm	Roseville	JMC Homes	$754,990	3,572	$211	8,500	70	62	58	4
Veranda	Stone Ridge	Roseville	Elliott Homes	$414,200	1,652	$251	3,000	149	120	120	0
Wildwood	Fiddyment Farm	Roseville	JMC Homes	$602,190	2,716	$222	6,600	169	115	108	7
Woodbridge	Fiddyment Farm	Roseville	Signature Homes	$590,687	2,648	$223	5,500	116	65	62	3
			Minimum	$410,990	1,455	$198.05	2,200				
			Maximum	$754,990	3,572	$306.52	10,000				
			Average	$518,292	2,277	$231.86	5,549				

Aborption

Project	Builder	Avg. Home Price	Avg. Home Size	Lot Size (SF)	4Q 2019	3Q 2019	2Q 2019	1Q 2019	12-Month	Avg. Per Quarter	Avg. Per Month
Blume	Taylor Morrison Homes	$483,657	2,314	5,000	9	0	14	6	29	7.3	**2.4**
Cadence	KB Home	$472,500	2,119	4,050	30	5	15	15	65	16.3	**5.4**
Catalina	Taylor Morrison Homes	$487,990	2,314	5,250	5	0	-	-	5	2.5	**0.8**
Corvara	Lennar Homes	$534,990	2,469	4,000	16	10	14	4	44	11.0	**3.7**
Eclipse Heritage	Lennar Homes	$584,657	2,627	6,000	16	6	6	19	47	11.8	**3.9**
Farms at Riolo Mariposa	Homes by Towne	$486,765	2,271	7,000	2	4	4	4	14	3.5	**1.2**
Fieldstone	Richmond American Homes	$477,700	2,172	6,500	2	-	-	-	2	2.0	**0.7**
Larissa Heritage	Lennar Homes	$514,990	2,111	5,000	9	5	14	11	39	9.8	**3.3**
Liberty Village	Taylor Morrison Homes	$410,990	1,775	2,200	25	7	0	-	32	10.7	**3.6**
Meridian Heritage	Lennar Homes	$435,240	1,546	4,500	11	12	19	5	47	11.8	**3.9**
Monarch	Taylor Morrison Homes	$520,323	2,468	5,775	4	4	-	-	8	4.0	**1.3**
Monterosa	Lennar Homes	$553,990	2,569	5,500	5	23	22	2	52	13.0	**4.3**
Monument Village	JMC Homes	$489,990	2,100	4,500	17	21	28	2	68	17.0	**5.7**
Morgan Ranch	Homes by Towne	$602,917	3,024	10,000	7	2	2	4	15	3.8	**1.3**
Northwood ll	JMC Homes	$445,990	1,455	5,775	8	6	10	25	49	12.3	**4.1**
Palisade Village	JMC Homes	$439,490	1,631	3,600	27	14	-	-	41	20.5	**6.8**
Pinnacle Village	JMC Homes	$612,990	2,657	7,150	15	12	16	7	50	12.5	**4.2**
Ravenna	JMC Homes	$503,323	1,961	5,775	3	-	-	-	3	3.0	**1.0**
Summerwood	JMC Homes	$497,490	1,826	6,050	11	13	10	3	37	9.3	**3.1**
The Hills at Paradiso	Woodside Homes	$478,990	1,971	4,500	14	6	8	6	34	8.5	**2.8**
The Ridge at Paradiso	Woodside Homes	$515,657	2,175	5,500	11	3	5	4	23	5.8	**1.9**
The Summit	Meritage Homes	$547,450	2,648	6,600	16	9	9	8	42	10.5	**3.5**
Treo	Taylor Morrison Homes	$533,740	2,695	6,000	2	6	1	13	22	5.5	**1.8**
Valleybrook	JMC Homes	$754,990	3,572	8,500	11	5	10	13	39	9.8	**3.3**
Veranda	Elliott Homes	$414,200	1,652	3,000	0	0	12	26	38	9.5	**3.2**
Wildwood	JMC Homes	$602,190	2,716	6,600	13	13	8	7	41	10.3	**3.4**
Woodbridge	Signature Homes	$590,687	2,648	5,500	5	2	9	8	24	6.0	**2.0**
				Total	294	188	236	192			
				No. of Active Projects	27	25	22	21			
				Quarterly Pro-Rata	10.9	7.5	10.7	9.1			
				Monthly Pro-Rata	**3.6**	**2.5**	**3.6**	**3.0**			
								3.2	**Average Monthly Pro-Rata**		

Conclusions

We have summarized some of the key points from this section as follows:

- Building permit activity for single-family residences in Roseville reached a peak about nine years ago, then fell precipitously during the recessionary period, but has been increasing in more recent years and has recently set a new high point in building permit activity in 2017.
- New home pricing in Placer County has been in a general increasing pattern over the last four years, the average price and average price per square foot per home has steadily increased and reached its highest point in the most recent quarter.
- New home pricing per square foot of living area in Roseville has been generally increasing over the last three to four years.
- There are currently 27 active new home projects in Roseville with lot sizes of 10,000 square feet and under. This is among the highest levels of active projects observed since the past expansionary period.
- Absorption rates within new home projects in Roseville have ranged from 0.7 to 6.8 sales per month over the past year, with an average of 3.2 sales per month. Note a majority of the newer projects have a lower average per month because they have recently started selling homes.

- Prior to the COVID-19 pandemic, we heard of some markets across the nation cooling somewhat and concerns related to the potential of a recession in the next year or two. It appears the COVID-19 pandemic has accelerated the timeline for recession, and it is believed to occur in the near term with many market participants uncertain about today's market. Overall, demand for new homes in the subject's market area remains stable, despite the concerns with COVID-19.

COVID-19 Impact on Current Valuations

The best measure of any impact on values due to COVID-19 would be in direct transaction indicators that are objectively verified and clearly show data points, current pricing discovery, and the ability to measure movement in values from a prior baseline; and to understand direction in overall values. This would include sales transactions, leasing activity, vacancy rates and/or cap rates that have visibly moved off of early Q1 levels (baseline), or form a conclusive basis for new pricing. However, given the unique nature and recency of this event, minimal activity is evident from which to draw benchmark comparisons based on transactional data.

In the absence of transaction data, there is empirical data in the market that can be gleaned and assist in estimating the valuation metrics and assessing their reliability in estimating current value. In this initial phase of the pandemic, early emerging trends include:

- Market confidence (fundamental economic fear)
- Expectations of impaired property/operating performance
- Re-pricing risk (debt and equity)
- Liquidity duration
- Impaired market and pricing activity

All or some of the above may be shorter-term issues, but others may linger and have a lasting impact on valuations in the commercial real estate (CRE) sector along a continuum of time.

At this juncture, the global question facing market participants is: “How long does this crisis last and how deep will its impact become?” At a minimum, Q2 economic performance will be dismal based on most economic forecasts. Shelter-in-Place and Stay-at-Home Executive Orders for most of the U.S. states now run through April 30, at a minimum.

As of April 1, market confidence was moderate (for the moment) but uncertain in its moderate conviction. Many governments are inducing incentives to support their national economies. On March 27, 2020, the U.S. Congress approved a $2 Trillion stimulus package intended to support payrolls and create economic “breathing room.” The length of the current social-distancing measures likely impacts future operating performance.

One of the unknowns is, “How long can the world stay shut down, with everyone staying in their home?” There remains hope the onset of summer will slow the virus transmission; there is active concern for healthcare workers and their families, and concern for our own families. A psychologically important factor affecting market confidence is the shocking rate of supply disruption at all levels, particularly in medical supplies and protective equipment; all the more alarming to a U.S. population accustomed to everything on demand.

Based on discussions and interviews with a wide range of market participants, a variety of factors and concerns are prevalent in the market that will likely have a negative impact broadly on CRE values, depending on property type and region. Essential Service Providers will be less impacted (distribution

facilities, medical facilities, grocery service) as the performance of these sectors is expected to continue.

However, the broader market will experience myriad issues based on survey respondents including:

Uncertainty

- Restricted access to capital
- Unemployment concerns (increasing to 15% in Q2)
- GDP decline (-30% in Q2)
- Duration of crisis

Lender Concerns

- DSCR are impacted based on changes in rental revenue and collections
- Loan covenants could trigger due to changes in near-term value
- Borrowers are concerned about their tenants' ability to pay rent
- Borrowers are concerned about their ability to keep their loans current
- Lenders are also concerned about the need for loan modifications or work outs

Publicly Traded Securities

- Stock indexes are down approximately 25% to 30%
- REIT pricing down approximately 25%
- Crude oil down approximately 40%

Return Requirements

- Interest rates may stay in the 4%- 4.5% range, despite the Federal Reserve's reduction efforts. Banks have to tightly manage their capital reserves and ratios and therefore are requiring higher spreads for current risk profile
- Durability of Cash Flow forces (new) equity investors to reprice risk. Standby (available, uncommitted) equity now has to be patient until a clearer "path forward" emerges
- Impact on cap rates would be upward

Each of the above observations provides empirical evidence that the market has shifted downward and real estate values will likewise be impacted, but to what degree is not certain.

Few experts or economists at this point are willing to state a threshold duration at which point everything will return to normal quickly, versus a duration of limited economic activity that spirals into worldwide recession. At the moment, the prevailing hope of the world is that science miraculously manufactures a cure, while in the meantime, all social activity ceases worldwide.

Integra Current Valuation Framework (April 1 – present)

The preceding property market analysis focuses on recent historic trends before the physical and social impacts of the COVID-19 pandemic were revealed in the U.S. in early March 2020. The property market analysis was current through Q1-2020 with trends and indications for solid growth by most all market indicators. Many current market participants believe the commercial real estate (CRE) markets will return to trend – the lingering question, "How long will it take?" remains uncertain.

What we do know with reasonable certainty:

- At a minimum, Q2 economic performance will be dismal.
- Shelter-in-Place and Stay-at-Home executive orders will have a profound impact on GDP with rising unemployment damaging forward economic performance for three, if not six months at a minimum.
- The Federal Reserve's attempt to lower nominal rates was thwarted by lenders setting floors on spreads. Congress subsequently approved a $2 Trillion stimulus package on Friday March 27, 2020. This could provide some economic relief, but businesses, owners, investors, and bankers need to support payroll retention and an aggressive program of economic goodwill throughout all sectors of the economy.

Everything forward beyond those three known factors remains subject to considerable risk/uncertainty.

The current macro-framework to sustain through this pandemic is to take 2007 "Blend and Extend" methods, and enhance them. Be wary of repricing assets too quickly (downward), lest all asset prices collapse. A market equilibrium in transaction pricing will need to be reset over the coming 60 days, therefore do not delay in providing banking liquidity, and direct incentives to support a transaction reset. Do not backstop transaction repricing for too long because artificial pricing support could become unsustainable, prolonging economic recovery.

Our current surveys of market participants (March 11 – March 30, 2020) indicates a focus in the following areas impacting value:

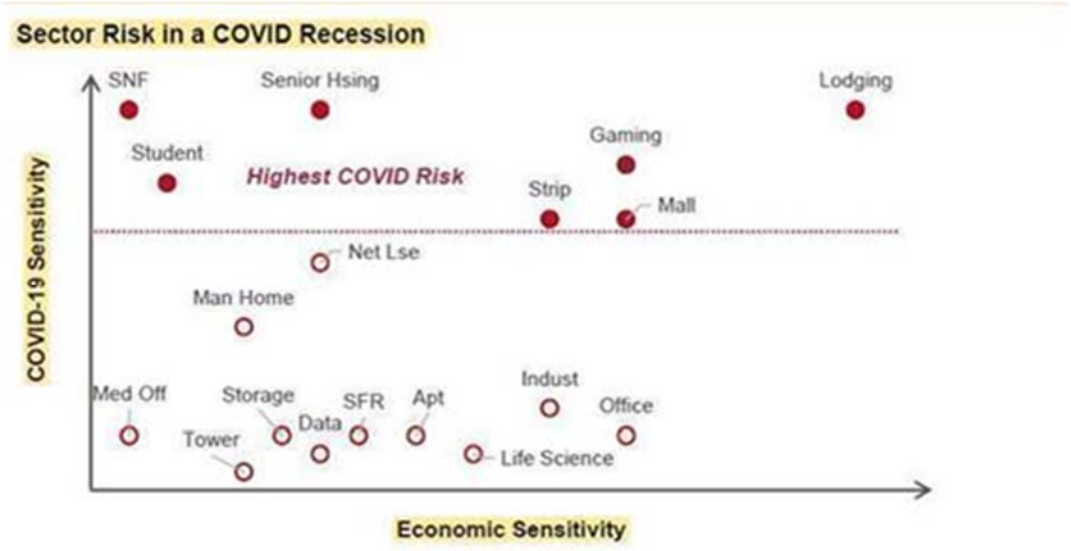
- Impacts could (should) vary by property type, class, and location
- Cost of capital (both debt and equity) is increasing, but at different rates for different asset classes
- Declines in property operations/forecasts (NOI) vary in duration based on property type, class; location; and tenant durability under potential recessionary pressures
- Increases in cap rates (and normalized yields) will vary by property type, class and location as will the underlying assumptions on stabilized or periodic cash flow
- Marketing times for most assets will increase, but the next 45 days will be uncertain on outright marketability regardless of price. This so far has not yet occurred, although deals and listings have slowed dramatically in these first few weeks. To a large extent, deal flow has

halted based on the sheer physical constraints imposed on property showings/due diligence, etc. under current distancing restrictions.

- Market sentiment in the coming 14 - 30 days regarding healthcare performance/business performance/employment security/physical security will affect market investment expectations, yields, and the temperament for risk.

Impact by Property Type, Class & Location

Below is a graph prepared by Greenstreet Advisors plotting the sensitivity (and risk) associated with various property types with the negative impact on value being greater for those assets with greater sensitivity. Those assets relating to essential business operations (grocery, medical, distribution) are less affected than for example lodging and malls where social distancing is more difficult.



Cost of Capital/Liquidity

The cost of capital, both for debt and equity, had been at near historic lows pre crisis. Borrowers had a myriad of options from a variety of capital sources. As the crisis began to unfold in early 2020, treasury rates were moving down as the Fed sought to keep the market liquid. When it became clear the global crisis had landed in the United States, the Fed moved rates to near zero. Many lending institutions instituted floors (spreads widened) because the fixed costs of doing a deal had to be covered.

As lenders are coming to grips with the severity of the economic outlook, many have pulled back from the market altogether while others reacted by raising interest rates, lowering loan to values, or a combination of both. There are clearly some lenders who are “out” while others remain in the market. There are fewer options in the market and those options are more expensive today than 30 days ago. The rise in cost varies notably by property type with agency lenders and HUD determined to provide liquidity to the multi-family market while at the other end of the spectrum, financing a hotel is challenging, land financing is nonexistent. Assets focused on essential business operations (e.g., grocery or last mile industrial) remain in favor as do net leased assets with recession-resistant business profiles.

Equity is less clear at the moment. While large pools of capital were being raised through 2019 and into Q1-2020, the strategy has suddenly shifted. Equity is available, and deals are finalizing that were contracted pre-COVID-19, on the strength of the equity sponsor, but deal flow will likely pause for 15-30 days as equity repricing occurs. This will coincide (hopefully) with an abatement (or clarity) in the world's critical health status by May 1, 2020.

Declines in Property Operations/Forecasts

The lodging, retail, student housing and senior sectors are generally viewed as expecting to suffer the greatest. Once again, this varies by location and type. Restaurant retail is generally viewed as having greatest risk but is expected to rebound quickly as pent-up demand explodes when everyone can leave their home. Grocery retail is currently performing well with big box stores setting record sales per square foot.

Radical changes in the employment picture will begin to affect the housing sector, both single-family and apartments. Apartments will not be immune or "safe" from lost rent, varying by type and location depending on the tenant base employment and its ability to weather a 6 to 12-month contraction.

There is an expectation in the market that, for many retail centers, tenants will not be paying rent. Without customers, particularly in states with stay-at-home orders, there simply is no revenue available. Tenants and owners alike are reviewing force majeure clauses in their leases.

Rent projections are being held flat in modeling cash flows going forward with the length of time dependent on the asset type.

Depending upon whether values are based on yield capitalization (DCF) or direct capitalization, care must be given to provide "stabilized" forecasts to capitalize; and to normalize yield levels for projecting variable year yield cap.

Premiums on Capitalization Rates

While many deals have fallen out of contract, other deals are still closing. Some are closing at their pre-crisis contract price levels while many deals are being re-traded in the market with discounts influenced by property type, location and buyer/seller motivations.

As the transaction market solidifies, the impact on capitalization rates will become clearer. Some market participants believe the answer to market value lies in the capitalization rates while others believe rates are not moving but net operating income in the short run is being impacted. Once again, the answers vary by property type and location.

Clearly, the cost of capital (debt and equity) has increased. Valuation theory suggests via band of investment analysis that as interest rates and cash on cash equity rates increase, capitalization rates increase. A 100 basis point upward movement in interest rates for example, combined with a modest rise in equity returns, can move capitalization rates up over 100 basis points. We temper this analysis however with the understanding that it is difficult to settle on the inputs given the wide range of data in the market. In addition, care must be taken not to "double hit" the analysis by modeling

significantly lower net income via lower performance projections and at the same time raising the return requirements.

Normalization of Yields

All yield capitalization is based on forward forecasting of property performance to generate a current cash flow, and future forecasted reversion. Therefore, the timeframe for the market to reach a point of pricing transparency to "return to par" is the critical assumption in the yield cap.

The longer or less likely the assumptions are, the higher the near-term yields. Valuation theory and past downward economic cycles suggest a shortening of the holding period and a normalization of "overall yield" applied over the shorter holding period.

As the transaction market solidifies, the impact on investment rates and relationship of assumption risk to market risk will become clearer.

Marketing and Exposure Time

At the present time, there is consensus of declining market demand in CRE transactions, due to market conditions ensuing from COVID-19. It is natural to assume that exposure time on properties either for sale or lease, will likely be extended. Comparing pre-COVID-19 exposure periods (perhaps the best) to the banking crisis of 2008/2009 (perhaps the worst) can glean some differences that could extrapolate to exposure time going forward, i.e. from peak to trough.

Sector	Months on Market March 2008-09	Months on Market March 2018-19	Change in Months	% Change Peak to Trough
Office	29.6	14.8	14.8	100%
Retail	15	11.4	3.6	32%
Industrial	19.6	6.7	12.9	192%
Average	21.4	11.0	10.4	95%

Source: Costar – data presented in Months

Days on the market increased substantially in the last economic crisis of 2008-2009, with an average of 21 months on market for major property classes. The trailing 12 months preceding the COVID-19 crisis, days on the market were 11 months.

Based on this historical perspective, marketing time could potentially double from current levels. This would have to be tempered recognizing that the depth and duration of this current economic crisis is tied to a health crisis and may have a conclusion more closely tied to its resolution.

General Public Market Sentiment

General public market sentiment is a changing rollercoaster with each passing day. Right now, sentiment is cautious and trying not to overreact, but provide some relief, negotiate in good faith; try and be humane and understand the entire world is in this together. Some countries take two weeks off each year for holiday, and their entire economy doesn't fall apart. The world is not going to take another four-week vacation from large components of consumer-facing and public activities.

Most humans are sequestered in their homes with limited social contact, with reasoned concerns for the health and safety of our families and friends, all the while consuming worldwide coverage and analysis of atypical death rates from an infectious virus not seen in over 100 years.

Market sentiment more than likely gets worse in the coming weeks before it gets better absent the announcement of a miracle cure / treatment during that time.

Conclusion

This heightened uncertainty forms the basis of defined risk. Considering the subject's relative sensitivity to the COVID-19 risks as of the effective date of the valuation, Integra rates the relative risks of the subject property as of the effective date as follows:

Risk Analysis	
Property Type Sensitivity to Risk	Low – The subject is vacant residential land.
Property Location Sensitivity to Risk	Low – While still located in California, where there are more cases than a majority of the country, Placer County has a less dense population and has only seen a small number of cases.
Cost of Capital Impact\Risk	Low to Moderate– Continued capital appears available, and investment in residential properties is expected to continue. Spreads are currently reasonable, and agency lending remains available competitively.

Property Analysis

Land Description and Analysis

Land Description	
Land Area	0.26 acres; 11,326 SF
Source of Land Area	Public Records
Primary Street Frontage	Cirby Way
Secondary Street Frontage	Marlin Drive
Shape	Irregular
Corner	Yes
Topography	Generally level and at street grade
Drainage	No problems reported or observed
Environmental Hazards	None reported or observed
Ground Stability	No problems reported or observed
Flood Area Panel Number	06061C-1031H
Date	November 2, 2018
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No
Zoning; Other Regulations	
Zoning Jurisdiction	City of Roseville Planning Department
Zoning Designation	R 1
Description	Single-Family Residential District
Legally Conforming?	Appears to be legally conforming
Zoning Change Likely?	No
Permitted Uses	The R-1, single-family residential district is intended for detached, single-family homes and similar and related uses inclusive of half-plexes.
Site Coverage	35% for 2 story; 45% for 1 story
Minimum Front Setbacks (Feet)	20 ft for interior lots; 15 ft for corner lots; 20 ft minimum driveway depth
Minimum Side Setbacks (Feet)	5 ft interior; 15 ft street side on corner
Minimum Rear Setbacks (Feet)	20% of lot depth; need not exceed 20 ft; 10 ft minimum
Other Land Use Regulations	None noted
Utilities	
Service	Provider
Water	Placer County Water Agency
Sewer	Placer County
Electricity	Roseville Electric
Natural Gas	PG&E
Local Phone	Various

It appears that a small portion of the subject, northwest corner of the property, is located in the FW, floodway zone. This zone prohibits any development on that section of the property; however, it does not appear that it will have any material effect on the property. The maximum allowable density, under the R-1 zoning, is 1.2 units per acre, the subject site could be developed with only one residential unit. It is noted that the subdivision adjacent to the east of the subject has a density of four units per acre. In its current condition the subject is non-conforming, we presume that the subject is legally non-conforming based on the density of the adjacent subdivision. Attempts were made to contact the City of Roseville Planning Department regarding the density, but attempts were not returned. We are not experts in the interpretation of zoning ordinances. An appropriately qualified land use attorney should be engaged if a determination of compliance with zoning is required.

Easements, Encroachments and Restrictions

We were not provided a current title report to review. We are not aware of any easements, encroachments, or restrictions that would adversely affect value. Our valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

Seismic Hazards

According to the Seismic Safety Commission, the subject property is located within Zone 3, which is considered to be the lowest risk zone in California. There are only two zones in California: Zone 4, which is assigned to areas near major faults; and Zone 3, which is assigned to all other areas of more moderate seismic activity. In addition, the subject is not located in a Fault-Rupture Hazard Zone (formerly referred to as an Alquist-Priolo Special Study Zone), as defined by Special Publication 42 (revised January 1994) of the California Department of Conservation, Division of Mines and Geology.

Conclusion of Land Analysis

Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses including those permitted by zoning. We are not aware of any other particular restrictions on development.

Looking south across the subject property

Looking northeast across the subject property

Looking north across the subject property

Looking southwest across the subject property

Looking west along Marlin Drive

Looking east along Marlin Drive

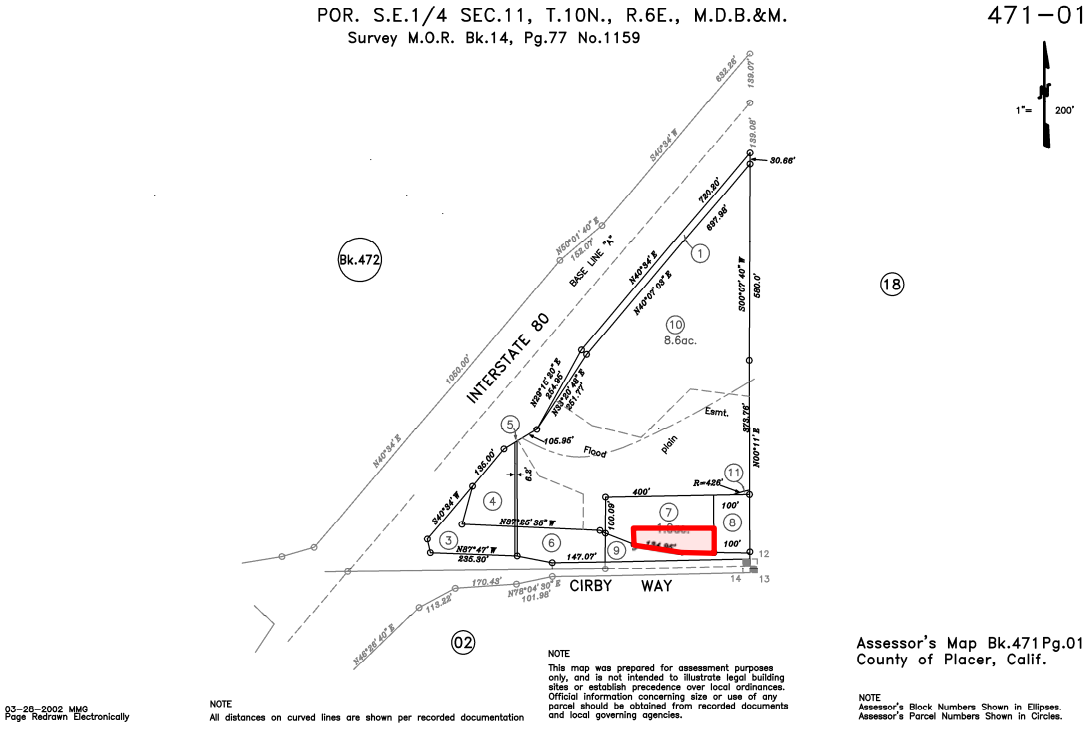
Looking east along Cirby Way

Looking west along Cirby Way

Site Plan

MARLIN DR
-121.281704
38.729743
0.26 Acres
Marlin
3,200 Sq.Ft.
CIRBY WY
WY
RANCHO
24"
12"
10"
8"
6"
18"
54"
30"

Parcel Map



*Boundaries are approximate

Real Estate Taxes

The property tax system in California was amended in 1978 by Article XIII to the State Constitution, commonly referred to as Proposition 13. It provides for a limitation on property taxes and for a procedure to establish the current taxable value of real property by reference to a base year value, which is then modified annually to reflect inflation (if any). Annual increases cannot exceed 2% per year.

The base year was set at 1975-76 or any year thereafter in which the property is substantially improved or changes ownership. When either of these two conditions occurs, the property is to be re-appraised at market value, which becomes the new base year assessed value. Proposition 13 also limits the maximum tax rate to 1% of the value of the property, exclusive of bonds and direct charges. Bonded indebtedness approved prior to 1978, and any bonds subsequently approved by a two-thirds vote of the district in which the property is located, can be added to the 1% tax rate.

The subject property is not currently a legal parcel, and tax information is not available for the larger parcel. The subject property has a tax exemption associated with ad valorem taxes, as the current entity occupying the property is a government entity and is tax exempt from ad valorem taxes. Note that if the tenant/user were to change to a private entity, ad valorem taxes would apply. In examining property tax records for an adjacent property, the subject is located in a tax rate area with an ad valorem rate of 1.073793%.

Highest and Best Use

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as vacant, and as improved. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

As Vacant

Legally Permissible

The subject is currently zoned R-1 and designated for single family use. Under the R-1 zoning, the maximum allowable density of 1.2 units per acre, the subject site could be developed with only one residential unit. To our knowledge, there are no legal restrictions such as easements or deed restrictions that would effectively limit the use of the property. The subject is zoned for single family residential development. Given prevailing land use patterns in the area, only single family residential use is given further consideration in determining highest and best use of the site, as though vacant.

Physically Possible

The physical characteristics of a site that affect its possible use(s) include, but are not limited to, location, street frontage, visibility, access, size, shape, topography, availability of utilities, off-site improvements, easements and soil and subsoil conditions. The physical characteristics are examined to see if they are suited for the legally permissible use.

Locational considerations include the compatibility and position of the subject property with respect to surrounding uses. Based on our physical inspection of the subject property, we know of no reason why the property would not support development. The size, shape and topography of the subject property appear adequate for development, similar to other projects currently developing in the immediate area. The vast majority of the subject land area is not located within a floodplain. However, the northwest corner of the subject property is located in FW, floodway, zone. This zone prohibits any development on that section of the property; however, it does not appear that it will have any material effect on the property. In addition, the property is not located within a Fault-Rupture Hazard Zone. All utility services are available to the parcels, and evidence of development in the immediate area provides additional support for the possibility of development.

Based on the physical characteristics of the subject property, single family residential development is considered physically possible and most appropriate.

Financially Feasible

Financial feasibility depends on supply and demand influences. With respect to financial feasibility of single-family residential development, in recent months merchant builders have acquired unimproved lots for near term construction, and there are multiple active projects in the area that demonstrate demand for new homes. In addition to bulk lot transactions, there have been a number of single remnant lot sales within the past several quarters. Finished lots are transferring for prices that exceed the sum of unimproved lots and site development costs, which reflects completion of site development is financially feasible. Due to the COVID-19 pandemic and stay at home orders in place, it is deemed financially feasible to construct a new residential dwelling on the subject, after a short term (three months) interim hold.

Maximally Productive

Legal, physical and market conditions have been analyzed to evaluate the highest and best use of the subject property as vacant. The analysis is presented to evaluate the type of use(s) that will generate the greatest level of future benefits possible to the property. Based on the factors previously discussed, the maximally productive use of the subject (as vacant) is for near term single-family residential development (within 12 months). Specifically, construction of a home consistent with the design and quality of homes in the vicinity. As cited above, a short (three months) interim hold due to COVID-19 may be warranted.

Most Probable Buyer

Taking into account the functional utility of the site and area development trends, the probable buyer is either a speculative homebuilder or an individual home buyer.

Valuation

Valuation Methodology

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

Approaches to Value

Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

Sales Comparison Approach

To develop an opinion of the subject's land value, as if vacant and available to be developed to its highest and best use, we utilize the sales comparison approach. This approach develops an indication of value by researching, verifying, and analyzing sales of similar properties.

Our sales research focused on transactions within the following parameters:

- Location: Roseville and surrounding areas
- Size: 6,000 to 50,000 square feet
- Use: Residential use
- Transaction Date: 2018 or later

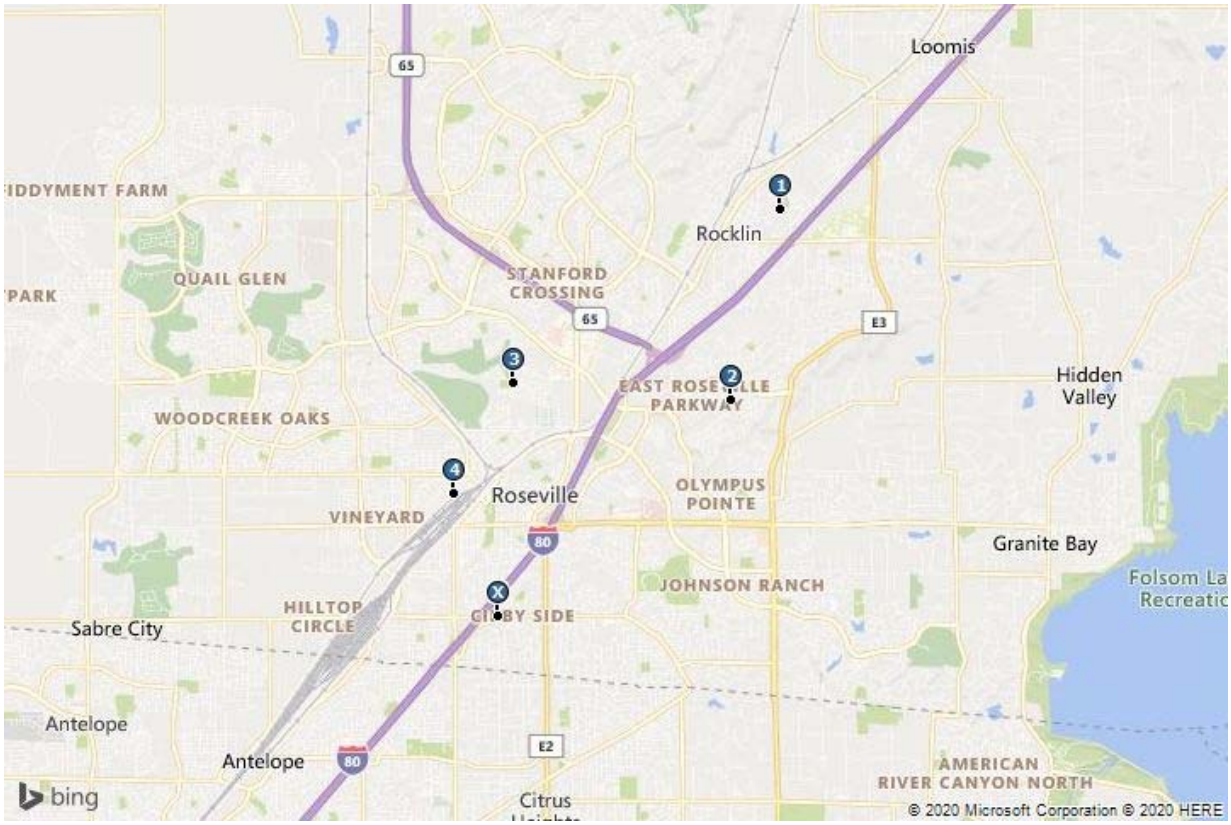
For this analysis, we use price per lot as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. In addition to analyzing closed sales, we searched for active listings of residential lot sales. However, we were unable to identify any listings in the subject's area that were comparable and competitive with the subject. Therefore, a listing was not included. It should; be noted that Comparable #1 represents a pending sale. As previously stated, there is a scarcity of sales data that is considered similar to the subject property due to the subject's characteristics. Again, the subject is configured as a narrow site with frontage along three public right-of-ways. One of the right-of-ways is Cirby Way, a heavily traveled route. There are existing houses along this roadway. The subject's site characteristics will be considered in our valuation.

The most relevant sales are summarized in the following table.

Summary of Comparable Land Sales

No.	Name/Address	Sale Date; Status	Sale Price	SF; Acres	Zoning
1	4765 Racetrack Road 4765 Racetrack Rd. Rocklin Placer County CA	Jan-20 In-Contract	$145,000	12,188 0.28	Single Family Residential
	Comments: This comparable represents the pending sale of the residential lot at 4765 Racetrack Road, Rocklin. On-site work is underway at the comparable, as well as a few adjacent lots. It appears the lot is pending while the seller completes grading on-site, extension of wet and dry utilities and presumable offsites (Racetrack). The offsites are underimproved, just Racetrack Road (not curbs, gutters sidewalk and street lights). This particularly area is characterized with offsite only being the street.				
2	509 Oak Ravine Court 509 Oak Ravine Ct. Roseville Placer County CA	Oct-19 Closed	$280,000	16,805 0.39	Single Family Residential
	Comments: This is a closed sale of a residential lot within the Stoneridge area of Roseville. All offsite improvements were in place and as of this report the buyer is approximately 40% complete on the new home. This lot is located in a very desirable area of east Roseville and offers a discernably superior location when compared to the subject.				
3	450 Diamond Oaks Road 450 Diamond Oaks Rd. Roseville Placer County CA	Dec-18 Closed	$120,000	8,337 0.19	Residential
	Comments: This is a sale of a residential lot with all offsite improvements in place. The property is sloped and will require grading prior to developing.				
4	506 Church Street 506 Church St. Roseville Placer County CA	Oct-18 Closed	$83,000	7,427 0.17	General Commercial
	Comments: This sale represents the transfer of a 7,427 square foot parcel that had a vacant residential dwelling on it as of the date of sale (as of this report date the old house is still in place, it is at the end of its economic life). The sites underlying zoning is for General Commercial uses. However, as cited its prior use was residential. The comparable is flanked on one side by a residential dwelling and on the other by a small commercial building. While either use may be viable, greater profitability likely liens the way of residential use.				
	Subject 805 Cirby Way Roseville, CA			11,326 0.26	Single-Family Residential District

Comparable Land Sales Map



Sale 1
4765 Racetrack Road

Sale 2
509 Oak Ravine Court

Sale 3
450 Diamond Oaks Road

Sale 4
506 Church Street

Analysis and Adjustment of Sales

The comparable transactions are adjusted based on the profile of the subject property with regard to categories that affect market value. Adjustments may be categorized as either superior or inferior, with qualitative adjustments applied accordingly. If a comparable has an attribute considered superior to that of the subject, it is adjusted downward to negate the effect the item has on the price of the comparable. The opposite is true of categories considered inferior to the subject. The adjustments are made in consideration of the appraiser's experience and knowledge and interviews with market participants. Adjustments are considered for the following factors, in the sequence shown below.

Adjustment Factor	Accounts For	Comments
Effective Sale Price	Atypical economics of a transaction, such as demolition cost or expenditures by buyer at time of purchase.	No adjustments required.
Real Property Rights	Fee simple, leased fee, leasehold, partial interest, etc.	All the comparables represent fee simple estate transactions. Therefore, adjustments for property rights are not necessary.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.	The comparable sales were cash to the seller transactions and do not require adjustments.
Conditions of Sale	Extraordinary motivation of buyer or seller, assemblage, forced sale.	It is noted that Sale 1 is a pending transaction. Based typical buyer/seller negotiations, this pending transfer is adjusted downward.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.	Demand for residential lots was stable in the 12 months leading up to the COVID-19. Due to current market uncertainty, we have not adjusted any comparables transferring in 2019 for market conditions. Sales 3 and 4 transfer in late 2018 and also do not require an adjustment for market conditions.
Location	Market or submarket area influences on sale price; surrounding land use influences.	Sale 1 is located in a mature neighborhood of Rocklin which is considered to be inferior and is adjusted upward. Sale 2 is located in the Stoneridge area of Roseville which is considered to be

		significantly superior and is adjusted downward. Sale 3 is located in a superior area of Roseville and requires a moderate downward adjustment. Sale 4 is located in Downtown Roseville adjacent to the railroad tracks; therefore, it is adjusted upward.
Access/Exposure	Convenience to transportation facilities; ease of site access; visibility; traffic counts.	No adjustments required.
Size	Inverse relationship that often exists between parcel size and unit value.	Sale 2 is larger than the subject and requires a minor downward adjustment. Sales 3 and 4 are smaller than the subject and require small upward adjustments.
Shape and Topography	Primary physical factors that affect the utility of a site for its highest and best use.	All of the comparables offer superior overall site utility to the subject's odd shape and narrow configuration. Accordingly, comparables 1, 2, and 4 are adjusted downward. Sale 3 has sloped topography that will require grading prior to development of the property; therefore, the slope of the comparable creates a similar negative impact on the comparable as the subject's configuration. Thus, no net adjustment is warranted for comparable 3.
Zoning	Government regulations that affect the types and intensities of uses allowable on a site.	Sale 4 is zoned general commercial but, the property had a residence previously built on the property. Further, the property is surrounded by residential development. However, it appears that it requires a condition use permit to construct a residential use. Therefore, it is adjusted upward.
Entitlements	The specific level of governmental approvals attained pertaining to development of a site.	No adjustments required.

Off Site Improvements	Gutters; streets; sidewalks; streetlights; public utilities	Sale 1 does not have any off site improvements; however, they are not required for development of the property. Therefore, no adjustments for off site improvements are required.

The following table summarizes the adjustments we make to each sale.

Land Sales Adjustment Grid

	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Address	805 Cirby Way	4765 Racetrack Rd.	509 Oak Ravine Ct.	450 Diamond Oaks Rd.	506 Church St.
City	Roseville	Rocklin	Roseville	Roseville	Roseville
County	Placer	Placer	Placer	Placer	Placer
Sale Date		Jan-20	Oct-19	Dec-18	Oct-18
Sale Status		In-Contract	Closed	Closed	Closed
Sale Price		$145,000	$280,000	$120,000	$83,000
Square Feet	11,326	12,188	16,805	8,337	7,427
Zoning Code	R 1	R-1	R 1	R-1	GC
Zoning Description	Single-Family Residential District	Single Family Residential	Single Family Residential	Residential	General Commercial
Sale Price		**$145,000**	**$280,000**	**$120,000**	**$83,000**
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment		=	=	=	=
Financing Terms		Cash to seller	Cash to seller	Cash to seller	Cash to seller
Adjustment		=	=	=	=
Conditions of Sale		Pending	Market	Market	Market
Adjustment		--	=	=	=
Market Conditions	4/20/2020	Jan-20	Oct-19	Dec-18	Oct-18
Adjustment		=	=	=	=
Location		+	----	--	++
Access/Exposure		=	=	=	=
Size		=	-	+	+
Shape and Topography		-	-	=	-
Zoning		=	=	=	+
Entitlements		=	=	=	=
Off Site Improvements		=	=	=	=
Overall Adjustment		**--**	**------**	**-**	**+++**

Indicated Value	**$110,000**

Land Value Conclusion

The market data set consists of various sales that are considered reasonable indicators of market value for the fee simple interest of the subject property. Prior to adjustment, the sales reflect a range of $83,000 - $280,000 per lot. The wide disparity in the unadjusted range is largely attributable to the size of the lot, location, and shape and topography. Based upon the analysis presented, a ranking analysis of the subject and comparable sales is presented in the table below:

Bulk Lot Ranking Summary

Property	Sale Date	$/ Loaded Lot (Unadjusted)	Net Adjustment
Comparable 2	Oct-19	$280,000	------
Comparable 1	Jan-20	$145,000	--
Comparable 3	Dec-18	$120,000	-
Subject Property	--	**$110,000**	
Comparable 4	Oct-18	$83,000	+++

As shown, the price per lot value indicator for the subject property is estimated to be lower than Sales 1 and 2 and higher than 4. Further, it is estimated to be most similar to Sale 3. Guarded reliance is placed on Sale 4 as it was previously developed with a residence; however, it is zoned general commercial and would likely require a conditional use permit to construct a residence. Less emphasis is also placed on Sale 2 as it is located in a superior area. An estimate of market value of $110,000 is estimated for the subject property via the sales comparison approach.

Land Value Conclusion

Indicated Value	$110,000

Reconciliation and Conclusion of Value

As discussed previously, we use only the sales comparison approach in developing an opinion of value for the subject. The cost and income approaches are not applicable, and are not used.

Based on the preceding valuation analysis and subject to the definitions, assumptions, and limiting conditions expressed in the report, our value opinion follows:

Value Conclusion

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	April 20, 2020	$110,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. It is an extraordinary assumption of this report, that in spite of the subject's narrow configuration with frontage on three public right-of-ways that there is sufficient set back area to permit construction of a residential dwelling. If this proves incorrect it could discernably and adversely impact the value estimate within this report.
2. The subject is a lot located adjacent to a subdivision. It is assumed utility extentions (wet and dry) for the subject property are in average condition. If, at some future date, inordinate utility extension/connection costs are necessary, this will have a detrimental impact on value. In that instance, the appraiser reserves the right to amend the opinion of value stated herein.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. The appraised property is currently a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation, our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

IMPORTANT MARKET CONDITIONS WARNING: Market Uncertainty from Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19), declared an outbreak by the World Health Organization (WHO) on January 30, 2020 and subsequently reclassified as a worldwide pandemic on March 11, 2020, has created substantial uncertainty in the worldwide financial markets. Concerns about the ongoing spread of the COVID-19 (Corona) Virus have resulted in cancellations of a substantial number of business meetings, conferences, and sporting and entertainment events in the coming 3-6 months; the implementation of personal quarantine procedures; a 30-day lock-out for travel from most of Europe to the U.S.; and substantial reductions (and restrictions) in other travel by air, rail, bus, and ship.

As of the effective date of this report, tourism, lodging, and tourist-related food and beverage and retail sectors are experiencing negative effects due to the substantial decline in social movement and activity. A prolonged outbreak could have a significant impact on other real estate sectors, especially considering the surge in unemployment in recent weeks.

Given the degree of overall uncertainty present in the economy, forecasts and projections contained herein may change dramatically, or differently than projected under stable market conditions. Our valuation is based upon the best information as of the effective date. Please refer to the *COVID-19 Impact on Current Valuation* section of the attached report.

Exposure Time

Exposure time is the period a property interest would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. In attempting to estimate a reasonable exposure time for the subject property, we looked at both the historical exposure times of a number of sales, as well as current and past economic conditions. Based on a survey of market participants, a transfer of residential land properties in the region typically occurs within 9-12 months of exposure. It is estimated the exposure time for the subject property, if appropriately priced, would have been within 9-12 months of initial exposure.

Marketing Period

Marketing time is an estimate of the time to sell a property interest in real estate at the estimated market value during the period immediately after the effective date of value. A reasonable marketing time is estimated by comparing the recent exposure time of similar properties, and then taking into consideration current and future economic conditions and how they may impact marketing of the subject property. Due to the COVID-19 pandemic and economic uncertainty we estimate the marketing period would be longer at 12 months.

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Blake Fassler made a personal inspection of the property that is the subject of this report. Kevin Ziegenmeyer, MAI, has personally inspected the subject.
12. No one provided significant real property appraisal assistance to the person(s) signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
14. As of the date of this report, Kevin Ziegenmeyer, MAI, has completed the continuing education program for Designated Members of the Appraisal Institute.

15. As of the date of this report, Blake Fassler, has completed the Standards and Ethics Education Requirements for Candidates/Practicing Affiliates of the Appraisal Institute.

Blake Fassler
Certified General Real Estate Appraiser
California Certificate # 3007274

Kevin Ziegenmeyer, MAI
Certified General Real Estate Appraiser
California Certificate # AG013567

Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal

covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.

8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.

9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.

10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.

11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.

12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.

13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.

14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.

15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.

16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.

17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

19. The appraisal report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.

20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. IRR - Sacramento, Integra Realty Resources, Inc., and their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.

21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.

22. We are not a building or environmental inspector. The Integra Parties do not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.

23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.

24. IRR - Sacramento is an independently owned and operated company. The parties hereto agree that Integra shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR - Sacramento. In addition, it is expressly agreed that in any

action which may be brought against the Integra Parties arising out of, relating to, or in any way pertaining to the engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.

25. IRR - Sacramento is an independently owned and operated company, which has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).

26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.

27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

28. The appraisal is also subject to the following:

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. It is an extraordinary assumption of this report, that in spite of the subject's narrow configuration with frontage on three public right-of-ways that there is sufficient set back area to permit construction of a residential dwelling. If this proves incorrect it could discernably and adversely impact the value estimate within this report.
2. The subject is a lot located adjacent to a subdivision. It is assumed utility extentions (wet and dry) for the subject property are in average condition. If, at some future date, inordinate utility extension/connection costs are necessary, this will have a detrimental impact on value. In that instance, the appraiser reserves the right to amend the opinion of value stated herein.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. The appraised property is currently a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation, our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Addendum A

Appraiser Qualifications

Blake Fassler

Experience

Mr. Fassler is a licensed appraiser with Integra Realty Resources, a real estate appraisal firm that engages in a wide variety of real estate valuation and consultation assignments. He began his appraisal career in March 2017 with Seevers Jordan Ziegenmeyer in Rocklin, California. Currently, Mr. Fassler is obtaining experience in the valuation and analysis of various types of real estate by working on a wide variety of property typed including, but not limited to: multifamily, office, retail, industrial, vacant land, and residential subdivisions.

Licenses

California, Certified General Real Estate Appraiser, 3007274, Expires February 2022

Education

Bachelor of Science in Management Science University of California, San Diego

Appraisal Courses Completed are as follows:

Basic Appraisal Principles
Basic Appraisal Procedures
General Appraiser Market Analysis & Highest and Best Use
(USPAP), Uniform Standards of Professional Appraisal Practice
General Appraiser Report Writing and Case Studies
General Appraiser Site Valuation and Cost Approach
General Appraiser Sales Comparison Approach
General Appraiser Income Approach Part 1
General Appraiser Income Approach Part 2
4-Hour Federal and California Statutory and Regulator Laws

Integra Realty Resources
Sacramento

3825 Atherton Rd
500
Rocklin, CA 95765

T
F

irr.com

bfassler@irr.com - 916-505-4471

Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Blake A. Fassler

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified General Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: 3007274

Effective Date: February 26, 2020
Date Expires: February 25, 2022

Jim Martin, Bureau Chief, BREA

3051634

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

Kevin Ziegenmeyer, MAI

Integra Realty Resources
San Francisco

San Francisco, CA 95765

T 916-435-3883
F 916-435-4774

irr.com

Experience

Mr. Ziegenmeyer is a Certified General real estate appraiser and holds the Appraisal Institute's MAI designation. In 1989, Mr. Ziegenmeyer began his career in real estate as a controller for a commercial and residential real estate development corporation. In 1991 he began appraising and continued to be involved in appraisal assignments covering a wide variety of properties, including office, retail, industrial, residential income and subdivisions throughout the Central Valley area of California, Northern Nevada, and within the Sacramento Metropolitan Area. Over the past several years, Mr. Ziegenmeyer has handled many of the firm's master-planned property appraisals and has developed expertise in the valuation of Community Facilities Districts and Assessment Districts. In early 2015, Mr. Ziegenmeyer obtained the Appraisal Institute's MAI designation. Kevin is currently Senior Managing Director of the Integra-San Francisco office and Managing Director of the Integra-Sacramento office.

Licenses

California, Certified General Real Estate Appraiser, AG013567, Expires June 2021

Education

Academic:
Bachelor of Science in Accounting, Azusa Pacific University, California

Appraisal and Real Estate Courses:
Standards of Professional Practice, Parts A, B & C
Basic Valuation Procedures
Real Estate Appraisal Principles
Capitalization Theory and Techniques, Part A
Advanced Income Capitalization
Report Writing and Valuation Analysis
Advanced Applications
IRS Valuation Summit I & II
2008, 2009, 2010 & 2011 Economic Forecast
Business Practices and Ethics
Contemporary Appraisal Issues with Small Business Administration Financing
General Demonstration Appraisal Report Writing Seminar
7-Hour National USPAP Update Course
Valuation of Easements and Other Partial Interests
2009 Summer Conference
Uniform Appraisal Standards for Federal Land Acquisitions
2008 Economic Update
Valuation of Conservation Easements
Subdivision Valuation
2005 Annual Fall Conference
General Comprehensive Exam Module I, II, III & IV
Advanced Income Capitalization
Advanced Sales Comparison & Cost Approaches
2004 Central CA Market Update
Computer-Enhanced Cash Flow Modeling
Forecast 2000, 2001, 2002, 2003 & 2004
Land Valuation Assignments

kziegenmeyer@irr.com - 916-435-3883 x224

Kevin Ziegenmeyer, MAI

Education (Cont'd)

Land Valuation Adjustment Procedures
Highest & Best Use and Market Analysis
Entitlements, Land Subdivision & Valuation
Real Estate Value Cycles
El Dorado Hills Housing Symposium
Federal Land Exchanges
M & S Computer Cost-Estimating, Nonresidential

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kziegenmeyer@irr.com - 916-435-3883 x224

Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Kevin K. Ziegenmeyer

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified General Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AG 013567

Effective Date: June 5, 2019
Date Expires: June 4, 2021

Jim Martin, Bureau Chief, BREA

3045137

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About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

irr.com

Addendum B

Comparable Data

Land Sale Profile

Sale No. 1

Location & Property Identification

Property Name:	4765 Racetrack Road
Sub-Property Type:	Residential, Single Family Lot
Address:	4765 Racetrack Rd.
City/State/Zip:	Rocklin, CA 95677
County:	Placer
Market Orientation:	Suburban
IRR Event ID:	2446784

Sale Information

Sale Price:	$145,000
Effective Sale Price:	$145,000
Sale Date:	01/29/2020
Sale Status:	In-Contract
$/Acre(Gross):	$518,227
$/Land SF(Gross):	$11.90
Grantor/Seller:	Equity Smart Investments
Grantee/Buyer:	Listing
Assemblage:	No
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Deed
Verification Type:	Secondary Verification

Improvement and Site Data

Legal/Tax/Parcel ID:	045-090-003
Acres(Gross):	0.28
Land-SF(Gross):	12,188
Zoning Code:	R-1
Zoning Desc.:	Single Family Residential
Source of Land Info.:	Public Records

Comments

This is a sale of a residential lot with utilities stubbed to the lot. The buyer is responsible for connection fees at building permit. There are no offsite improvements in place, but they are not required.

Land Sale Profile

Sale No. 2

Location & Property Identification

Property Name:	509 Oak Ravine Court
Sub-Property Type:	Residential, Single Family Lot
Address:	509 Oak Ravine Ct.
City/State/Zip:	Roseville, CA 95661
County:	Placer
Market Orientation:	Suburban
IRR Event ID:	2446795

Sale Information

Sale Price:	$280,000
Effective Sale Price:	$280,000
Sale Date:	10/04/2019
Sale Status:	Closed
$/Acre(Gross):	$725,765
$/Land SF(Gross):	$16.66
Grantor/Seller:	The Davis Family Living Trust
Grantee/Buyer:	Vman LLC
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	77322
Verification Type:	Secondary Verification

Comments

This is a closed sale of a residential lot located with the Stoneridge area of Roseville. All of the offsite improvements are in place and the property is generally level.

Improvement and Site Data

Legal/Tax/Parcel ID:	456-190-003
Acres(Gross):	0.39
Land-SF(Gross):	16,805
Zoning Code:	R 1
Zoning Desc.:	Single Family Residential
Source of Land Info.:	Public Records

Land Sale Profile

Sale No. 3

Location & Property Identification

Property Name:	450 Diamond Oaks Road
Sub-Property Type:	Residential, Single Family Lot
Address:	450 Diamond Oaks Rd.
City/State/Zip:	Roseville, CA 95678
County:	Placer
Market Orientation:	Suburban
IRR Event ID:	2446845

Sale Information

Sale Price:	$120,000
Effective Sale Price:	$120,000
Sale Date:	12/14/2018
Sale Status:	Closed
$/Acre(Gross):	$626,959
$/Land SF(Gross):	$14.39
Grantor/Seller:	VLASAK J & M L/TR
Grantee/Buyer:	MAKOVEY OLEG
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	89868
Verification Type:	Secondary Verification

Improvement and Site Data

Legal/Tax/Parcel ID:	015-360-022-000
Acres(Gross):	0.19
Land-SF(Gross):	8,337
Zoning Code:	R-1
Zoning Desc.:	Residential
Source of Land Info.:	Public Records

Comments

This is a sale of a residential lot with all offsite improvements in place. The property is sloped and will require grading prior to developing.

Land Sale Profile

Sale No. 4

Location & Property Identification

Property Name:	506 Church Street
Sub-Property Type:	Residential, Single Family Lot
Address:	506 Church St.
City/State/Zip:	Roseville, CA 95678
County:	Placer
Market Orientation:	Suburban
IRR Event ID:	2446838

This is a sale of a vacant residential lot with all of the off site improvements in place. There was a previous residence on the property that has since been demolished.

Sale Information

Sale Price:	$83,000
Effective Sale Price:	$83,000
Sale Date:	10/24/2018
Sale Status:	Closed
$/Acre(Gross):	$486,804
$/Land SF(Gross):	$11.18
Grantor/Seller:	GARCIA J A & A O TRUST
Grantee/Buyer:	MARTINEZ JUAN JOSE GUERRA
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	77556
Verification Type:	Secondary Verification

Improvement and Site Data

Legal/Tax/Parcel ID:	012-151-007
Acres(Gross):	0.17
Land-SF(Gross):	7,426
Zoning Code:	GC
Zoning Desc.:	General Commercial
Source of Land Info.:	Public Records

Comments

506 Church Street

Addendum C

Engagement Letter

Integra Realty Resources
Sacramento

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February 6, 2020

Devin Whittington
City of Roseville
Environmental Utilities
2005 Hilltop Circle
Roseville, California 95747

SUBJECT: Ten Properties in Roseville, Placer County:

Site Name	APN	Proposed area of future Well Site
Pleasant Grove	017-162-074-000	0.52
Campus Oaks	481-260-012-000	0.34
McAnally	017-380-013-000	0.50
Maidu	469-020-004-000	0.60
Central Park	017-123-029-000	0.30
Galilee	017-410-068-000	0.45
Vencil Brown	363-030-056-000	0.58
Orvietto	048-021-028-000 or 048-021-037-000	0.50
Sheridan	467-050-011-000	0.50
Yet to be identified	Within the City or approximate to the City	0.50

Dear Mr. Whittington:

Thank you for considering Integra Realty Resources – Sacramento for your real estate valuation needs. Enclosed is my Proposal for Appraisal Services pertaining to the above referenced properties. Considering the synergy offered by doing ten appraisals, we can complete each appraisal for a fee of $2,000 for a total amount of $20,000. We can deliver the completed reports within 4 weeks of your authorization to complete. I can possibly make some internal changes with my staff to accommodate a "rushed" delivery date.

In accordance with the attached Proposal for Appraisal Services, the scope of this assignment will require IRR – Sacramento to consider all relevant and applicable approaches to value as determined during the course of our research, analysis of the subject property and preparation of the report.

If you have any questions, please do not hesitate to contact me at 916.435.3883 or by e-mail at kziegenmeyer@irr.com.

Respectfully submitted,

Integra Realty Resources - Sacramento

Kevin Ziegenmeyer, MAI
Certified General Real Estate Appraiser
California Certificate # AG013567
Telephone: 916.435.3883
Email: kziegenmeyer@irr.com

Attachments

Proposal for Appraisal Services

The terms of the Proposal are outlined as follows:

Date of the Proposal	February 6, 2020
Parties to the Proposal	Integra Realty Resources – Sacramento (also identified as "IRR") and Devin Whittington, with the City of Roseville (the "Client").
Purpose of the Appraisal	To provide an opinion of market value of the fee simple interest in the subject property(s).
Intended User	The client and intended user is Devin Whittington, with the City of Roseville. The appraisal is not intended for any other user.
Intended Use	The intended use of the appraisal is for internal parcel transfer purposes at the City of Roseville. The appraisal is not intended for any other use.
Effective Date of Value	Date of inspection.
Appraised Property	The subject properties are located at:

Site Name	APN	Proposed area of future Well Site
Pleasant Grove (Well 11)	017-162-074-000	0.52
Campus Oaks (Well 13)	481-260-012-000	0.34
McAnally	017-380-013-000	0.50
Maidu	469-020-004-000	0.60 (0.70 acres shown on map but only 0.60 acres is needed)
Central Park	017-123-029-000	0.30
Galilee	017-410-068-000	0.45
Vencil Brown	363-030-056-000	0.58
Orvietto	048-021-028-000 or 048-021-037-000	0.50
Sheridan	467-050-011-000	0.50
Yet to be identified	Within the City or approximate to the City	0.50

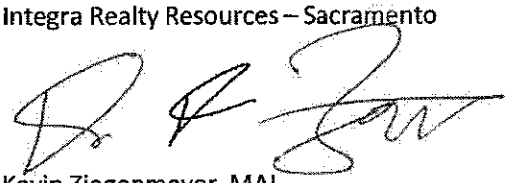
USPAP Compliance	The appraisal will be prepared in conformance with and subject to the *Code of Professional Ethics and Standards of Professional Appraisal Practice* of the Appraisal Institute and the *Uniform Standards of Professional Appraisal Practice* (USPAP) developed by the Appraisal Standards Board of the Appraisal Foundation.
Prior Services	The Ethics Rule of USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
Scope of Work	In accordance with our correspondence, the scope of this assignment will require IRR – Sacramento to consider all relevant and applicable approaches to value as determined during the course of our research, subject property analysis and preparation of the report. Please note, Federal banking regulations require banks and other lending institutions to engage appraisers where FIRREA compliant appraisals must be used in connection with mortgage loans or other transactions involving federally regulated lending institutions. Given that requirement, this appraisal may not be accepted by a Federally-regulated financial institution.
Appraisal Report Format	The appraisal will be communicated in an Appraisal Report – Summary / Standard format. All work will be performed under the direct supervision of the undersigned, together with other staff members. The appraisal and this letter Proposal will be subject to our standard assumptions and limiting conditions a copy of which is attached as Attachment I.
Fee	The total fee for this assignment will be based on a per completed appraisal amount of $2,000 each (i.e. 10 completed appraisals x $2,000 for a total of $20,000). It is understood that simple interest of 15% per annum will accrue on any unpaid balance for compensation due, subject to reduction pursuant to any applicable usury law. We shall also be entitled to recover our costs (including attorneys' fees), associated with collecting any amounts owed or otherwise incurred in connection with this assignment. If the

	assignment is cancelled by either party prior to completion, you agree to pay us for all our expenses and our time to date based upon the percentage of work completed. Upon default, we shall be permitted to file a lien against the subject property for any amounts owed pursuant to this engagement.
Retainer	Not applicable.
Report Copies	A PDF of the appraisal report will be provided.
Inspection Disclosure	Please be advised that we are not experts in the areas of building inspection (including mold), environmental hazards, ADA compliance or wetlands. Therefore, unless we have been provided with appropriate third-party expert reports, the appraisal will assume that there are no environmental, wetlands, or ADA compliance problems. The agreed upon fees for our services assume the absence of such issues inasmuch as additional research and analysis may be required. If an expert is required, you are responsible for their selection, payment and actions.
Litigation Clause	In the event that we receive a subpoena or are called to testify in any litigation, arbitration or administrative hearing of any nature whatsoever or as a result of this engagement or the related report, to which we are not a party, you agree to pay our then current hourly rates for such preparation and presentation of testimony.
Use of Data	You agree that: (i) the data collected by us in this assignment will remain our property; and (ii) with respect to any data provided by you, IRR – Sacramento and its partner companies may utilize, sell and include such data (either in the aggregate or individually), in the Integra database and for use in derivative products. You agree that all data already in the public domain may be utilized on an unrestricted basis. Finally, you agree that we may use commercially available as well as proprietary software programs to perform your assignment (web based and others).
Conflicts of Interest	If we discover during the course of preparing the appraisal there is a conflict of interest with a separate IRR office, we reserve the right to cancel the Proposal and withdraw from the assignment without incurring penalties.

If you agree with the terms set forth in this letter and wish us to proceed with the engagement, please prepare a standard contract for professional services. Thank you for this opportunity to be of service and we look forward to working with you.

AGREED & ACCEPTED BY:

Integra Realty Resources – Sacramento



Kevin Ziegenmeyer, MAI
Senior Managing Director

February 6, 2020

AGREEMENT FOR APPRAISAL SERVICES

Project: Well Sites

THIS AGREEMENT, is made and entered into this 14th day of March, 2020, by and between the City of Roseville, a municipal corporation ("CITY"), and Seevers Jordan Ziegenmeyer dba Integra Realty Resources – Sacramento, a general partnership ("APPRAISER"); and

W I T N E S S E T H:

WHEREAS, CITY requires certain appraisal services for the real properties located in Roseville, California described as: Pleasant Grove (017-162-074-000), Campus Oaks (481-260-012-000), McAnally (017-380-013-000), Maidu (469-020-004-000), Central Park (017-123-029-000), Galilee (017-410-068-000), Vencil Brown (363-030-056-000), Orvietto (048-021-028-000 or 048-021-037-000), and Sheridan (467-050-011-000) and APPRAISER is willing to provide such services.

NOW, THEREFORE, the parties agree as follows:

1. Appraisal. APPRAISER shall appraise and establish the As-Is Market Value for the real properties located in Roseville, California described as Pleasant Grove (017-162-074-000), Campus Oaks (481-260-012-000), McAnally (017-380-013-000), Maidu (469-020-004-000), Central Park (017-123-029-000), Galilee (017-410-068-000), Vencil Brown (363-030-056-000), Orvietto (048-021-028-000 or 048-021-037-000), and Sheridan (467-050-011-000) ("the Property") in accordance with the scope of services described in Exhibit "A", attached hereto

and incorporated herein by this reference. APPRAISER shall prepare and submit three (3) copies of a written appraisal report to the City Attorney of CITY, and shall mark the report "CONFIDENTIAL – ATTORNEY/CLIENT PRIVILEGE." The report shall contain at least the following:

(a) Date of inspection of each Property;

(b) Description of each Property with color photographs;

(c) Listings and description of comparable sales with color photographs of each comparable sale;

(d) Comparable sales map;

(e) Narrative description of the manner in which the conclusion of As-Is Market Value was reached, which valuation method or methods were used, and reasons why particular valuation methods were used or not used;

(f) Date of valuation;

(g) All assumptions or limiting conditions;

(h) Statement that APPRAISER has no interest in each Property;

(i) Statement of APPRAISER's qualifications; and

(j) A certificate of APPRAISER in substantially the form attached hereto as Exhibit "B."

2. Compensation. CITY shall pay APPRAISER a lump sum of twenty thousand dollars ($20,000.00) for tasks performed pursuant to this Agreement.

3. No Assignment. APPRAISER shall not assign this Agreement. APPRAISER shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without the prior written consent of CITY.

4. Termination. This Agreement may be terminated at any time by written notice from CITY, with or without cause. In such event, all finished and unfinished documents, project data, and reports shall, at the option of CITY, be delivered to CITY and become its property. APPRAISER shall immediately stop work, and shall within ten (10) calendar days deliver a final invoice for services to CITY.

5. No Conflict of Interest. APPRAISER (including principals, associates and professional employees) warrants that it is qualified to provide the services contracted for, and covenants that it does not now have any interest and shall not acquire any interest, direct or indirect, in the Property covered by this Agreement or any other interest which would conflict in any manner or degree with the performance of its services hereunder. APPRAISER further covenants that in the performance of its duties hereunder, no person having any such interest shall be employed.

6. Confidentiality. APPRAISER covenants that it will keep confidential all appraisals, conclusions, work product, communications and every other matter relating to this Agreement, unless CITY otherwise authorizes disclosure in writing.

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

negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

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

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

COVERAGE	LIMITS OF LIABILITY
Workers' Compensation	Statutory
Commercial General Liability	$1,000,000 each occurrence $2,000,000 aggregate Personal Injury: $1,000,000 each occurrence $2,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Professional Liability (errors and omissions)	$1,000,000 per claim $2,000,000 aggregate

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

b. Additional Insureds. APPRAISER shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation

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

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

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

e. Subcontractors. APPRAISER agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, APPRAISER shall require its subcontractors to agree to be bound to APPRAISER and CITY in the same manner and to the same extent as APPRAISER is bound to CITY under

this Agreement. Additionally, APPRAISER shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

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

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

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

9. Notices. Any notice required by this Agreement shall be delivered or sent by first class mail, United States postage prepaid, addressed as follows:

CITY	APPRAISER
Devin Whittington City of Roseville 2005 Hilltop Circle Roseville, CA 95747	Kevin Ziegenmeyer, MAI Integra Realty Resources 3825 Atherton Rd. Suite 500 Rocklin, CA 95765

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

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

11. Time is of the Essence. Time is of the essence of this Agreement.

12. Successors in Interest. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective heirs, legal representatives, successors and assigns.

13. Joint Effort. This Agreement is the result of the joint efforts and negotiations of parties hereto, and no single party is the author or drafter hereof. All of the parties assume joint responsibility for the form and position of each and all of the contents of this Agreement and they agree that this Agreement shall be interpreted as though each of the parties participated equally in the composition of this Agreement and each every part hereof.

14. Integration. This is an integrated Agreement, and contains all of the terms, considerations, understandings and promises of the parties. It shall be read as whole.

15. Compliance with Laws. APPRAISER shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

16. Ability to Perform. APPRAISER agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

17. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, the provisions of the first in order of attachment shall govern.

18. Independent Contractor. APPRAISER shall act as an independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

19. Representations and Warranties. APPRAISER warrants that it has not employed or retained any company or person, other than a bona fide employee working for APPRAISER, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

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

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

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has executed this Agreement in duplicate by its City Manager and APPRAISER has caused this Agreement to be duly executed.

CITY OF ROSEVILLE, a municipal corporation

BY:_____
DOMINICK CASEY
City Manager

ATTEST:

BY:_____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY:_____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY:_____
RICHARD D. PLECKER
Environmental Utilities Director

SEEVERS JORDAN ZIEGENMEYER
dba INTEGRA REALTY RESOURCES - SACRAMENTO, a general partnership

BY:_____
its Partner

and

BY:_____
its PARTNER

EXHIBIT "A"

SCOPE OF SERVICES

Integra Realty Resources
Sacramento

Appraisal of Real Property

1550 Maidu Drive
Vacant Land
1550 Maidu Dr.
Roseville, Placer County, California 95661

Prepared For:
City of Roseville

Effective Date of the Appraisal:
April 20, 2020

Report Format:
Appraisal Report – Standard Format

IRR - Sacramento
File Number: 193-2020-0137

1550 Maidu Drive
Roseville, California

Integra Realty Resources
Sacramento

590 Menlo Drive
Suite 1
Rocklin, CA 95765

T 916.435.3883
F 916.435.4774
www.irr.com

April 29, 2020

Trevor Joseph
City of Roseville
2005 Hilltop Circle
Roseville, CA 95747

SUBJECT: Market Value Appraisal
1550 Maidu Drive
Roseville, Placer County, California 95661
IRR - Sacramento File No. 193-2020-0137

Dear Mr. Joseph:

Integra Realty Resources – Sacramento is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest in the property. As will be discussed below, the appraised property is a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value. The client for the assignment is City of Roseville, and the intended use is for asset monitoring and transfer between City Departments.

The subject is a portion of a parcel of vacant land and contains 0.51 acres or 22,216 square feet of land area. The property is zoned PR, Park and Recreation, and is currently used as a park. Although the subject of this appraisal is land designated for a public use, this report considers the value of the subject property based on its highest economic use, which is single family residential development. The valuation is premised upon the hypothetical condition that the subject is zoned R-1, similar to adjacent development. As of the date of value, the property is generally level, and all offsite improvements are in place. It is noted that the subject is currently improved with a batting cage facility and the costs to demolish the facility would be minimal. Therefore, it is presumed that the demolition costs for the batting cage and ancillary improvements would be only nominally above the overall costs to prepare the lot for vertical improvements. A more detailed legal and physical description of the subject property is contained within the attached report.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and applicable state appraisal regulations.

To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

Value Conclusion

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	April 20, 2020	$145,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. As discussed in the report, the subject is an improved site (currently part of a larger parcel) with access via the existing parking area of Maidu Park. The City plans to use this point of access for their intended well site use. It is an extraordinary assumption of this report that if developed to its highest and best "economic" use (residential lot), access would be provided via an access point from the Maidu Park parking lot.
2. The subject is a lot located adjacent to a subdivision. It is assumed utility extentions (wet and dry) for the subject property are in average condition. If, at some future date, inordinate utility extension/connection costs are necessary, this will have a detrimental impact on value. In that instance, the appraiser reserves the right to amend the opinion of value stated herein.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. This report considers the value of the subject property based on its highest and best economic use, which is single family residential development. Consistent with the highest and best economic use, had the subject property not been previously designated for use as a park, the subject would likely have been zoned for single family residential use, as of the date of value. Therefore, the value estimated herein is subject to a hypothetical condition. It is a hypothetical condition of this report that the subject has been zoned for single family residential use, consistent with the zoning adjacent to the subject.
2. The appraised property is currently a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation, our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

IMPORTANT MARKET CONDITIONS WARNING: Market Uncertainty from Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19), declared an outbreak by the World Health Organization (WHO) on January 30, 2020 and subsequently reclassified as a worldwide pandemic on March 11, 2020, has created substantial uncertainty in the worldwide financial markets. Concerns about the ongoing spread of the COVID-19 (Corona) Virus have resulted in cancellations of a substantial number of business meetings, conferences, and sporting and entertainment events in the coming 3-6 months; the implementation of personal quarantine procedures; a 30-day lock-out for travel from most of Europe to the U.S.; and substantial reductions (and restrictions) in other travel by air, rail, bus, and ship.

As of the effective date of this report, tourism, lodging, and tourist-related food and beverage and retail sectors are experiencing negative effects due to the substantial decline in social movement and activity. A prolonged outbreak could have a significant impact on other real estate sectors, especially considering the surge in unemployment in recent weeks.

Given the degree of overall uncertainty present in the economy, forecasts and projections contained herein may change dramatically, or differently than projected under stable market conditions. Our valuation is based upon the best information as of the effective date. Please refer to the *COVID-19 Impact on Current Valuation* section of the attached report.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

INTEGRA REALTY RESOURCES - SACRAMENTO

Blake Fassler
Certified General Real Estate Appraiser
California Certificate # 3007274
Telephone: 916-505-4471
Email: bfassler@irr.com

Kevin Ziegenmeyer, MAI
Certified General Real Estate Appraiser
California Certificate # AG013567
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Email: kziegenmeyer@irr.com

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B. Comparable Data
C. Engagement Letter

Summary of Salient Facts and Conclusions

Address	1550 Maidu Dr. Roseville, Placer County, California 95661
Property Type	Land - Residential
Owner of Record	City of Roseville
Tax ID	469-020-004 (portion of)
Land Area	0.51 acres; 22,216 SF
Zoning Designation	PR, Park and Recreation
Highest and Best Use	Residential use
Exposure Time; Marketing Period	9-12 months; 12 months
Effective Date of the Appraisal	April 20, 2020
Date of the Report	April 29, 2020
Property Interest Appraised	Fee Simple
Sales Comparison Approach	
Number of Sales	4
Range of Sale Dates	Oct 18 to Jan 20
Range of Prices per Property (Unadjusted)	$83,000 - $280,000
Market Value Conclusion	$145,000

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than City of Roseville may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. As discussed in the report, the subject is an improved site (currently part of a larger parcel) with access via the existing parking area of Maidu Park. The City plans to use this point of access for their intended well site use. It is an extraordinary assumption of this report that if developed to its highest and best "economic" use (residential lot), access would be provided via an access point from the Maidu Park parking lot.
2. The subject is a lot located adjacent to a subdivision. It is assumed utility extentions (wet and dry) for the subject property are in average condition. If, at some future date, inordinate utility extension/connection costs are necessary, this will have a detrimental impact on value. In that instance, the appraiser reserves the right to amend the opinion of value stated herein.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. This report considers the value of the subject property based on its highest and best economic use, which is single family residential development. Consistent with the highest and best economic use, had the subject property not been previously designated for use as a park, the subject would likely have been zoned for single family residential use, as of the date of value. Therefore, the value estimated herein is subject to a hypothetical condition. It is a hypothetical condition of this report that the subject has been zoned for single family residential use, consistent with the zoning adjacent to the subject.
2. The appraised property is currently a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation, our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

IMPORTANT MARKET CONDITIONS WARNING: Market Uncertainty from Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19), declared an outbreak by the World Health Organization (WHO) on January 30, 2020 and subsequently reclassified as a worldwide pandemic on March 11, 2020, has created substantial uncertainty in the worldwide financial markets. Concerns about the ongoing spread of the COVID-19 (Corona) Virus have resulted in cancellations of a substantial number of business meetings, conferences, and sporting and entertainment events in the coming 3-6 months; the implementation of personal quarantine procedures; a 30-day lock-out for travel from most of Europe to the U.S.; and substantial reductions (and restrictions) in other travel by air, rail, bus, and ship.

As of the effective date of this report, tourism, lodging, and tourist-related food and beverage and retail sectors are experiencing negative effects due to the substantial decline in social movement and activity. A prolonged outbreak could have a significant impact on other real estate sectors, especially considering the surge in unemployment in recent weeks.

Given the degree of overall uncertainty present in the economy, forecasts and projections contained herein may change dramatically, or differently than projected under stable market conditions. Our valuation is based upon the best information as of the effective date. Please refer to the *COVID-19 Impact on Current Valuation* section of the attached report.

General Information

Identification of Subject

The subject is a portion of a parcel of vacant land and contains 0.51 acres or 22,216 square feet of land area. The property is zoned PR, Park and Recreation, and is currently used as a park. Although the subject of this appraisal is land designated for a public use, this report considers the value of the subject property based on its highest economic use, which is single family residential development. The valuation is premised upon the hypothetical condition that the subject is zoned R-1, similar to adjacent development. As of the date of value, the property is generally level, and all offsite improvements are in place. It is noted that the subject is currently improved with a batting cage facility and the costs to demolish the facility would be minimal. Therefore, it is presumed that the demolition costs for the batting cage and ancillary improvements would be only nominally above the overall costs to prepare the lot for vertical improvements. A legal description of the property was requested but not provided.

Property Identification	
Address	1550 Maidu Dr. Roseville, California 95661
Tax ID	469-020-004 (portion of)
Owner of Record	City of Roseville

Sale History

To the best of our knowledge, no other sale or transfer of ownership has occurred within the past three years.

Pending Transactions

To the best of our knowledge, the property is not subject to an agreement of sale or an option to buy, nor is it listed for sale, as of the effective appraisal date.

Purpose of the Appraisal

The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest in the property as of the effective date of the appraisal, April 20, 2020. As will be discussed below, the appraised property is a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value. The date of the report is April 29, 2020. The appraisal is valid only as of the stated effective date or dates.

Definition of Market Value

Market value is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

(Source: Code of Federal Regulations, Title 12, Chapter I, Part 34.42[h]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472)

Definition of Property Rights Appraised

Fee simple estate is defined as, "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015)

Intended Use and User

The intended use of the appraisal is for asset monitoring and transfer between City Departments. The client and intended user is City of Roseville. The appraisal is not intended for any other use or user. No party or parties other than City of Roseville may use or rely on the information, opinions, and conclusions contained in this report.

Applicable Requirements

This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- Applicable state appraisal regulations.

Report Format

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending

on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below.

Valuation Methodology

Appraisers usually consider the use of three approaches to value when developing a market value opinion for real property. These are the cost approach, sales comparison approach, and income capitalization approach. Use of the approaches in this assignment is summarized as follows:

Approaches to Value

Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

We use only the sales comparison approach in developing an opinion of value for the subject. This approach is applicable to the subject because there is an active market for similar properties; however, there is a scarcity of sales data that is considered similar to the subject property due to the subject's characteristics. As will be discussed further later in this report, the subject is configured in such a way that the most likely point of access would be via the existing parking lot area of Maidu Park. There are existing houses along Rocky Ridge. The subject's site characteristics will be considered in our valuation.

The cost approach is not applicable because there are no improvements that contribute value to the property, and the income approach is not applicable because the subject is not likely to generate rental income in its current state.

Research and Analysis

The type and extent of our research and analysis is detailed in individual sections of the report. This includes the steps we took to verify comparable sales, which are disclosed in the comparable sale

profile sheets in the addenda to the report. Although we make an effort to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

Inspection

Blake Fassler conducted an on-site inspection of the property on April 20, 2020. Kevin Ziegenmeyer, MAI, conducted an on-site inspection on April 20, 2020.

IMPORTANT MARKET CONDITIONS WARNING: Market Uncertainty from Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19), declared an outbreak by the World Health Organization (WHO) on January 30, 2020 and subsequently reclassified as a worldwide pandemic on March 11, 2020, has created substantial uncertainty in the worldwide financial markets. Concerns about the ongoing spread of the COVID-19 (Corona) Virus have resulted in cancellations of a substantial number of business meetings, conferences, and sporting and entertainment events in the coming 3-6 months; the implementation of personal quarantine procedures; a 30-day lock-out for travel from most of Europe to the U.S.; and substantial reductions (and restrictions) in other travel by air, rail, bus, and ship.

As of the effective date of this report, tourism, lodging, and tourist-related food and beverage and retail sectors are experiencing negative effects due to the substantial decline in social movement and activity. A prolonged outbreak could have a significant impact on other real estate sectors, especially considering the surge in unemployment in recent weeks.

Given the degree of overall uncertainty present in the economy, forecasts and projections contained herein may change dramatically, or differently than projected under stable market conditions. Our valuation is based upon the best information as of the effective date. Please refer to the *COVID-19 Impact on Current Valuation* section of the attached report.

Economic Analysis

Area Analysis – Placer County

Introduction

Placer County is part of the four-county Sacramento Metropolitan Area, along with the counties of Sacramento, Yolo and El Dorado. The county is located in the north-central part of California, approximately 420 miles north of Los Angeles, 250 miles south of Oregon, 100 miles northeast of San Francisco, 80 miles west of Lake Tahoe and 100 miles southwest of Reno. The southernmost part of Placer County consists of a valley commonly referred to as South Placer, while the remainder of the county is divided into the Gold Country, where parts of Auburn and Colfax are located, and the High Country, which encompasses Tahoe City and Kings Beach along Lake Tahoe. Placer's largest cities are Roseville, Rocklin and Lincoln. Elevations in the county range from 165 feet above sea level in Roseville to 10,000 feet above sea level in the Sierra Nevada Mountains.

Placer County is developed with a mix of urban and rural uses. The larger cities, namely Roseville and Rocklin, are mostly urban, while the smaller communities, such as Loomis and Newcastle, have remained rural. Auburn and Lincoln both exhibit a combination of urban and rural settings. However, in recent years the city of Lincoln has experienced dramatic growth and development and has become one of the fastest-growing cities in California.

Population

Placer County has experienced population growth in recent years, primarily in the southern part of the county. The main origin for in-migration to the region are the Bay Area, other parts of the Sacramento region and Southern California. The state's population data indicate a strong pattern of movement by residents from the high-cost, high-density Bay Area to inland areas in Northern California.

Following is a table depicting the population change in Placer County and its component cities over the past few years.

Population Trends

City	2014	2015	2016	2017	2018	2019	%/Yr
Auburn	13,948	13,979	14,110	14,262	14,291	14,392	0.6%
Colfax	2,027	2,026	2,048	2,068	2,071	2,073	0.5%
Lincoln	45,586	46,159	46,974	47,433	47,808	48,277	1.2%
Loomis	6,628	6,648	6,686	6,803	6,848	6,887	0.8%
Rocklin	59,891	60,502	61,595	64,397	66,711	69,249	3.1%
Roseville	127,873	129,120	132,000	134,110	136,260	139,643	1.8%
Unincorporated	112,188	112,892	113,030	114,646	115,491	116,170	0.7%
Total	**368,141**	**371,326**	**376,443**	**383,719**	**389,480**	**396,691**	**1.6%**

Source: California Department of Finance

As indicated in the previous table, Placer County has experienced a strong average rate of annual growth of 1.6% over the past five years. The cities of Rocklin, Roseville and Lincoln are the fastest

growing in the region. Loomis and the unincorporated areas have had relatively little growth. Over the past decade, Placer County has been the fastest-growing county within the four-county Sacramento MSA (which also includes Sacramento, El Dorado and Yolo Counties). It is projected this trend will continue for the near future.

Employment & Economy

The California Employment Development Department has reported the following employment data for Placer County over the past several years.

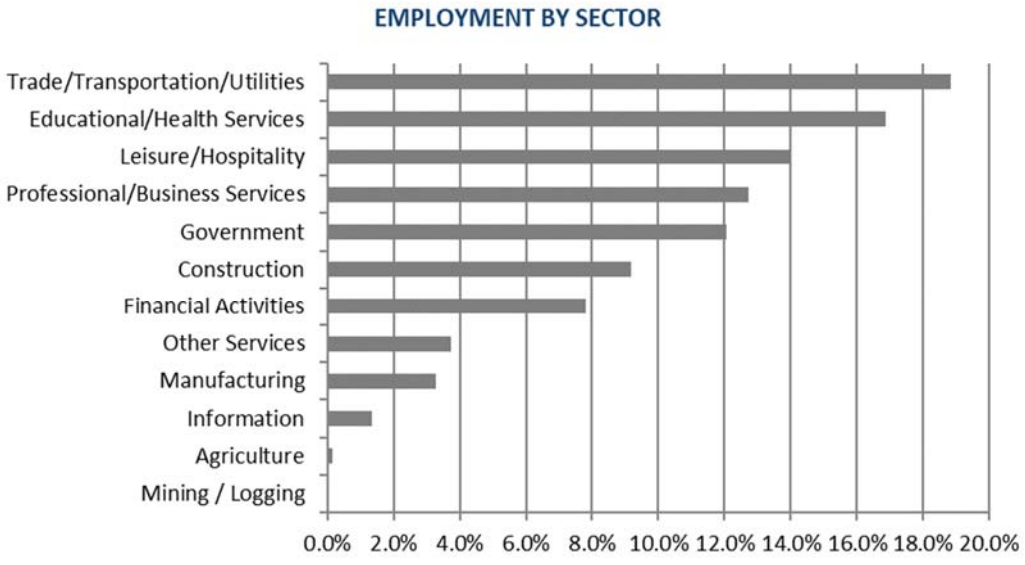
Employment Trends

	2014	2015	2016	2017	2018	2019
Labor Force	175,500	176,500	179,800	181,700	185,200	186,700
Employment	164,500	167,600	171,700	174,700	179,400	180,900
Job Growth	2,200	3,100	4,100	3,000	4,700	1,500
Unemployment Rate	6.3%	5.0%	4.5%	3.9%	3.1%	3.1%

Source: California Employment Development Department

The average annual unemployment rate in Placer County was 3.1% during 2019. The unemployment rate was 2.7% in Placer County as of December 2019. This compares to the average rates of 3.7% for California and 3.4% for the nation. Most areas within the state and nation, including Placer County, saw declining unemployment rates in 2004 through 2006, increases from 2007 to 2010, and declines during 2011-2019.

Placer County has a diverse economy, with no one sector accounting for a majority of the employment in the region. The following chart indicates the percentage of total employment for each sector within the county.



Source: California Employment Development Department

The area's largest employment sectors are Trade/Transportation/Utilities, which includes retail and wholesale trade (18.8% of total employment); Educational and Health Services (16.9%); and Leisure and Hospitality (14.0%).

Although many residents commute to employment centers in Sacramento, Placer County offers thousands of jobs and attracts workers from the local area as well as "reverse commuters" from Sacramento and residents of outlying areas such as Marysville/Yuba City to the north. The largest employers in the county, according to the Sacramento Business Journal, are highlighted as follows:

Largest Employers

	Employer	Industry	Employees
1	Kaiser Permanente	Healthcare	6,015
2	Sutter Health	Healthcare	5,835
3	Squaw Valley Alpine Meadows	Leisure/Hospitality	2,600
4	Thunder Valley Casino Resort	Leisure/Hospitality	2,500
5	Sierra Joint Community College District	Education	2,149
6	PRIDE Industries	Professional/Business Services	1,291
7	Hewlett Packard Enterprise Co.	Electronics/Technology Manufacturing	1,200
8	City of Roseville	Government	1,162
9	Safeway	Grocery Store	1,119
10	Union Pacific Railroad Co. Inc.	Railroad	990

Source: Sacramento Business Journal, The List: Employers - Placer County, December 2019

Household Income

Median household income represents a broad statistical measure of well-being or standard of living in a community. The median income level divides households into two equal segments with one half of households earning less than the median and the other half earning more. The median income is considered to be a better indicator than the average household income as it is not dramatically affected by unusually high or low values. The U.S. Census Bureau estimates a median household income of $84,357 for Placer County in the year 2018 (most recent data available), which was higher than the state of California's median income of $71,228.

Transportation

Interstate 80, State Highway 65 and State Highway 193 are the major routes traversing the region. Major urban arterials in the southern part of the county include Douglas Boulevard, Sierra College Boulevard, Roseville Parkway, Pleasant Grove Boulevard, Sunrise Avenue, Auburn-Folsom Road and Foothills Boulevard.

In addition to roadways within the county limits, south Placer County enjoys proximity to many of the Sacramento region's freeways that provide access to the San Francisco Bay Area to the west, Central and Southern California to the south, Northern California and Oregon to the north, and Nevada to the east. Sacramento International Airport is situated about 10 miles west of the county border. The county is also home to a couple of small private airports. The region has good railroad service, including the transcontinental Union Pacific Railroad and Amtrak. The Capitol Corridor system

provides high-speed commuter rail service from Roseville to San Jose and Placer County Transit provides seven fixed routes servicing areas from Colfax down to Watt Avenue in Sacramento.

Recreation & Community Services

Placer County has ample community services and recreational opportunities. The County, cities and various park districts operate numerous public parks, golf courses, aquatic centers, libraries and community centers. Many private golf courses are located in the region, and several ski resorts are located in the mountains. Within the county lies a portion of the Folsom Lake State Recreation Area, a boating, fishing, and swimming retreat.

In terms of higher education, Placer County is home to Sierra College in Rocklin, a two-year community college offering a wide range of day and evening classes serving over 25,000 students. Sierra College also has an extension campus located in the Vernon District in Roseville and two additional campuses – the Nevada County and Tahoe-Truckee campuses. In 2004, William Jessup University, a private Christian college, moved from San Jose to a new facility in Rocklin. Additional university campuses within the county include Brandman University, National University and University of Phoenix, all located in Roseville.

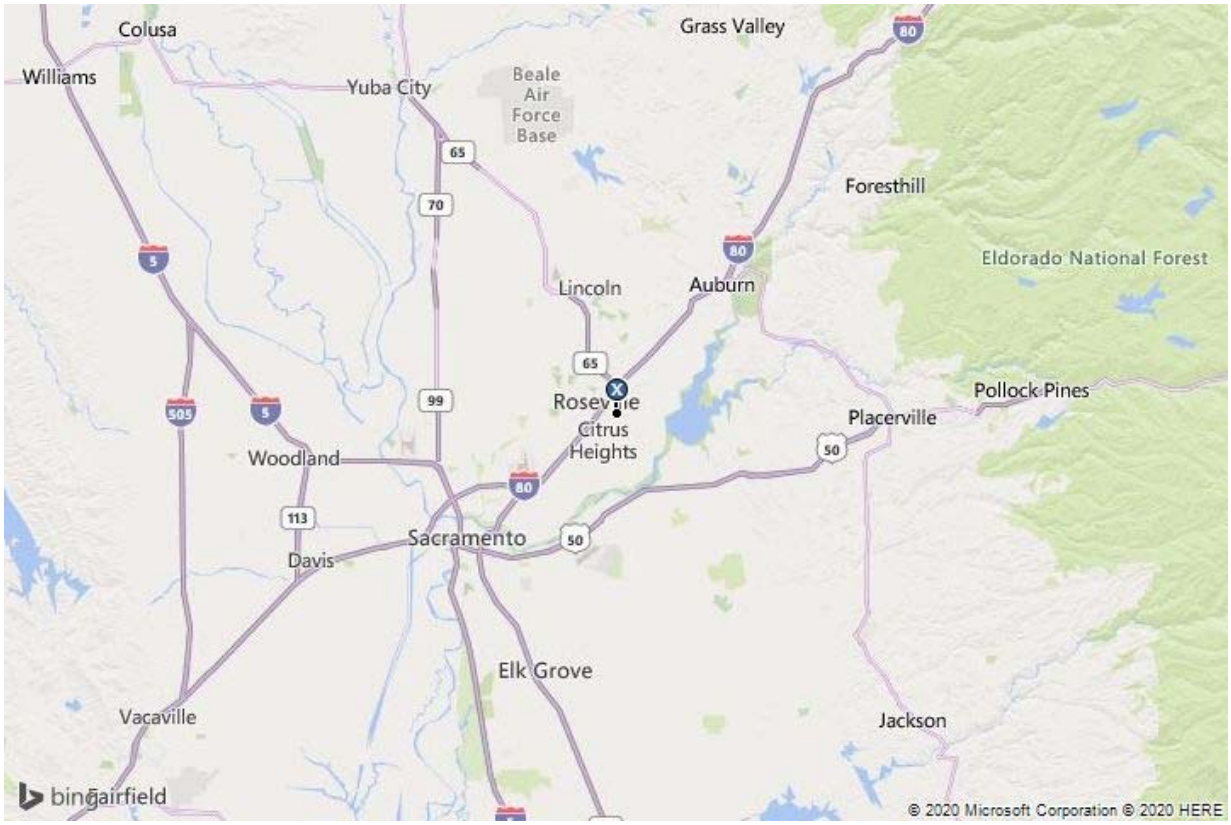
The region offers good health services, including hospitals and medical office facilities. Two hospitals are located in Roseville – the Sutter Roseville Medical Center and Kaiser Permanente. In addition to the hospital, construction has completed for a new state-of-the-art, 210,000 square foot Kaiser Permanente medical campus to replace their existing campus on Riverside Avenue. The city of Auburn is home to Sutter Auburn Faith Hospital, Sutter Medical Center-Auburn, UC Davis Medical Center, Foundation Medical Clinic and Heritage Medical Center Complex. The city of Lincoln contains medical offices/clinics operated by Sutter, UC Davis, Kaiser and Catholic Healthcare West. In addition to these institutional health care facilities, the county is home to a large and growing number of private physicians, dentists, clinics and other medical specialists.

The city of Roseville is south Placer's hub for fine dining and entertainment. Several upscale restaurants are situated along Eureka Road, Roseville Parkway and Galleria Boulevard. Roseville and Rocklin both offer two multi-screen movie theatres, and Auburn has one theatre. Shopping centers are widespread, the largest of which are the Galleria at Roseville, a regional shopping mall that opened in 2000 and was expanded in 2008-2009, and the Fountains at Roseville, an outdoor lifestyle center that opened in June 2008.

Conclusion

Placer County encompasses a diverse area, with growing cities, small towns and rural areas, and an abundance of open space. The cities of Roseville, Rocklin and Lincoln have experienced strong growth in population and development over the past several years. Placer County is one of the most affluent in the greater Sacramento region in terms of household income levels. The area has a number of positive attributes, including seismic stability, a well-educated work force, good transportation systems, relative affordability and availability of housing compared to the Bay Area, and an excellent level of community services. The long-term outlook for the region is very good.

Area Map


Colusa
Williams
Yuba City
Beale Air Force Base
Grass Valley
Foresthill
Eldorado National Forest
Lincoln
Auburn
Roseville
Citrus Heights
Pollock Pines
Placerville
Woodland
Sacramento
Davis
Elk Grove
Vacaville
Jackson
Fairfield
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Surrounding Area Analysis

Location

The boundaries of a neighborhood identify the physical area that influences the value of the subject property. These boundaries may coincide with observable changes in prevailing land use or occupant characteristics. Physical features such as the type of development, street patterns, terrain, vegetation and parcel size tend to identify neighborhoods. Roadways, waterways, and changing elevations can also create neighborhood boundaries.

The subject property is located in the southwest portion of Placer County, within the city of Roseville. The neighborhood boundaries can generally be described as Interstate 80 to the north and west, Sierra College Boulevard to the east, and Cirby Way and Old Auburn Road to the south.

Access and Linkages

There are several major thoroughfares in the subject's neighborhood, making it a central location with convenient access to neighboring communities. The primary north-south traffic corridors are Eureka Road, East Roseville Parkway, Sierra College Boulevard and Sunrise Avenue. The primary east-west connector in the neighborhood is Douglas Boulevard. Douglas Boulevard connects with Interstate 80 and historic sections of Roseville to the west, and Folsom Lake to the east. Sierra College Boulevard is located east of the subject property, which links with Rocklin to the north and Orangevale to the south. The road systems provide adequate access to all areas within east Roseville, as well as other nearby neighborhoods and freeway destinations.

To the west, Interstate 80 travels through Sacramento, Davis and the San Francisco Bay Area. To the east, Interstate 80 intersects State Highway 65, which provides access to employment and retail centers within the northern portions of Roseville and Rocklin. East of State Highway 65, the freeway travels through the Sierra Nevada foothills, the general Lake Tahoe region and Reno.

Public transportation is provided by Roseville Transit and provides access to 12 regular local routes within the City of Roseville. The local market perceives public transportation as average compared to other areas in the region. However, the primary mode of transportation in this area is the automobile.

Demographics

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

Surrounding Area Demographics					
2020 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	95661 (Roseville, CA)	Placer County, CA
Population 2010	13,722	94,297	260,678	29,826	348,432
Population 2020	13,942	98,872	280,141	32,139	398,650
Population 2025	14,222	101,791	290,805	33,422	419,234
Compound % Change 2010-2020	0.2%	0.5%	0.7%	0.7%	1.4%
Compound % Change 2020-2025	0.4%	0.6%	0.7%	0.8%	1.0%
Households 2010	5,538	35,900	99,139	11,719	132,627
Households 2020	5,849	38,462	107,103	12,918	153,060
Households 2025	6,038	39,859	111,348	13,527	161,485
Compound % Change 2010-2020	0.5%	0.7%	0.8%	1.0%	1.4%
Compound % Change 2020-2025	0.6%	0.7%	0.8%	0.9%	1.1%
Median Household Income 2020	$80,354	$78,079	$78,846	$84,342	$88,748
Average Household Size	2.4	2.6	2.6	2.5	2.6
College Graduate %	34%	32%	32%	39%	38%
Median Age	45	41	40	43	43
Owner Occupied %	65%	63%	64%	60%	71%
Renter Occupied %	35%	37%	36%	40%	29%
Median Owner Occupied Housing Value	$465,609	$459,682	$448,361	$547,093	$557,525
Median Year Structure Built	1981	1981	1983	1986	1994
Average Travel Time to Work in Minutes	29	28	28	27	30

Source: Environics Analytics

As shown above, the current population within a 3-mile radius of the subject is 98,872, and the average household size is 2.6. Population in the area has grown since the 2010 census, and this trend is projected to continue over the next five years. Compared to Placer County overall, the population within a 3-mile radius is projected to grow at a slower rate.

Median household income is $78,079, which is lower than the household income for Placer County. Residents within a 3-mile radius have a lower level of educational attainment than those of Placer County, while median owner occupied home values are considerably lower.

Land Use

The subject neighborhood includes a mix of single-family, multi-family, commercial and office development. The subject is immediately surrounded by public uses and single family residential development.

The majority of the Roseville/Rocklin office market is situated along Douglas Boulevard. Generally, office development along this corridor consists of multi-tenant office buildings and office complexes. Additionally, the area's most notable tenants and Class A buildings are typically located along Douglas Boulevard. Eureka Road, located northeast of the subject off of Douglas Boulevard, features more diverse development consisting of office, retail and residential properties. Near Interstate 80, Eureka Road is developed primarily with retail development. As the road heads southeast toward Douglas Boulevard, development transitions primarily into multi-tenant office buildings with some supporting retail properties.

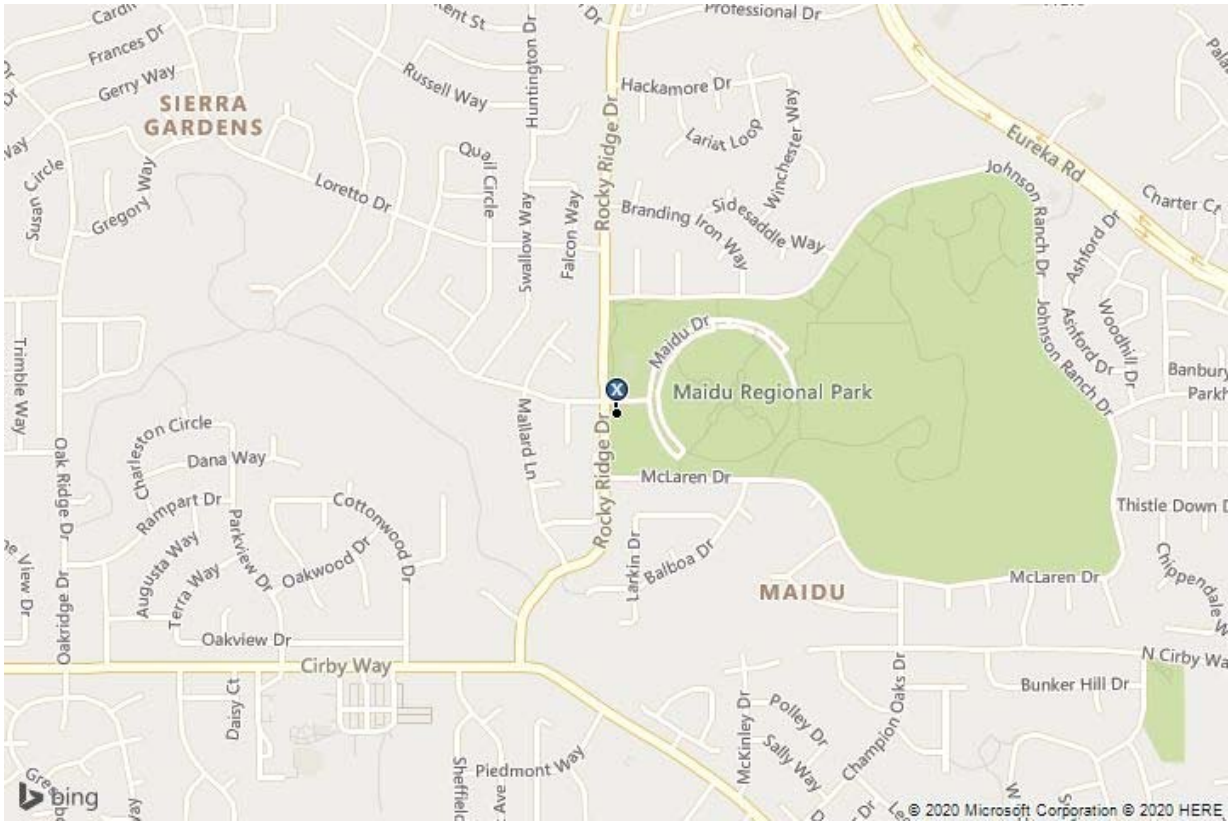
Northwest of the subject along North Sunrise Avenue is a strong retail presence. This area is home to the Roseville Auto Mall, Centerpointe Marketplace, as well as several shopping centers and big-box stores including The Home Depot and Fry's Electronics. North of Interstate 80 is the Galleria at Roseville regional mall. Additionally, large-scale retail projects have been developed adjacent to the Galleria, including the Creekside Town Center, Tuscany Village, The Fountains and The Ridge shopping centers. Traveling east along Douglas Boulevard (between Interstate 80 and Sierra College Boulevard) is additional retail development with multiple anchored centers.

There are several community uses in the neighborhood, such as schools, religious facilities, medical facilities, parks, and recreational and cultural facilities. There are multiple parks within the subject's neighborhood, including Maidu Regional Park, Eastwood Park, Sierra Gardens Park and Olympus Park. Maidu Regional Park is the largest of these and represents the area's primary recreational facility, housing several softball fields, batting cages, a community center, a skateboard park and a basketball court. Traveling along Douglas Boulevard, the Folsom Lake Recreational Center is approximately seven miles east of the subject. Oakmont High School, Granite Bay High School and Roseville High School are the area's primary secondary schools. Sierra Community College (main campus) is located to the north of the subject in Rocklin, and also services the area. There is a satellite campus for Sierra Community College at the northeast corner of Sunrise Avenue and Frances Drive.

Outlook and Conclusions

The subject property is located in an area of mature commercial and residential development. The neighborhood's proximity to Interstate 80 and other major thoroughfares are considered a positive attribute. The area is considered to be a middle income neighborhood with adequate support facilities. The condition and quality of the neighborhood is rated as average to good. Overall, the neighborhood balance of uses and current activity indicate long-term growth and potential appreciation, though the COVID-19 pandemic may adversely affect property values in the near-term.

Surrounding Area Map



Residential Market Analysis

Given prevailing land use patterns and the subject's zoning, a likely use of the property is for residential development. In the following paragraphs, we examine supply and demand indicators for residential development in the subject's area.

Submarket Overview

The subject is located in the City of Roseville. The subject is adjacent to older home construction and is considered to have good transportation linkages. The neighborhood is characterized as a suburban area that appeals to both local workers and commuters. Based on existing surrounding homes and new projects under development, the subject characteristics best support a project designed for a combination of entry-level and/or first-time move-up home buyers.

Single-Family Building Permits

Single-family building permits for the city of Roseville as well as Placer County totals are shown in the following table.

Building Permits		
Year	City of Roseville	Placer County
2007	1,050	2,188
2008	676	1,393
2009	602	1,130
2010	635	1,087
2011	411	812
2012	663	1,189
2013	535	1,268
2014	645	1,636
2015	967	1,996
2016	862	2,107
2017	1,191	2,500
2018	808	1,884
2019	998	2,035
2020 (Feb.)	156	319

Source: SOCDS Building Permits Database

New Home Pricing and Sales

The Gregory Group surveys active new home projects in California and Nevada. On the following page we present a table containing indicators for active single-family residential projects the subject's County for the past three years. The data include both attached and detached projects, but the vast majority of units are detached homes.

New Home Sales History

Time Period	Average price	% Change Average Price	Average Home Size (SF)	Average Price/Avg SF	% Change Price/SF	Quarter Sold	Number of Projects	Sold Per Proj. Per Month
1Q 2016	$490,226	-	2,675	$183.26	-	428	49	2.91
2Q 2016	$500,866	2.2%	2,700	$185.51	1.2%	462	53	2.91
3Q 2016	$512,573	2.3%	2,735	$187.41	1.0%	352	53	2.21
4Q 2016	$519,126	1.3%	2,737	$189.67	1.2%	401	55	2.43
1Q 2017	$520,325	0.2%	2,698	$192.86	1.7%	493	59	2.79
2Q 2017	$526,062	1.1%	2,688	$195.71	1.5%	700	61	3.83
3Q 2017	$513,858	-2.3%	2,610	$196.88	0.6%	341	55	2.07
4Q 2017	$519,636	1.1%	2,606	$199.40	1.3%	332	56	1.98
1Q 2018	$517,797	-0.4%	2,538	$204.02	2.3%	520	60	2.89
2Q 2018	$533,097	3.0%	2,566	$207.75	1.8%	535	57	3.13
3Q 2018	$546,323	2.5%	2,568	$212.74	2.4%	373	50	2.49
4Q 2018	$552,195	1.1%	2,570	$214.86	1.0%	248	47	1.76
1Q 2019	$558,717	1.2%	2,587	$215.97	0.5%	399	47	2.83
2Q 2019	$562,415	2.9%	2,559	$219.78	3.3%	433	55	2.62
3Q 2019	$561,823	1.7%	2,533	$221.80	3.2%	388	54	2.40
4Q 2019	$551,303	-1.3%	2,477	$222.57	3.1%	372	54	2.30

In terms of the number of home sales in Placer County, over the last 12 months, the average was 2.54 sales per month per project, which was slightly down from the average for the prior 12-month period of 2.57 sales per month per project.

Active New Home Projects Pricing and Absorption

There are 27 active projects in the market areas of Roseville with average lot sizes 10,000 square feet or below. These projects are summarized in the tables below and on the following page, based on data from the First Quarter of 2020.

Active Projects

Project	Master Plan	Community	Developer	Average Price	Avg. Home	Average Price/SF	Typical Lot Size	Units Planne	Units Offered	Units Sold	Units Unsold
Blume	Solaire	Roseville	Taylor Morrison Homes	$483,657	2,314	$209	5,000	73	73	73	0
Cadence	WestPark	Roseville	KB Home	$472,500	2,119	$223	4,050	88	66	65	1
Catalina	Fiddyment Farm	Roseville	Taylor Morrison Homes	$487,990	2,314	$211	5,250	45	16	5	11
Corvara	Fiddyment Farm	Roseville	Lennar Homes	$534,990	2,469	$217	4,000	134	65	60	5
Eclipse Heritage	Solaire	Roseville	Lennar Homes	$584,657	2,627	$223	6,000	156	97	88	9
:arms at Riolo Maripos:	No	Roseville	Homes by Towne	$486,765	2,271	$214	7,000	107	51	34	17
Fieldstone	Fiddyment Farm	Roseville	Richmond American Homes	$477,700	2,172	$220	6,500	60	5	2	3
Larissa Heritage	Solaire	Roseville	Lennar Homes	$514,990	2,111	$244	5,000	91	91	82	9
Liberty Village	No	Roseville	Taylor Morrison Homes	$410,990	1,775	$232	2,200	53	45	32	13
Meridian Heritage	Solaire	Roseville	Lennar Homes	$435,240	1,546	$282	4,500	175	104	96	8
Monarch	Fiddyment Farm	Roseville	Taylor Morrison Homes	$520,323	2,468	$211	5,775	94	16	8	8
Monterosa	Fiddyment Farm	Roseville	Lennar Homes	$553,990	2,569	$216	5,500	68	68	64	4
Monument Village	Sierra Vista	Roseville	JMC Homes	$489,990	2,100	$233	4,500	92	68	68	0
Morgan Ranch	No	Roseville	Homes by Towne	$602,917	3,024	$199	10,000	61	36	28	8
Northwood ll	Fiddyment Farm	Roseville	JMC Homes	$445,990	1,455	$307	5,775	116	116	116	0
Palisade Village	Sierra Vista	Roseville	JMC Homes	$439,490	1,631	$269	3,600	88	42	41	1
Pinnacle Village	Sierra Vista	Roseville	JMC Homes	$612,990	2,657	$231	7,150	82	51	50	1
Ravenna	No	Roseville	JMC Homes	$503,323	1,961	$257	5,775	92	14	3	11
Summerwood	Fiddyment Farm	Roseville	JMC Homes	$497,490	1,826	$272	6,050	125	125	125	0
The Hills at Paradiso	Solaire	Roseville	Woodside Homes	$478,990	1,971	$243	4,500	58	39	35	4
The Ridge at Paradiso	Solaire	Roseville	Woodside Homes	$515,657	2,175	$237	5,500	42	28	23	5
The Summit	WestPark	Roseville	Meritage Homes	$547,450	2,648	$207	6,600	152	100	87	13
Treo	Solaire	Roseville	Taylor Morrison Homes	$533,740	2,695	$198	6,000	72	72	72	0
Valleybrook	Fiddyment Farm	Roseville	JMC Homes	$754,990	3,572	$211	8,500	70	62	58	4
Veranda	Stone Ridge	Roseville	Elliott Homes	$414,200	1,652	$251	3,000	149	120	120	0
Wildwood	Fiddyment Farm	Roseville	JMC Homes	$602,190	2,716	$222	6,600	169	115	108	7
Woodbridge	Fiddyment Farm	Roseville	Signature Homes	$590,687	2,648	$223	5,500	116	65	62	3
			Minimum	$410,990	1,455	$198.05	2,200				
			Maximum	$754,990	3,572	$306.52	10,000				
			Average	$518,292	2,277	$231.86	5,549				

Aborption

Project	Builder	Avg. Home Price	Avg. Home Size	Lot Size (SF)	4Q 2019	3Q 2019	2Q 2019	1Q 2019	12-Month	Avg. Per Quarter	Avg. Per Month
Blume	Taylor Morrison Homes	$483,657	2,314	5,000	9	0	14	6	29	7.3	**2.4**
Cadence	KB Home	$472,500	2,119	4,050	30	5	15	15	65	16.3	**5.4**
Catalina	Taylor Morrison Homes	$487,990	2,314	5,250	5	0	-	-	5	2.5	**0.8**
Corvara	Lennar Homes	$534,990	2,469	4,000	16	10	14	4	44	11.0	**3.7**
Eclipse Heritage	Lennar Homes	$584,657	2,627	6,000	16	6	6	19	47	11.8	**3.9**
Farms at Riolo Mariposa	Homes by Towne	$486,765	2,271	7,000	2	4	4	4	14	3.5	**1.2**
Fieldstone	Richmond American Homes	$477,700	2,172	6,500	2	-	-	-	2	2.0	**0.7**
Larissa Heritage	Lennar Homes	$514,990	2,111	5,000	9	5	14	11	39	9.8	**3.3**
Liberty Village	Taylor Morrison Homes	$410,990	1,775	2,200	25	7	0	-	32	10.7	**3.6**
Meridian Heritage	Lennar Homes	$435,240	1,546	4,500	11	12	19	5	47	11.8	**3.9**
Monarch	Taylor Morrison Homes	$520,323	2,468	5,775	4	4	-	-	8	4.0	**1.3**
Monterosa	Lennar Homes	$553,990	2,569	5,500	5	23	22	2	52	13.0	**4.3**
Monument Village	JMC Homes	$489,990	2,100	4,500	17	21	28	2	68	17.0	**5.7**
Morgan Ranch	Homes by Towne	$602,917	3,024	10,000	7	2	2	4	15	3.8	**1.3**
Northwood ll	JMC Homes	$445,990	1,455	5,775	8	6	10	25	49	12.3	**4.1**
Palisade Village	JMC Homes	$439,490	1,631	3,600	27	14	-	-	41	20.5	**6.8**
Pinnacle Village	JMC Homes	$612,990	2,657	7,150	15	12	16	7	50	12.5	**4.2**
Ravenna	JMC Homes	$503,323	1,961	5,775	3	-	-	-	3	3.0	**1.0**
Summerwood	JMC Homes	$497,490	1,826	6,050	11	13	10	3	37	9.3	**3.1**
The Hills at Paradiso	Woodside Homes	$478,990	1,971	4,500	14	6	8	6	34	8.5	**2.8**
The Ridge at Paradiso	Woodside Homes	$515,657	2,175	5,500	11	3	5	4	23	5.8	**1.9**
The Summit	Meritage Homes	$547,450	2,648	6,600	16	9	9	8	42	10.5	**3.5**
Treo	Taylor Morrison Homes	$533,740	2,695	6,000	2	6	1	13	22	5.5	**1.8**
Valleybrook	JMC Homes	$754,990	3,572	8,500	11	5	10	13	39	9.8	**3.3**
Veranda	Elliott Homes	$414,200	1,652	3,000	0	0	12	26	38	9.5	**3.2**
Wildwood	JMC Homes	$602,190	2,716	6,600	13	13	8	7	41	10.3	**3.4**
Woodbridge	Signature Homes	$590,687	2,648	5,500	5	2	9	8	24	6.0	**2.0**
				Total	294	188	236	192			
				No. of Active Projects	27	25	22	21			
				Quarterly Pro-Rata	10.9	7.5	10.7	9.1			
				Monthly Pro-Rata	**3.6**	**2.5**	**3.6**	**3.0**			
								3.2	**Average Monthly Pro-Rata**		

Conclusions

We have summarized some of the key points from this section as follows:

- Building permit activity for single-family residences in Roseville reached a peak about nine years ago, then fell precipitously during the recessionary period, but has been increasing in more recent years and has recently set a new high point in building permit activity in 2017.
- New home pricing in Placer County has been in a general increasing pattern over the last four years, the average price and average price per square foot per home has steadily increased and reached its highest point in the most recent quarter.
- New home pricing per square foot of living area in Roseville has been generally increasing over the last three to four years.
- There are currently 27 active new home projects in Roseville with lot sizes of 10,000 square feet and under. This is among the highest levels of active projects observed since the past expansionary period.
- Absorption rates within new home projects in Roseville have ranged from 0.7 to 6.8 sales per month over the past year, with an average of 3.2 sales per month. Note a majority of the newer projects have a lower average per month because they have recently started selling homes.

- Prior to the COVID-19 pandemic, we heard of some markets across the nation cooling somewhat and concerns related to the potential of a recession in the next year or two. It appears the COVID-19 pandemic has accelerated the timeline for recession, and it is believed to occur in the near term with many market participants uncertain about today's market. Overall, demand for new homes in the subject's market area remains stable, despite the concerns with COVID-19.

COVID-19 Impact on Current Valuations

The best measure of any impact on values due to COVID-19 would be in direct transaction indicators that are objectively verified and clearly show data points, current pricing discovery, and the ability to measure movement in values from a prior baseline; and to understand direction in overall values. This would include sales transactions, leasing activity, vacancy rates and/or cap rates that have visibly moved off of early Q1 levels (baseline), or form a conclusive basis for new pricing. However, given the unique nature and recency of this event, minimal activity is evident from which to draw benchmark comparisons based on transactional data.

In the absence of transaction data, there is empirical data in the market that can be gleaned and assist in estimating the valuation metrics and assessing their reliability in estimating current value. In this initial phase of the pandemic, early emerging trends include:

- Market confidence (fundamental economic fear)
- Expectations of impaired property/operating performance
- Re-pricing risk (debt and equity)
- Liquidity duration
- Impaired market and pricing activity

All or some of the above may be shorter-term issues, but others may linger and have a lasting impact on valuations in the commercial real estate (CRE) sector along a continuum of time.

At this juncture, the global question facing market participants is: “How long does this crisis last and how deep will its impact become?” At a minimum, Q2 economic performance will be dismal based on most economic forecasts. Shelter-in-Place and Stay-at-Home Executive Orders for most of the U.S. states now run through April 30, at a minimum.

As of April 1, market confidence was moderate (for the moment) but uncertain in its moderate conviction. Many governments are inducing incentives to support their national economies. On March 27, 2020, the U.S. Congress approved a $2 Trillion stimulus package intended to support payrolls and create economic “breathing room.” The length of the current social-distancing measures likely impacts future operating performance.

One of the unknowns is, “How long can the world stay shut down, with everyone staying in their home?” There remains hope the onset of summer will slow the virus transmission; there is active concern for healthcare workers and their families, and concern for our own families. A psychologically important factor affecting market confidence is the shocking rate of supply disruption at all levels, particularly in medical supplies and protective equipment; all the more alarming to a U.S. population accustomed to everything on demand.

Based on discussions and interviews with a wide range of market participants, a variety of factors and concerns are prevalent in the market that will likely have a negative impact broadly on CRE values, depending on property type and region. Essential Service Providers will be less impacted (distribution

facilities, medical facilities, grocery service) as the performance of these sectors is expected to continue.

However, the broader market will experience myriad issues based on survey respondents including:

Uncertainty

- Restricted access to capital
- Unemployment concerns (increasing to 15% in Q2)
- GDP decline (-30% in Q2)
- Duration of crisis

Lender Concerns

- DSCR are impacted based on changes in rental revenue and collections
- Loan covenants could trigger due to changes in near-term value
- Borrowers are concerned about their tenants' ability to pay rent
- Borrowers are concerned about their ability to keep their loans current
- Lenders are also concerned about the need for loan modifications or work outs

Publicly Traded Securities

- Stock indexes are down approximately 25% to 30%
- REIT pricing down approximately 25%
- Crude oil down approximately 40%

Return Requirements

- Interest rates may stay in the 4%- 4.5% range, despite the Federal Reserve's reduction efforts. Banks have to tightly manage their capital reserves and ratios and therefore are requiring higher spreads for current risk profile
- Durability of Cash Flow forces (new) equity investors to reprice risk. Standby (available, uncommitted) equity now has to be patient until a clearer "path forward" emerges
- Impact on cap rates would be upward

Each of the above observations provides empirical evidence that the market has shifted downward and real estate values will likewise be impacted, but to what degree is not certain.

Few experts or economists at this point are willing to state a threshold duration at which point everything will return to normal quickly, versus a duration of limited economic activity that spirals into worldwide recession. At the moment, the prevailing hope of the world is that science miraculously manufactures a cure, while in the meantime, all social activity ceases worldwide.

Integra Current Valuation Framework (April 1 – present)

The preceding property market analysis focuses on recent historic trends before the physical and social impacts of the COVID-19 pandemic were revealed in the U.S. in early March 2020. The property market analysis was current through Q1-2020 with trends and indications for solid growth by most all market indicators. Many current market participants believe the commercial real estate (CRE) markets will return to trend – the lingering question, "How long will it take?" remains uncertain.

What we do know with reasonable certainty:

- At a minimum, Q2 economic performance will be dismal.
- Shelter-in-Place and Stay-at-Home executive orders will have a profound impact on GDP with rising unemployment damaging forward economic performance for three, if not six months at a minimum.
- The Federal Reserve's attempt to lower nominal rates was thwarted by lenders setting floors on spreads. Congress subsequently approved a $2 Trillion stimulus package on Friday March 27, 2020. This could provide some economic relief, but businesses, owners, investors, and bankers need to support payroll retention and an aggressive program of economic goodwill throughout all sectors of the economy.

Everything forward beyond those three known factors remains subject to considerable risk/uncertainty.

The current macro-framework to sustain through this pandemic is to take 2007 "Blend and Extend" methods, and enhance them. Be wary of repricing assets too quickly (downward), lest all asset prices collapse. A market equilibrium in transaction pricing will need to be reset over the coming 60 days, therefore do not delay in providing banking liquidity, and direct incentives to support a transaction reset. Do not backstop transaction repricing for too long because artificial pricing support could become unsustainable, prolonging economic recovery.

Our current surveys of market participants (March 11 – March 30, 2020) indicates a focus in the following areas impacting value:

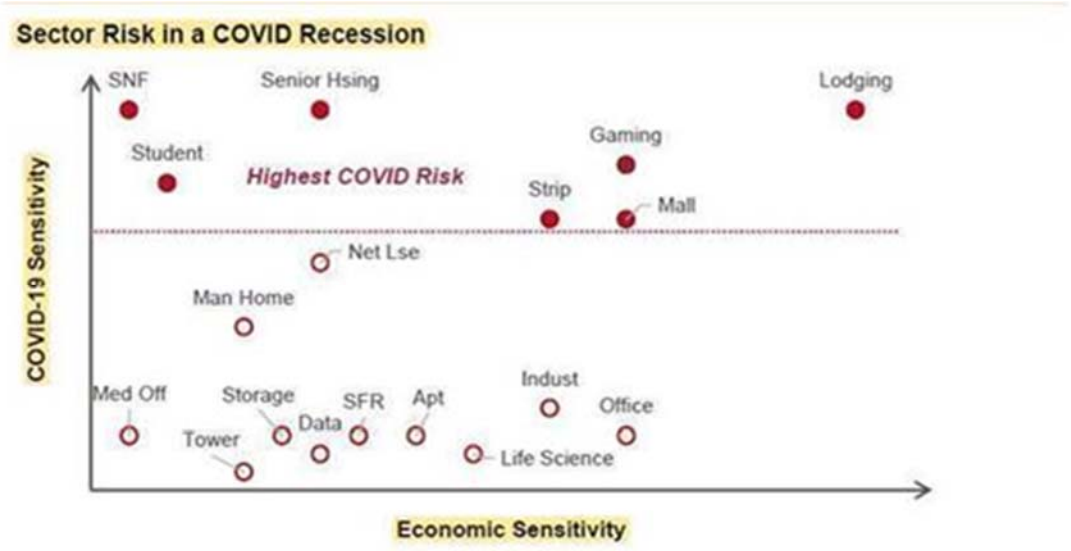
- Impacts could (should) vary by property type, class, and location
- Cost of capital (both debt and equity) is increasing, but at different rates for different asset classes
- Declines in property operations/forecasts (NOI) vary in duration based on property type, class; location; and tenant durability under potential recessionary pressures
- Increases in cap rates (and normalized yields) will vary by property type, class and location as will the underlying assumptions on stabilized or periodic cash flow
- Marketing times for most assets will increase, but the next 45 days will be uncertain on outright marketability regardless of price. This so far has not yet occurred, although deals and listings have slowed dramatically in these first few weeks. To a large extent, deal flow has

halted based on the sheer physical constraints imposed on property showings/due diligence, etc. under current distancing restrictions.

- Market sentiment in the coming 14 - 30 days regarding healthcare performance/business performance/employment security/physical security will affect market investment expectations, yields, and the temperament for risk.

Impact by Property Type, Class & Location

Below is a graph prepared by Greenstreet Advisors plotting the sensitivity (and risk) associated with various property types with the negative impact on value being greater for those assets with greater sensitivity. Those assets relating to essential business operations (grocery, medical, distribution) are less affected than for example lodging and malls where social distancing is more difficult.



Cost of Capital/Liquidity

The cost of capital, both for debt and equity, had been at near historic lows pre crisis. Borrowers had a myriad of options from a variety of capital sources. As the crisis began to unfold in early 2020, treasury rates were moving down as the Fed sought to keep the market liquid. When it became clear the global crisis had landed in the United States, the Fed moved rates to near zero. Many lending institutions instituted floors (spreads widened) because the fixed costs of doing a deal had to be covered.

As lenders are coming to grips with the severity of the economic outlook, many have pulled back from the market altogether while others reacted by raising interest rates, lowering loan to values, or a combination of both. There are clearly some lenders who are “out” while others remain in the market. There are fewer options in the market and those options are more expensive today than 30 days ago. The rise in cost varies notably by property type with agency lenders and HUD determined to provide liquidity to the multi-family market while at the other end of the spectrum, financing a hotel is challenging, land financing is nonexistent. Assets focused on essential business operations (e.g., grocery or last mile industrial) remain in favor as do net leased assets with recession-resistant business profiles.

Equity is less clear at the moment. While large pools of capital were being raised through 2019 and into Q1-2020, the strategy has suddenly shifted. Equity is available, and deals are finalizing that were contracted pre-COVID-19, on the strength of the equity sponsor, but deal flow will likely pause for 15-30 days as equity repricing occurs. This will coincide (hopefully) with an abatement (or clarity) in the world's critical health status by May 1, 2020.

Declines in Property Operations/Forecasts

The lodging, retail, student housing and senior sectors are generally viewed as expecting to suffer the greatest. Once again, this varies by location and type. Restaurant retail is generally viewed as having greatest risk but is expected to rebound quickly as pent-up demand explodes when everyone can leave their home. Grocery retail is currently performing well with big box stores setting record sales per square foot.

Radical changes in the employment picture will begin to affect the housing sector, both single-family and apartments. Apartments will not be immune or "safe" from lost rent, varying by type and location depending on the tenant base employment and its ability to weather a 6 to 12-month contraction.

There is an expectation in the market that, for many retail centers, tenants will not be paying rent. Without customers, particularly in states with stay-at-home orders, there simply is no revenue available. Tenants and owners alike are reviewing force majeure clauses in their leases.

Rent projections are being held flat in modeling cash flows going forward with the length of time dependent on the asset type.

Depending upon whether values are based on yield capitalization (DCF) or direct capitalization, care must be given to provide "stabilized" forecasts to capitalize; and to normalize yield levels for projecting variable year yield cap.

Premiums on Capitalization Rates

While many deals have fallen out of contract, other deals are still closing. Some are closing at their pre-crisis contract price levels while many deals are being re-traded in the market with discounts influenced by property type, location and buyer/seller motivations.

As the transaction market solidifies, the impact on capitalization rates will become clearer. Some market participants believe the answer to market value lies in the capitalization rates while others believe rates are not moving but net operating income in the short run is being impacted. Once again, the answers vary by property type and location.

Clearly, the cost of capital (debt and equity) has increased. Valuation theory suggests via band of investment analysis that as interest rates and cash on cash equity rates increase, capitalization rates increase. A 100 basis point upward movement in interest rates for example, combined with a modest rise in equity returns, can move capitalization rates up over 100 basis points. We temper this analysis however with the understanding that it is difficult to settle on the inputs given the wide range of data in the market. In addition, care must be taken not to "double hit" the analysis by modeling

significantly lower net income via lower performance projections and at the same time raising the return requirements.

Normalization of Yields

All yield capitalization is based on forward forecasting of property performance to generate a current cash flow, and future forecasted reversion. Therefore, the timeframe for the market to reach a point of pricing transparency to "return to par" is the critical assumption in the yield cap.

The longer or less likely the assumptions are, the higher the near-term yields. Valuation theory and past downward economic cycles suggest a shortening of the holding period and a normalization of "overall yield" applied over the shorter holding period.

As the transaction market solidifies, the impact on investment rates and relationship of assumption risk to market risk will become clearer.

Marketing and Exposure Time

At the present time, there is consensus of declining market demand in CRE transactions, due to market conditions ensuing from COVID-19. It is natural to assume that exposure time on properties either for sale or lease, will likely be extended. Comparing pre-COVID-19 exposure periods (perhaps the best) to the banking crisis of 2008/2009 (perhaps the worst) can glean some differences that could extrapolate to exposure time going forward, i.e. from peak to trough.

Sector	Months on Market March 2008-09	Months on Market March 2018-19	Change in Months	% Change Peak to Trough
Office	29.6	14.8	14.8	100%
Retail	15	11.4	3.6	32%
Industrial	19.6	6.7	12.9	192%
Average	21.4	11.0	10.4	95%

Source: Costar – data presented in Months

Days on the market increased substantially in the last economic crisis of 2008-2009, with an average of 21 months on market for major property classes. The trailing 12 months preceding the COVID-19 crisis, days on the market were 11 months.

Based on this historical perspective, marketing time could potentially double from current levels. This would have to be tempered recognizing that the depth and duration of this current economic crisis is tied to a health crisis and may have a conclusion more closely tied to its resolution.

General Public Market Sentiment

General public market sentiment is a changing rollercoaster with each passing day. Right now, sentiment is cautious and trying not to overreact, but provide some relief, negotiate in good faith; try and be humane and understand the entire world is in this together. Some countries take two weeks off each year for holiday, and their entire economy doesn't fall apart. The world is not going to take another four-week vacation from large components of consumer-facing and public activities.

Most humans are sequestered in their homes with limited social contact, with reasoned concerns for the health and safety of our families and friends, all the while consuming worldwide coverage and analysis of atypical death rates from an infectious virus not seen in over 100 years.

Market sentiment more than likely gets worse in the coming weeks before it gets better absent the announcement of a miracle cure / treatment during that time.

Conclusion

This heightened uncertainty forms the basis of defined risk. Considering the subject's relative sensitivity to the COVID-19 risks as of the effective date of the valuation, Integra rates the relative risks of the subject property as of the effective date as follows:

Risk Analysis	
Property Type Sensitivity to Risk	Low – The subject is vacant residential land.
Property Location Sensitivity to Risk	Low – While still located in California, where there are more cases than a majority of the country, Placer County has a less dense population and has only seen a small number of cases.
Cost of Capital Impact\Risk	Low to Moderate– Continued capital appears available, and investment in residential properties is expected to continue. Spreads are currently reasonable, and agency lending remains available competitively.

Property Analysis

Land Description and Analysis

Land Description	
Land Area	0.51 acres; 22,216 SF
Source of Land Area	Public Records
Primary Street Frontage	Maidu Drive
Secondary Street Frontage	Rocky Ridge Drive
Shape	Irregular
Corner	Yes
Topography	Generally level and above street grade
Drainage	No problems reported or observed
Environmental Hazards	None reported or observed
Ground Stability	No problems reported or observed
Flood Area Panel Number	06061C-1032H
Date	November 2, 2018
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No
Zoning; Other Regulations	
Zoning Jurisdiction	City of Roseville Planning Department
Zoning Designation	PR
Description	Park and Recreation
Legally Conforming?	Appears to be legally conforming
Zoning Change Likely?	No
Permitted Uses	The park and recreation district may be applied to both public and private recreation facilities. It is intended to be applied to larger parks especially community wide facilities, but may also be applied to smaller neighborhood facilities when it is important, due to the planned facilities or natural features, to designate the site for park and recreation uses.
Other Land Use Regulations	None noted
Utilities	
Service	Provider
Water	City of Roseville
Sewer	City of Roseville
Electricity	Roseville Electric
Natural Gas	PG&E
Local Phone	Various

The subject is currently zoned PR, Park and Recreation, and is currently used as a batting cage facility. As previously noted, this report considers the value of the subject property based on its highest and best economic use, which is single family residential development. It is a hypothetical condition of this report that the subject is zoned R-1, similar to adjacent development. As of the date of value, the property is generally level, and all offsite improvements are in place. We are not experts in the interpretation of zoning ordinances. An appropriately qualified land use attorney should be engaged if a determination of compliance with zoning is required.

The permitted uses for land within the R-1, Single Family Residential, includes single-family residential development. Specifically, the types of land use intended for the R-1 zoning district include detached single family homes and related uses inclusive of half-plexes. Density under the general plan for the adjacent residential subdivisions is 3.5 units per acre. The subject cannot be subdivided into multiple lots because it would exceed the maximum allowable density required by zoning.

The subject is improved with batting cage facilities. It is noted that the cost to demolish the batting cage facilities is anticipated to be minimal. Therefore, it is presumed that the demolition costs for the batting cage and ancillary improvements would be only nominally above the overall costs to prepare the lot for vertical improvements. Further, an additional expense to demolish the batting cages is not considered in this valuation. As previously mentioned, the subject is an improved site (currently part of a larger parcel) with access via the existing parking area of Maidu Park. The City plans to use this point of access for their intended well site use. It is an extraordinary assumption of this report that if developed to its highest and best “economic” use (residential lot), access would be provided via an access point from the Maidu Park parking lot. This overall inferior point of access will be considered in our valuation of the subject.

Easements, Encroachments and Restrictions

We were not provided a current title report to review. We are not aware of any easements, encroachments, or restrictions that would adversely affect value. Our valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

Seismic Hazards

According to the Seismic Safety Commission, the subject property is located within Zone 3, which is considered to be the lowest risk zone in California. There are only two zones in California: Zone 4, which is assigned to areas near major faults; and Zone 3, which is assigned to all other areas of more moderate seismic activity. In addition, the subject is not located in a Fault-Rupture Hazard Zone (formerly referred to as an Alquist-Priolo Special Study Zone), as defined by Special Publication 42 (revised January 1994) of the California Department of Conservation, Division of Mines and Geology.

Conclusion of Land Analysis

Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses including those permitted by zoning. We are not aware of any other particular restrictions on development.

Looking south across the subject property

Looking north across the subject property

Looking east across the subject property

Looking west across the subject property

Looking west along Maidu Drive

Looking east along Maidu Drive

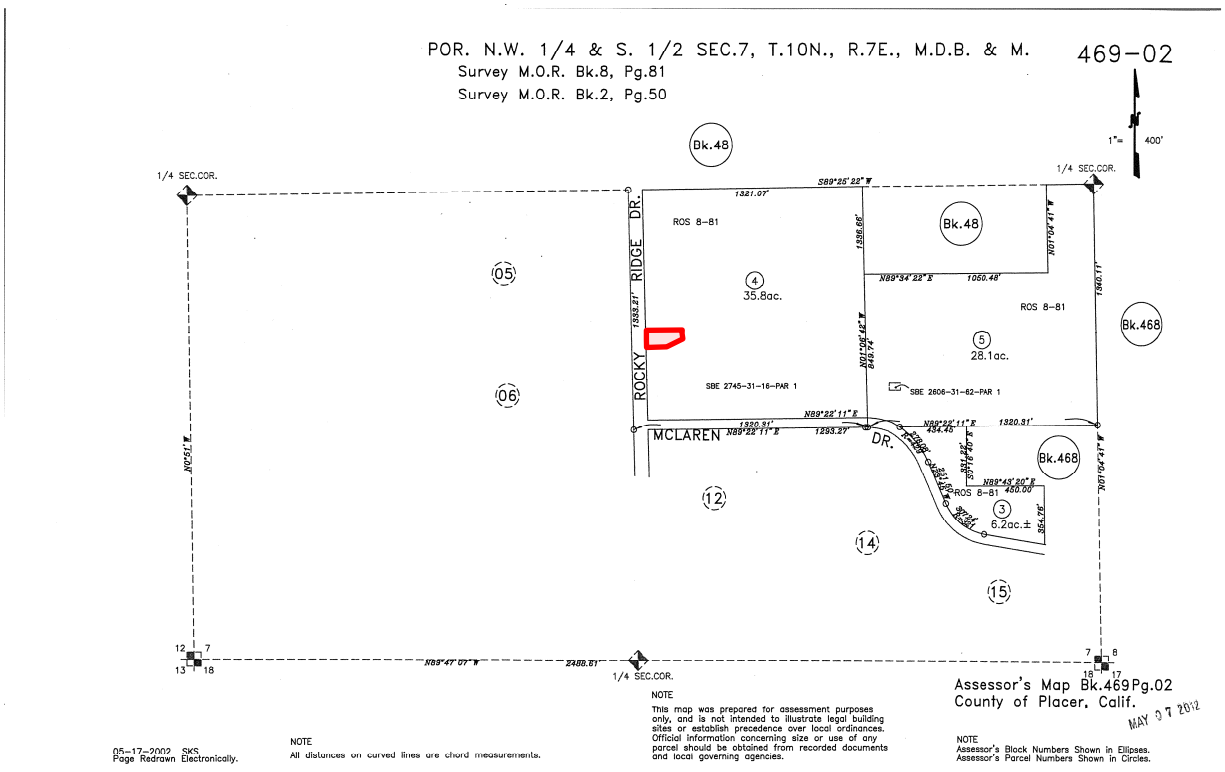
Looking north along Rocky Ridge Drive

Looking south along Rocky Ridge Drive

Site Plan

OCKY RIDGE DR
MAIDU DR
-121.252935 38.734636
Maidu
0.51 Acres
3,200 Sq.Ft.
30"
6"
12"
8"

Parcel Map



*Boundaries are approximate

Real Estate Taxes

The property tax system in California was amended in 1978 by Article XIII to the State Constitution, commonly referred to as Proposition 13. It provides for a limitation on property taxes and for a procedure to establish the current taxable value of real property by reference to a base year value, which is then modified annually to reflect inflation (if any). Annual increases cannot exceed 2% per year.

The base year was set at 1975-76 or any year thereafter in which the property is substantially improved or changes ownership. When either of these two conditions occurs, the property is to be re-appraised at market value, which becomes the new base year assessed value. Proposition 13 also limits the maximum tax rate to 1% of the value of the property, exclusive of bonds and direct charges. Bonded indebtedness approved prior to 1978, and any bonds subsequently approved by a two-thirds vote of the district in which the property is located, can be added to the 1% tax rate.

The subject property is not currently a legal parcel, and tax information is not available for the larger parcel. The subject property has a tax exemption associated with ad valorem taxes, as the current entity occupying the property is a government entity and is tax exempt from ad valorem taxes. Note that if the tenant/user were to change to a private entity, ad valorem taxes would apply. In examining property tax records for an adjacent property, the subject is located in a tax rate area with an ad valorem rate of 1.073793%.

Highest and Best Use

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as vacant, and as improved. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

As Vacant

Legally Permissible

The subject is currently zoned PR and currently uses as a batting facility. As previously noted, this report considers the value of the subject property based on its highest and best economic use, which is single family residential development. The highest economic use of the site is based on R-1 zoning, single family residential, similar to the adjacent parcels. Permitted uses within the R-1 zoning includes single-family residential development. Under the R-1 zoning, the maximum allowable density of 3.5 units per acre, the subject site could be developed with only one residential lot. To our knowledge, there are no legal restrictions such as easements or deed restrictions that would effectively limit the use of the property. Based upon a hypothetical condition, the subject is zoned for single family residential development. Given prevailing land use patterns in the area, only single family residential use is given further consideration in determining highest and best use of the site, as though vacant.

Physically Possible

The physical characteristics of a site that affect its possible use(s) include, but are not limited to, location, street frontage, visibility, access, size, shape, topography, availability of utilities, off-site improvements, easements and soil and subsoil conditions. The physical characteristics are examined to see if they are suited for the legally permissible use.

Locational considerations include the compatibility and position of the subject property with respect to surrounding uses. Based on our physical inspection of the subject property, we know of no reason why the property would not support development. The size, shape and topography of the subject property appear adequate for development, similar to other projects currently developing in the immediate area. The subject is not located within a floodplain. In addition, the property is not located within a Fault-Rupture Hazard Zone. All utility services are available to the parcels, and evidence of development in the immediate area provides additional support for the possibility of development.

Based on the physical characteristics of the subject property, single family residential development is considered physically possible and most appropriate.

Financially Feasible

Financial feasibility depends on supply and demand influences. With respect to financial feasibility of single-family residential development, in recent months merchant builders have acquired unimproved lots for near term construction, and there are multiple active projects in the area that demonstrate demand for new homes. In addition to bulk lot transactions, there have been a number of single remnant lot sales within the past several quarters. Finished lots are transferring for prices that exceed the sum of unimproved lots and site development costs, which reflects completion of site development is financially feasible. Due to the COVID-19 pandemic and stay at home orders in place, it is financially feasible in the short term (three months).

Maximally Productive

Legal, physical and market conditions have been analyzed to evaluate the highest and best use of the subject property as vacant. The analysis is presented to evaluate the type of use(s) that will generate the greatest level of future benefits possible to the property. Based on the factors previously discussed, the maximally productive use of the subject (as vacant) is for short term single-family residential development. Specifically, construction of a custom home.

Most Probable Buyer

Taking into account the functional utility of the site and area development trends, the probable buyer is either a speculative homebuilder or an individual home buyer.

Valuation

Valuation Methodology

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

Approaches to Value

Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

Sales Comparison Approach

To develop an opinion of the subject's land value, as if vacant and available to be developed to its highest and best use, we utilize the sales comparison approach. This approach develops an indication of value by researching, verifying, and analyzing sales of similar properties.

Our sales research focused on transactions within the following parameters:

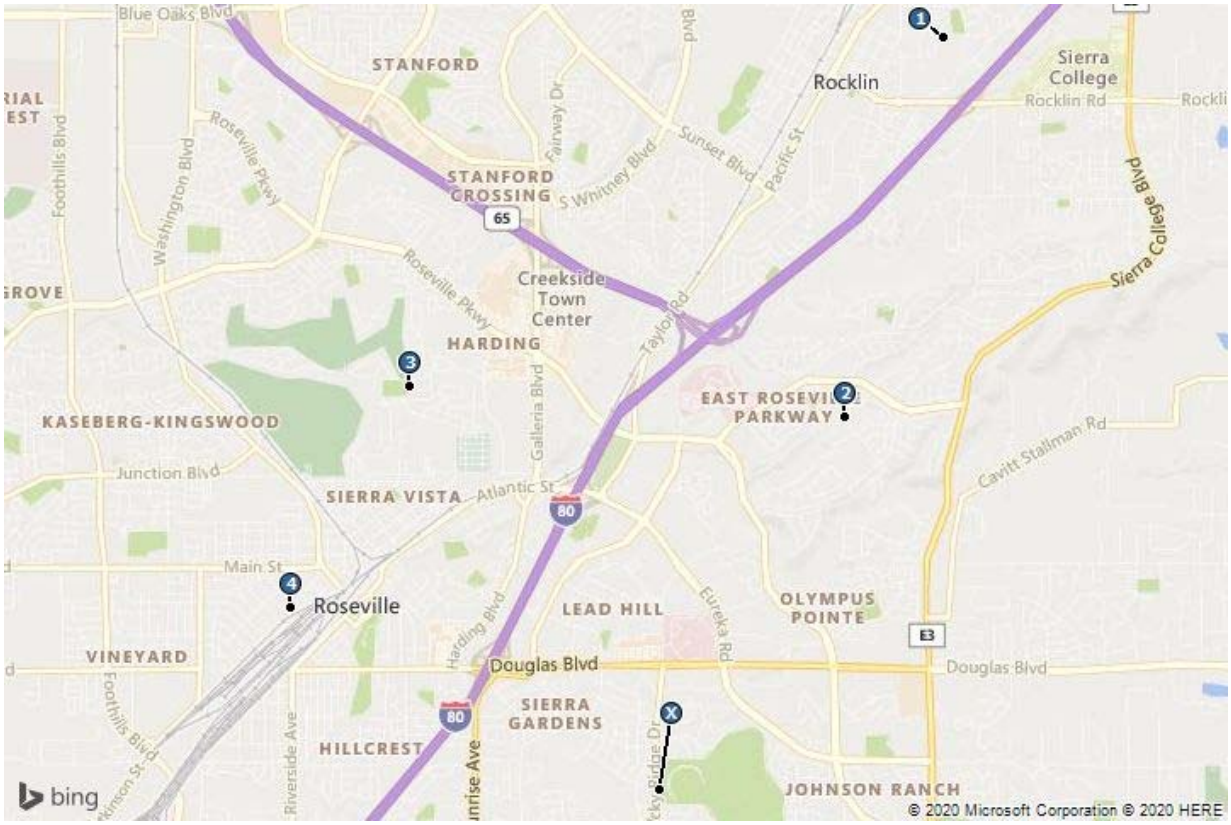
- Location: Roseville and surrounding areas
- Size: 6,000 to 50,000 square feet
- Use: Residential use
- Transaction Date: 2018 or later

For this analysis, we use price per lot as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. In addition to analyzing closed sales, we searched for active listings of residential lot sales. However, we were unable to identify any listings in the subject's area that were comparable and competitive with the subject. Therefore, a listing was not included. However, Comparable #1 represents a current pending sale. As previously stated, there is a scarcity of sales data that is considered similar to the subject property due to the subject's characteristics. Again, the subject's accessibility would be inferior to all of the data points (presumed access via an existing parking lot for Maidu Park. As previously mentioned we premise our valuation on an Extraordinary Assumption that this point of access would be permitted for development of this parcel to its highest and best (economic) use. The most relevant sales are summarized in the following table.

Summary of Comparable Land Sales

No.	Name/Address	Sale Date; Status	Sale Price	SF; Acres	Zoning
1	4765 Racetrack Road 4765 Racetrack Rd. Rocklin Placer County CA	Jan-20 In-Contract	$145,000	12,188 0.28	Single Family Residential
	Comments: This comparable represents the pending sale of the residential lot at 4765 Racetrack Road, Rocklin. On-site work is underway at the comparable, as well as a few adjacent lots. It appears the lot is pending while the seller completes grading on-site, extension of wet and dry utilities and presumable offsites (Racetrack). The offsites are underimproved, just Racetrack Road (not curbs, gutters sidewalk and street lights). This particularly area is characterized with offsite only being the street.				
2	509 Oak Ravine Court 509 Oak Ravine Ct. Roseville Placer County CA	Oct-19 Closed	$280,000	16,805 0.39	Single Family Residential
	Comments: This is a closed sale of a residential lot within the Stoneridge area of Roseville. All offsite improvements were in place and as of this report the buyer is approximately 40% complete on the new home. This lot is located in a very desirable area of east Roseville and offers a discernably superior location when compared to the subject.				
3	450 Diamond Oaks Road 450 Diamond Oaks Rd. Roseville Placer County CA	Dec-18 Closed	$120,000	8,337 0.19	Residential
	Comments: This is a sale of a residential lot with all offsite improvements in place. The property is sloped and will require grading prior to developing.				
4	506 Church Street 506 Church St. Roseville Placer County CA	Oct-18 Closed	$83,000	7,427 0.17	General Commercial
	Comments: This sale represents the transfer of a 7,427 square foot parcel that had a vacant residential dwelling on it as of the date of sale (as of this report date the old house is still in place, it is at the end of its economic life). The sites underlying zoning is for General Commercial uses. However, as cited its prior use was residential. The comparable is flanked on one side by a residential dwelling and on the other by a small commercial building. While either use may be viable, greater profitability likely liens the way of residential use.				
	Subject 1550 Maidu Drive Roseville, CA			22,216 0.51	Park and Recreation

Comparable Land Sales Map



Sale 1
4765 Racetrack Road

Sale 2
509 Oak Ravine Court

Sale 3
450 Diamond Oaks Road

Sale 4
506 Church Street

Analysis and Adjustment of Sales

The comparable transactions are adjusted based on the profile of the subject property with regard to categories that affect market value. Adjustments may be categorized as either superior or inferior, with qualitative adjustments applied accordingly. If a comparable has an attribute considered superior to that of the subject, it is adjusted downward to negate the effect the item has on the price of the comparable. The opposite is true of categories considered inferior to the subject. The adjustments are made in consideration of the appraiser's experience and knowledge and interviews with market participants. Adjustments are considered for the following factors, in the sequence shown below.

Adjustment Factor	Accounts For	Comments
Effective Sale Price	Atypical economics of a transaction, such as demolition cost or expenditures by buyer at time of purchase.	No adjustments required.
Real Property Rights	Fee simple, leased fee, leasehold, partial interest, etc.	All the comparables represent fee simple estate transactions. Therefore, adjustments for property rights are not necessary.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.	The comparable sales were cash to the seller transactions and do not require adjustments.
Conditions of Sale	Extraordinary motivation of buyer or seller, assemblage, forced sale.	It is noted that Sale 1 is a pending transaction. Based typical buyer/seller negotiations, this pending transfer is adjusted downward.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.	Demand for residential lots was stable in the 12 months leading up to the COVID-19. Due to current market uncertainty, we have not adjusted any comparables transferring in 2019 for market conditions. Sales 3 and 4 transfer in late 2018 and also do not require an adjustment for market conditions.
Location	Market or submarket area influences on sale price; surrounding land use influences.	Sale 1 is located in a mature neighborhood of Rocklin which is considered to be inferior and is adjusted upward. Sale 2 is located in the Stoneridge area of Roseville which is considered to be

Adjustment Factor	Accounts For	Comments
		significantly superior and is adjusted downward. Sale 3 is located in a superior area of Roseville and requires a downward adjustment. Sale 4 is located in Downtown Roseville adjacent to the railroad tracks; therefore, it is adjusted upward.
Access/Exposure	Convenience to transportation facilities; ease of site access; visibility; traffic counts.	The subject has superior accessibility from Rocky Ridge Drive; therefore, all of the comparables are adjusted downward.
Size	Inverse relationship that often exists between parcel size and unit value.	All of the comparables are smaller than the subject property and require an upward adjustment.
Shape and Topography	Primary physical factors that affect the utility of a site for its highest and best use.	Sale 3 has sloped topography that will require grading prior to development of the property; therefore, the slope of the comparable creates a negative impact on the comparable. Thus, Sale 3 is adjusted downward. No further adjustments are required for shape and topography.
Zoning	Government regulations that affect the types and intensities of uses allowable on a site.	Sale 4 is zoned general commercial but, the property had a residence previously built on the property. Further, the property is surrounded by residential development. However, it appears that it requires a condition use permit to construct a residential use. Therefore, it is adjusted upward.
Entitlements	The specific level of governmental approvals attained pertaining to development of a site.	No adjustments required.

Adjustment Factor	Accounts For	Comments
Off Site Improvements	Gutters; streets; sidewalks; streetlights; public utilities	Sale 1 does not have any off site improvements; however, they are not required for development of the property. Therefore, no adjustments for off site improvements are required.

The following table summarizes the adjustments we make to each sale.

Land Sales Adjustment Grid

	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Address	1550 Maidu Dr.	4765 Racetrack Rd.	509 Oak Ravine Ct.	450 Diamond Oaks Rd.	506 Church St.
City	Roseville	Rocklin	Roseville	Roseville	Roseville
Sale Date		Jan-20	Oct-19	Dec-18	Oct-18
Sale Status		In-Contract	Closed	Closed	Closed
Sale Price		$145,000	$280,000	$120,000	$83,000
Square Feet	22,216	12,188	16,805	8,337	7,427
Zoning Code	PR	R-1	R 1	R-1	GC
Zoning Description	Park and Recreation	Single Family Residential	Single Family Residential	Residential	General Commercial
Sale Price		**$145,000**	**$280,000**	**$120,000**	**$83,000**
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment		=	=	=	=
Financing Terms		Cash to seller	Cash to seller	Cash to seller	Cash to seller
Adjustment		=	=	=	=
Conditions of Sale		Pending	Market	Market	Market
Adjustment		--	=	=	=
Market Conditions	4/20/2020	Jan-20	Oct-19	Dec-18	Oct-18
Adjustment		=	=	=	=
Location		+	--	-	+++
Access/Exposure		-	-	-	-
Size		++	+	+++	+++
Shape and Topography		=	=	+	=
Zoning		=	=	=	+
Entitlements		=	=	=	=
Off Site Improvements		=	=	=	=
Overall Adjustment		**=**	**--**	**++**	**++++++**

Indicated Value	**$145,000**

Land Value Conclusion

The market data set consists of various sales that are considered reasonable indicators of market value for the fee simple interest of the subject property. Prior to adjustment, the sales reflect a range of $83,000 - $280,000 per lot. The wide disparity in the unadjusted range is largely attributable to the size of the lot, location, and shape and topography. Based upon the analysis presented, a ranking analysis of the subject and comparable sales is presented in the table below:

Bulk Lot Ranking Summary

Property	Sale Date	$/ Loaded Lot (Unadjusted)	Net Adjustment
Comparable 2	Oct-19	$280,000	--
Subject Property	--	**$145,000**	
Comparable 1	Jan-20	$145,000	=
Comparable 3	Dec-18	$120,000	++
Comparable 4	Oct-18	$83,000	++++++

As shown, the price per lot value indicator for the subject property is estimated to be lower than Sale 2, similar to Sale 1, and higher than Sales 3, and 4. Guarded reliance is placed on Sale 4 as it was previously developed with a residence; however, it is zoned general commercial and would likely require a conditional use permit to construct a residence. An estimate of market value of $145,000 is estimated for the subject property via the sales comparison approach.

Land Value Conclusion

Indicated Value	$145,000

Reconciliation and Conclusion of Value

As discussed previously, we use only the sales comparison approach in developing an opinion of value for the subject. The cost and income approaches are not applicable, and are not used.

Based on the preceding valuation analysis and subject to the definitions, assumptions, and limiting conditions expressed in the report, our value opinion follows:

Value Conclusion

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	April 20, 2020	$145,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. As discussed in the report, the subject is an improved site (currently part of a larger parcel) with access via the existing parking area of Maidu Park. The City plans to use this point of access for their intended well site use. It is an extraordinary assumption of this report that if developed to its highest and best "economic" use (residential lot), access would be provided via an access point from the Maidu Park parking lot.
2. The subject is a lot located adjacent to a subdivision. It is assumed utility extentions (wet and dry) for the subject property are in average condition. If, at some future date, inordinate utility extension/connection costs are necessary, this will have a detrimental impact on value. In that instance, the appraiser reserves the right to amend the opinion of value stated herein.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. This report considers the value of the subject property based on its highest and best economic use, which is single family residential development. Consistent with the highest and best economic use, had the subject property not been previously designated for use as a park, the subject would likely have been zoned for single family residential use, as of the date of value. Therefore, the value estimated herein is subject to a hypothetical condition. It is a hypothetical condition of this report that the subject has been zoned for single family residential use, consistent with the zoning adjacent to the subject.
2. The appraised property is currently a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation, our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

IMPORTANT MARKET CONDITIONS WARNING: Market Uncertainty from Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19), declared an outbreak by the World Health Organization (WHO) on January 30, 2020 and subsequently reclassified as a worldwide pandemic on March 11, 2020, has created substantial uncertainty in the worldwide financial markets. Concerns about the ongoing spread of the COVID-19 (Corona) Virus have resulted in cancellations of a

substantial number of business meetings, conferences, and sporting and entertainment events in the coming 3-6 months; the implementation of personal quarantine procedures; a 30-day lock-out for travel from most of Europe to the U.S.; and substantial reductions (and restrictions) in other travel by air, rail, bus, and ship.

As of the effective date of this report, tourism, lodging, and tourist-related food and beverage and retail sectors are experiencing negative effects due to the substantial decline in social movement and activity. A prolonged outbreak could have a significant impact on other real estate sectors, especially considering the surge in unemployment in recent weeks.

Given the degree of overall uncertainty present in the economy, forecasts and projections contained herein may change dramatically, or differently than projected under stable market conditions. Our valuation is based upon the best information as of the effective date. Please refer to the *COVID-19 Impact on Current Valuation* section of the attached report.

Exposure Time

Exposure time is the period a property interest would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. In attempting to estimate a reasonable exposure time for the subject property, we looked at both the historical exposure times of a number of sales, as well as current and past economic conditions. Based on a survey of market participants, a transfer of residential land properties in the region typically occurs within 9-12 months of exposure. It is estimated the exposure time for the subject property, if appropriately priced, would have been within 9-12 months of initial exposure.

Marketing Period

Marketing time is an estimate of the time to sell a property interest in real estate at the estimated market value during the period immediately after the effective date of value. A reasonable marketing time is estimated by comparing the recent exposure time of similar properties, and then taking into consideration current and future economic conditions and how they may impact marketing of the subject property. Due to the COVID-19 pandemic and economic uncertainty we estimate the marketing period would be longer at 12 months.

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Blake Fassler made a personal inspection of the property that is the subject of this report. Kevin Ziegenmeyer, MAI, has personally inspected the subject.
12. No one provided significant real property appraisal assistance to the person(s) signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
14. As of the date of this report, Kevin Ziegenmeyer, MAI, has completed the continuing education program for Designated Members of the Appraisal Institute.

15. As of the date of this report, Blake Fassler, has completed the Standards and Ethics Education Requirements for Candidates/Practicing Affiliates of the Appraisal Institute.

Blake Fassler
Certified General Real Estate Appraiser
California Certificate # 3007274

Kevin Ziegenmeyer, MAI
Certified General Real Estate Appraiser
California Certificate # AG013567

Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal

covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.

8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.

9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.

10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.

11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.

12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.

13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.

14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.

15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.

16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.

17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

19. The appraisal report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.

20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. IRR - Sacramento, Integra Realty Resources, Inc., and their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.

21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.

22. We are not a building or environmental inspector. The Integra Parties do not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.

23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.

24. IRR - Sacramento is an independently owned and operated company. The parties hereto agree that Integra shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR - Sacramento. In addition, it is expressly agreed that in any

action which may be brought against the Integra Parties arising out of, relating to, or in any way pertaining to the engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.

25. IRR - Sacramento is an independently owned and operated company, which has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).

26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.

27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

28. The appraisal is also subject to the following:

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. As discussed in the report, the subject is an improved site (currently part of a larger parcel) with access via the existing parking area of Maidu Park. The City plans to use this point of access for their intended well site use. It is an extraordinary assumption of this report that if developed to its highest and best "economic" use (residential lot), access would be provided via an access point from the Maidu Park parking lot.
2. The subject is a lot located adjacent to a subdivision. It is assumed utility extentions (wet and dry) for the subject property are in average condition. If, at some future date, inordinate utility extension/connection costs are necessary, this will have a detrimental impact on value. In that instance, the appraiser reserves the right to amend the opinion of value stated herein.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. This report considers the value of the subject property based on its highest and best economic use, which is single family residential development. Consistent with the highest and best economic use, had the subject property not been previously designated for use as a park, the subject would likely have been zoned for single family residential use, as of the date of value. Therefore, the value estimated herein is subject to a hypothetical condition. It is a hypothetical condition of this report that the subject has been zoned for single family residential use, consistent with the zoning adjacent to the subject.
2. The appraised property is currently a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation, our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Addendum A

Appraiser Qualifications

Blake Fassler

Experience

Mr. Fassler is a licensed appraiser with Integra Realty Resources, a real estate appraisal firm that engages in a wide variety of real estate valuation and consultation assignments. He began his appraisal career in March 2017 with Seevers Jordan Ziegenmeyer in Rocklin, California. Currently, Mr. Fassler is obtaining experience in the valuation and analysis of various types of real estate by working on a wide variety of property typed including, but not limited to: multifamily, office, retail, industrial, vacant land, and residential subdivisions.

Licenses

California, Certified General Real Estate Appraiser, 3007274, Expires February 2022

Education

Bachelor of Science in Management Science University of California, San Diego

Appraisal Courses Completed are as follows:

Basic Appraisal Principles
Basic Appraisal Procedures
General Appraiser Market Analysis & Highest and Best Use
(USPAP), Uniform Standards of Professional Appraisal Practice
General Appraiser Report Writing and Case Studies
General Appraiser Site Valuation and Cost Approach
General Appraiser Sales Comparison Approach
General Appraiser Income Approach Part 1
General Appraiser Income Approach Part 2
4-Hour Federal and California Statutory and Regulator Laws

Integra Realty Resources
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bfassler@irr.com - 916-505-4471

Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Blake A. Fassler

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified General Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: 3007274

Effective Date: February 26, 2020
Date Expires: February 25, 2022

Jim Martin, Bureau Chief, BREA

3051634

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Kevin Ziegenmeyer, MAI

Integra Realty Resources
San Francisco

San Francisco, CA 95765

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F 916-435-4774

irr.com

Experience

Mr. Ziegenmeyer is a Certified General real estate appraiser and holds the Appraisal Institute's MAI designation. In 1989, Mr. Ziegenmeyer began his career in real estate as a controller for a commercial and residential real estate development corporation. In 1991 he began appraising and continued to be involved in appraisal assignments covering a wide variety of properties, including office, retail, industrial, residential income and subdivisions throughout the Central Valley area of California, Northern Nevada, and within the Sacramento Metropolitan Area. Over the past several years, Mr. Ziegenmeyer has handled many of the firm's master-planned property appraisals and has developed expertise in the valuation of Community Facilities Districts and Assessment Districts. In early 2015, Mr. Ziegenmeyer obtained the Appraisal Institute's MAI designation. Kevin is currently Senior Managing Director of the Integra-San Francisco office and Managing Director of the Integra-Sacramento office.

Licenses

California, Certified General Real Estate Appraiser, AG013567, Expires June 2021

Education

Academic:
Bachelor of Science in Accounting, Azusa Pacific University, California

Appraisal and Real Estate Courses:
Standards of Professional Practice, Parts A, B & C
Basic Valuation Procedures
Real Estate Appraisal Principles
Capitalization Theory and Techniques, Part A
Advanced Income Capitalization
Report Writing and Valuation Analysis
Advanced Applications
IRS Valuation Summit I & II
2008, 2009, 2010 & 2011 Economic Forecast
Business Practices and Ethics
Contemporary Appraisal Issues with Small Business Administration Financing
General Demonstration Appraisal Report Writing Seminar
7-Hour National USPAP Update Course
Valuation of Easements and Other Partial Interests
2009 Summer Conference
Uniform Appraisal Standards for Federal Land Acquisitions
2008 Economic Update
Valuation of Conservation Easements
Subdivision Valuation
2005 Annual Fall Conference
General Comprehensive Exam Module I, II, III & IV
Advanced Income Capitalization
Advanced Sales Comparison & Cost Approaches
2004 Central CA Market Update
Computer-Enhanced Cash Flow Modeling
Forecast 2000, 2001, 2002, 2003 & 2004
Land Valuation Assignments

kziegenmeyer@irr.com - 916-435-3883 x224

Kevin Ziegenmeyer, MAI

Education (Cont'd)

Land Valuation Adjustment Procedures
Highest & Best Use and Market Analysis
Entitlements, Land Subdivision & Valuation
Real Estate Value Cycles
El Dorado Hills Housing Symposium
Federal Land Exchanges
M & S Computer Cost-Estimating, Nonresidential

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Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Kevin K. Ziegenmeyer

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified General Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AG 013567

Effective Date: June 5, 2019
Date Expires: June 4, 2021

Jim Martin, Bureau Chief, BREA

3045137

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About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

irr.com

Addendum B

Comparable Data

Land Sale Profile

Sale No. 1

Location & Property Identification

Property Name:	4765 Racetrack Road
Sub-Property Type:	Residential, Single Family Lot
Address:	4765 Racetrack Rd.
City/State/Zip:	Rocklin, CA 95677
County:	Placer
Market Orientation:	Suburban
IRR Event ID:	2446784

Sale Information

Sale Price:	$145,000
Effective Sale Price:	$145,000
Sale Date:	01/29/2020
Sale Status:	In-Contract
$/Acre(Gross):	$518,227
$/Land SF(Gross):	$11.90
Grantor/Seller:	Equity Smart Investments
Grantee/Buyer:	Listing
Assemblage:	No
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Deed
Verification Type:	Secondary Verification

Improvement and Site Data

Legal/Tax/Parcel ID:	045-090-003
Acres(Gross):	0.28
Land-SF(Gross):	12,188
Zoning Code:	R-1
Zoning Desc.:	Single Family Residential
Source of Land Info.:	Public Records

Comments

1. This comparable represents the pending sale of the residential lot at 4765 Racetrack Road, Rocklin. On-site work is underway at the comparable, as well as a few adjacent lots. It appears the lot is pending while the seller completes grading on-site, extension of wet and dry utilities and presumable offsites (Racetrack). The offsites are underimproved, just Racetrack Road (not curbs, gutters sidewalk and street lights). This particularly area is characterized with offsite only being the street.

Land Sale Profile

Sale No. 2

Location & Property Identification

Property Name:	509 Oak Ravine Court
Sub-Property Type:	Residential, Single Family Lot
Address:	509 Oak Ravine Ct.
City/State/Zip:	Roseville, CA 95661
County:	Placer
Market Orientation:	Suburban
IRR Event ID:	2446795

Sale Information

Sale Price:	$280,000
Effective Sale Price:	$280,000
Sale Date:	10/04/2019
Sale Status:	Closed
$/Acre(Gross):	$725,765
$/Land SF(Gross):	$16.66
Grantor/Seller:	The Davis Family Living Trust
Grantee/Buyer:	Vman LLC
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	77322
Verification Type:	Secondary Verification

Improvement and Site Data

Legal/Tax/Parcel ID:	456-190-003
Acres(Gross):	0.39
Land-SF(Gross):	16,805
Zoning Code:	R 1
Zoning Desc.:	Single Family Residential
Source of Land Info.:	Public Records

Comments

This is a closed sale of a residential lot within the Stoneridge area of Roseville. All offsite improvements were in place and as of this report the buyer is approximately 40% complete on the new home. This lot is located in a very desirable area of east Roseville and offers a discernably superior location when compared to the subject.

Land Sale Profile

Sale No. 3

Location & Property Identification

Property Name:	450 Diamond Oaks Road
Sub-Property Type:	Residential, Single Family Lot
Address:	450 Diamond Oaks Rd.
City/State/Zip:	Roseville, CA 95678
County:	Placer
Market Orientation:	Suburban
IRR Event ID:	2446845

Sale Information

Sale Price:	$120,000
Effective Sale Price:	$120,000
Sale Date:	12/14/2018
Sale Status:	Closed
$/Acre(Gross):	$626,959
$/Land SF(Gross):	$14.39
Grantor/Seller:	VLASAK J & M L/TR
Grantee/Buyer:	MAKOVEY OLEG
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	89868
Verification Type:	Secondary Verification

Improvement and Site Data

Legal/Tax/Parcel ID:	015-360-022-000
Acres(Gross):	0.19
Land-SF(Gross):	8,337
Zoning Code:	R-1
Zoning Desc.:	Residential
Source of Land Info.:	Public Records

Comments

This is a sale of a residential lot with all offsite improvements in place. The property is sloped and will require grading prior to developing.

Land Sale Profile

Sale No. 4

Location & Property Identification

Property Name:	506 Church Street
Sub-Property Type:	Residential, Single Family Lot
Address:	506 Church St.
City/State/Zip:	Roseville, CA 95678
County:	Placer
Market Orientation:	Suburban
IRR Event ID:	2446838

This sale represents the transfer of a 7,427 square foot parcel that had a vacant residential dwelling on it as of the date of sale (as of this report date the old house is still in place, it is at the end of its economic life). The sites underlying zoning is for General Commercial uses. However, as cited its prior use was residential. The comparable is flanked on one side by a residential dwelling and on the other by a small commercial building. While either use may be viable, greater profitability likely liens the way of residential use.

Sale Information

Sale Price:	$83,000
Effective Sale Price:	$83,000
Sale Date:	10/24/2018
Sale Status:	Closed
$/Acre(Gross):	$486,804
$/Land SF(Gross):	$11.18
Grantor/Seller:	GARCIA J A & A O TRUST
Grantee/Buyer:	MARTINEZ JUAN JOSE GUERRA
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	77556
Verification Type:	Secondary Verification

Improvement and Site Data

Legal/Tax/Parcel ID:	012-151-007
Acres(Gross):	0.17
Land-SF(Gross):	7,426
Zoning Code:	GC
Zoning Desc.:	General Commercial
Source of Land Info.:	Public Records

Comments

506 Church Street

Addendum C

Engagement Letter

Integra Realty Resources
Sacramento

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www.irr.com

February 6, 2020

Devin Whittington
City of Roseville
Environmental Utilities
2005 Hilltop Circle
Roseville, California 95747

SUBJECT: Ten Properties in Roseville, Placer County:

Site Name	APN	Proposed area of future Well Site
Pleasant Grove	017-162-074-000	0.52
Campus Oaks	481-260-012-000	0.34
McAnally	017-380-013-000	0.50
Maidu	469-020-004-000	0.60
Central Park	017-123-029-000	0.30
Galilee	017-410-068-000	0.45
Vencil Brown	363-030-056-000	0.58
Orvietto	048-021-028-000 or 048-021-037-000	0.50
Sheridan	467-050-011-000	0.50
Yet to be identified	Within the City or approximate to the City	0.50

Dear Mr. Whittington:

Thank you for considering Integra Realty Resources – Sacramento for your real estate valuation needs. Enclosed is my Proposal for Appraisal Services pertaining to the above referenced properties. Considering the synergy offered by doing ten appraisals, we can complete each appraisal for a fee of $2,000 for a total amount of $20,000. We can deliver the completed reports within 4 weeks of your authorization to complete. I can possibly make some internal changes with my staff to accommodate a "rushed" delivery date.

In accordance with the attached Proposal for Appraisal Services, the scope of this assignment will require IRR – Sacramento to consider all relevant and applicable approaches to value as determined during the course of our research, analysis of the subject property and preparation of the report.

If you have any questions, please do not hesitate to contact me at 916.435.3883 or by e-mail at kziegenmeyer@irr.com.

Respectfully submitted,

Integra Realty Resources - Sacramento

Kevin Ziegenmeyer, MAI
Certified General Real Estate Appraiser
California Certificate # AG013567
Telephone: 916.435.3883
Email: kziegenmeyer@irr.com

Attachments

Proposal for Appraisal Services

The terms of the Proposal are outlined as follows:

Date of the Proposal	February 6, 2020
Parties to the Proposal	Integra Realty Resources – Sacramento (also identified as "IRR") and Devin Whittington, with the City of Roseville (the "Client").
Purpose of the Appraisal	To provide an opinion of market value of the fee simple interest in the subject property(s).
Intended User	The client and intended user is Devin Whittington, with the City of Roseville. The appraisal is not intended for any other user.
Intended Use	The intended use of the appraisal is for internal parcel transfer purposes at the City of Roseville. The appraisal is not intended for any other use.
Effective Date of Value	Date of inspection.
Appraised Property	The subject properties are located at:

Site Name	APN	Proposed area of future Well Site
Pleasant Grove (Well 11)	017-162-074-000	0.52
Campus Oaks (Well 13)	481-260-012-000	0.34
McAnally	017-380-013-000	0.50
Maidu	469-020-004-000	0.60 (0.70 acres shown on map but only 0.60 acres is needed)
Central Park	017-123-029-000	0.30
Galilee	017-410-068-000	0.45
Vencil Brown	363-030-056-000	0.58
Orvietto	048-021-028-000 or 048-021-037-000	0.50
Sheridan	467-050-011-000	0.50
Yet to be identified	Within the City or approximate to the City	0.50

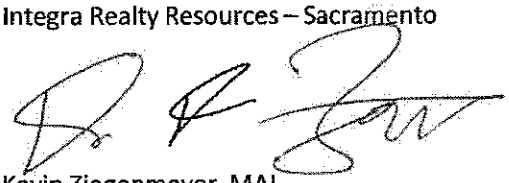
USPAP Compliance	The appraisal will be prepared in conformance with and subject to the *Code of Professional Ethics and Standards of Professional Appraisal Practice* of the Appraisal Institute and the *Uniform Standards of Professional Appraisal Practice* (USPAP) developed by the Appraisal Standards Board of the Appraisal Foundation.
Prior Services	The Ethics Rule of USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
Scope of Work	In accordance with our correspondence, the scope of this assignment will require IRR – Sacramento to consider all relevant and applicable approaches to value as determined during the course of our research, subject property analysis and preparation of the report. Please note, Federal banking regulations require banks and other lending institutions to engage appraisers where FIRREA compliant appraisals must be used in connection with mortgage loans or other transactions involving federally regulated lending institutions. Given that requirement, this appraisal may not be accepted by a Federally-regulated financial institution.
Appraisal Report Format	The appraisal will be communicated in an Appraisal Report – Summary / Standard format. All work will be performed under the direct supervision of the undersigned, together with other staff members. The appraisal and this letter Proposal will be subject to our standard assumptions and limiting conditions a copy of which is attached as Attachment I.
Fee	The total fee for this assignment will be based on a per completed appraisal amount of $2,000 each (i.e. 10 completed appraisals x $2,000 for a total of $20,000). It is understood that simple interest of 15% per annum will accrue on any unpaid balance for compensation due, subject to reduction pursuant to any applicable usury law. We shall also be entitled to recover our costs (including attorneys' fees), associated with collecting any amounts owed or otherwise incurred in connection with this assignment. If the

	assignment is cancelled by either party prior to completion, you agree to pay us for all our expenses and our time to date based upon the percentage of work completed. Upon default, we shall be permitted to file a lien against the subject property for any amounts owed pursuant to this engagement.
Retainer	Not applicable.
Report Copies	A PDF of the appraisal report will be provided.
Inspection Disclosure	Please be advised that we are not experts in the areas of building inspection (including mold), environmental hazards, ADA compliance or wetlands. Therefore, unless we have been provided with appropriate third-party expert reports, the appraisal will assume that there are no environmental, wetlands, or ADA compliance problems. The agreed upon fees for our services assume the absence of such issues inasmuch as additional research and analysis may be required. If an expert is required, you are responsible for their selection, payment and actions.
Litigation Clause	In the event that we receive a subpoena or are called to testify in any litigation, arbitration or administrative hearing of any nature whatsoever or as a result of this engagement or the related report, to which we are not a party, you agree to pay our then current hourly rates for such preparation and presentation of testimony.
Use of Data	You agree that: (i) the data collected by us in this assignment will remain our property; and (ii) with respect to any data provided by you, IRR – Sacramento and its partner companies may utilize, sell and include such data (either in the aggregate or individually), in the Integra database and for use in derivative products. You agree that all data already in the public domain may be utilized on an unrestricted basis. Finally, you agree that we may use commercially available as well as proprietary software programs to perform your assignment (web based and others).
Conflicts of Interest	If we discover during the course of preparing the appraisal there is a conflict of interest with a separate IRR office, we reserve the right to cancel the Proposal and withdraw from the assignment without incurring penalties.

If you agree with the terms set forth in this letter and wish us to proceed with the engagement, please prepare a standard contract for professional services. Thank you for this opportunity to be of service and we look forward to working with you.

AGREED & ACCEPTED BY:

Integra Realty Resources – Sacramento



Kevin Ziegenmeyer, MAI
Senior Managing Director

February 6, 2020

AGREEMENT FOR APPRAISAL SERVICES

Project: Well Sites

THIS AGREEMENT, is made and entered into this 14th day of March, 2020, by and between the City of Roseville, a municipal corporation ("CITY"), and Seevers Jordan Ziegenmeyer dba Integra Realty Resources – Sacramento, a general partnership ("APPRAISER"); and

W I T N E S S E T H:

WHEREAS, CITY requires certain appraisal services for the real properties located in Roseville, California described as: Pleasant Grove (017-162-074-000), Campus Oaks (481-260-012-000), McAnally (017-380-013-000), Maidu (469-020-004-000), Central Park (017-123-029-000), Galilee (017-410-068-000), Vencil Brown (363-030-056-000), Orvietto (048-021-028-000 or 048-021-037-000), and Sheridan (467-050-011-000) and APPRAISER is willing to provide such services.

NOW, THEREFORE, the parties agree as follows:

1. Appraisal. APPRAISER shall appraise and establish the As-Is Market Value for the real properties located in Roseville, California described as Pleasant Grove (017-162-074-000), Campus Oaks (481-260-012-000), McAnally (017-380-013-000), Maidu (469-020-004-000), Central Park (017-123-029-000), Galilee (017-410-068-000), Vencil Brown (363-030-056-000), Orvietto (048-021-028-000 or 048-021-037-000), and Sheridan (467-050-011-000) ("the Property") in accordance with the scope of services described in Exhibit "A", attached hereto

and incorporated herein by this reference. APPRAISER shall prepare and submit three (3) copies of a written appraisal report to the City Attorney of CITY, and shall mark the report "CONFIDENTIAL – ATTORNEY/CLIENT PRIVILEGE." The report shall contain at least the following:

(a) Date of inspection of each Property;

(b) Description of each Property with color photographs;

(c) Listings and description of comparable sales with color photographs of each comparable sale;

(d) Comparable sales map;

(e) Narrative description of the manner in which the conclusion of As-Is Market Value was reached, which valuation method or methods were used, and reasons why particular valuation methods were used or not used;

(f) Date of valuation;

(g) All assumptions or limiting conditions;

(h) Statement that APPRAISER has no interest in each Property;

(i) Statement of APPRAISER's qualifications; and

(j) A certificate of APPRAISER in substantially the form attached hereto as Exhibit "B."

2. Compensation. CITY shall pay APPRAISER a lump sum of twenty thousand dollars ($20,000.00) for tasks performed pursuant to this Agreement.

3. No Assignment. APPRAISER shall not assign this Agreement. APPRAISER shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without the prior written consent of CITY.

4. Termination. This Agreement may be terminated at any time by written notice from CITY, with or without cause. In such event, all finished and unfinished documents, project data, and reports shall, at the option of CITY, be delivered to CITY and become its property. APPRAISER shall immediately stop work, and shall within ten (10) calendar days deliver a final invoice for services to CITY.

5. No Conflict of Interest. APPRAISER (including principals, associates and professional employees) warrants that it is qualified to provide the services contracted for, and covenants that it does not now have any interest and shall not acquire any interest, direct or indirect, in the Property covered by this Agreement or any other interest which would conflict in any manner or degree with the performance of its services hereunder. APPRAISER further covenants that in the performance of its duties hereunder, no person having any such interest shall be employed.

6. Confidentiality. APPRAISER covenants that it will keep confidential all appraisals, conclusions, work product, communications and every other matter relating to this Agreement, unless CITY otherwise authorizes disclosure in writing.

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

negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

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

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

COVERAGE	LIMITS OF LIABILITY
Workers' Compensation	Statutory
Commercial General Liability	$1,000,000 each occurrence $2,000,000 aggregate Personal Injury: $1,000,000 each occurrence $2,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Professional Liability (errors and omissions)	$1,000,000 per claim $2,000,000 aggregate

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

b. Additional Insureds. APPRAISER shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation

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

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

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

e. Subcontractors. APPRAISER agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, APPRAISER shall require its subcontractors to agree to be bound to APPRAISER and CITY in the same manner and to the same extent as APPRAISER is bound to CITY under

this Agreement. Additionally, APPRAISER shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

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

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

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

9. Notices. Any notice required by this Agreement shall be delivered or sent by first class mail, United States postage prepaid, addressed as follows:

CITY	APPRAISER
Devin Whittington City of Roseville 2005 Hilltop Circle Roseville, CA 95747	Kevin Ziegenmeyer, MAI Integra Realty Resources 3825 Atherton Rd. Suite 500 Rocklin, CA 95765

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

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

11. Time is of the Essence. Time is of the essence of this Agreement.

12. Successors in Interest. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective heirs, legal representatives, successors and assigns.

13. Joint Effort. This Agreement is the result of the joint efforts and negotiations of parties hereto, and no single party is the author or drafter hereof. All of the parties assume joint responsibility for the form and position of each and all of the contents of this Agreement and they agree that this Agreement shall be interpreted as though each of the parties participated equally in the composition of this Agreement and each every part hereof.

14. Integration. This is an integrated Agreement, and contains all of the terms, considerations, understandings and promises of the parties. It shall be read as whole.

15. Compliance with Laws. APPRAISER shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

16. Ability to Perform. APPRAISER agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

17. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, the provisions of the first in order of attachment shall govern.

18. Independent Contractor. APPRAISER shall act as an independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

19. Representations and Warranties. APPRAISER warrants that it has not employed or retained any company or person, other than a bona fide employee working for APPRAISER, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

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

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

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has executed this Agreement in duplicate by its City Manager and APPRAISER has caused this Agreement to be duly executed.

CITY OF ROSEVILLE, a municipal corporation

BY:_____
DOMINICK CASEY
City Manager

ATTEST:

BY:_____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY:_____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY:_____
RICHARD D. PLECKER
Environmental Utilities Director

SEEVERS JORDAN ZIEGENMEYER
dba INTEGRA REALTY RESOURCES - SACRAMENTO, a general partnership

BY:_____
its Partner

and

BY:_____
its PARTNER

EXHIBIT "A"

SCOPE OF SERVICES

Integra Realty Resources
Sacramento

Appraisal of Real Property

Misty Wood Drive
Vacant Land
Misty Wood
Roseville, Placer County, California 95747

Prepared For:
City of Roseville

Effective Date of the Appraisal:
April 30, 2020

Report Format:
Appraisal Report – Standard Format

IRR - Sacramento
File Number: 193-2020-0189

Misty Wood Drive
Roseville, California

Integra Realty Resources
Sacramento

590 Menlo Drive
Suite 1
Rocklin, CA 95765

T 916.435.3883
F 916.435.4774
www.irr.com

May 6, 2020

Trevor Joseph
City of Roseville
2005 Hilltop Circle
Roseville, CA 95747

SUBJECT: Market Value Appraisal
Misty Wood Drive
Roseville, Placer County, California 95747
IRR - Sacramento File No. 193-2020-0189

Dear Mr. Joseph:

Integra Realty Resources – Sacramento is pleased to submit the accompanying appraisal of the referenced property. The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest in the property. As will be discussed below, the appraised property is a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value. The client for the assignment is City of Roseville, and the intended use is for asset monitoring and transfer between City Departments.

The subject is a portion of a parcel of vacant land and contains 0.55 acres or 23,958 square feet of land area. The property is zoned PR, Park and Recreation, and its currently used as open space. Although the subject of this appraisal is land is currently used for a public use, this report considers the value of the subject property based on its highest economic use, which is residential development. The valuation is premised upon the hypothetical condition that the subject is zoned R1, similar to adjacent development. As of the date of value, the property is generally level and all offsite improvements are in place. A more detailed legal and physical description of the subject property is contained within the attached report.

The appraisal is intended to conform with the Uniform Standards of Professional Appraisal Practice (USPAP), the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute and applicable state appraisal regulations.

To report the assignment results, we use the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Based on the valuation analysis in the accompanying report, and subject to the definitions, assumptions, and limiting conditions expressed in the report, our opinion of value is as follows:

Value Conclusion

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	April 30, 2020	$160,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. 1. As discussed in the report, the subject is an improved site (currently part of a larger parcel) with presumed access via a yet to be created curb cut along the northwestern line of Pleasant Grove Boulevard. The City plans to use this point of access for their intended well site use. It is an extraordinary assumption of this report that if developed to its highest and best "economic" use (residential lot), access would be provided via an access point from the northwestern line of Pleasant Grove Boulevard.
2. From the information provided it appears the subject land area is not impacted by wetlands areas, it does appear that the adjacent land to the east does have wetlands areas. It is an extraordinary assumption of this report that the subject is not impacted by wetlands areas that might be undevelopable.
3. The subject is a lot located adjacent to a subdivision. It is assumed utility extentions (wet and dry) for the subject property are in average condition. If, at some future date, inordinate utility extension/connection costs are necessary, this will have a detrimental impact on value. In that instance, the appraiser reserves the right to amend the opinion of value stated herein.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. This report considers the value of the subject property based on its highest and best economic use, which is residential development. Consistent with the highest and best economic use, had the subject property not been previously designated for use as a park, the subject would likely have been zoned for residential use, as of the date of value. Therefore, the value estimated herein is subject to a hypothetical condition. It is a hypothetical condition of this report that the subject has been zoned for residential use, consistent with the zoning adjacent to the subject.
2. The appraised property is currently a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation, our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

IMPORTANT MARKET CONDITIONS WARNING: Market Uncertainty from Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19), declared an outbreak by the World Health Organization (WHO) on January 30, 2020 and subsequently reclassified as a worldwide pandemic on March 11, 2020, has created substantial uncertainty in the worldwide financial markets. Concerns about the ongoing spread of the COVID-19 (Corona) Virus have resulted in cancellations of a substantial number of business meetings, conferences, and sporting and entertainment events in the coming 3-6 months; the implementation of personal quarantine procedures; a 30-day lock-out for travel from most of Europe to the U.S.; and substantial reductions (and restrictions) in other travel by air, rail, bus, and ship.

As of the effective date of this report, tourism, lodging, and tourist-related food and beverage and retail sectors are experiencing negative effects due to the substantial decline in social movement and activity. A prolonged outbreak could have a significant impact on other real estate sectors, especially considering the surge in unemployment in recent weeks.

Given the degree of overall uncertainty present in the economy, forecasts and projections contained herein may change dramatically, or differently than projected under stable market conditions. Our valuation is based upon the best information as of the effective date. Please refer to the *COVID-19 Impact on Current Valuation* section of the attached report.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

INTEGRA REALTY RESOURCES - SACRAMENTO

Blake Fassler
Certified General Real Estate Appraiser
California Certificate # 3007274
Telephone: 916-505-4471
Email: bfassler@irr.com

Kevin Ziegenmeyer, MAI
Certified General Real Estate Appraiser
California Certificate # AG013567
Telephone: 916-435-3883, ext. 224
Email: kziegenmeyer@irr.com

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Addenda
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B. Comparable Data
C. Engagement Letter

Summary of Salient Facts and Conclusions

Address	Misty Wood Roseville, Placer County, California 95747
Property Type	Land - Other
Owner of Record	City of Roseville
Tax ID	477-100-002 (portion of)
Land Area	0.55 acres; 23,958 SF
Zoning Designation	PR, Park and Recreation
Highest and Best Use	Residential uses
Exposure Time; Marketing Period	9-12 months; 12 months
Effective Date of the Appraisal	April 30, 2020
Date of the Report	May 6, 2020
Property Interest Appraised	Fee Simple
Sales Comparison Approach	
Number of Sales	4
Range of Sale Dates	Oct 18 to Jan 20
Range of Prices per Property (Unadjusted)	$83,000 - $280,000
Market Value Conclusion	$160,000

The values reported above are subject to the definitions, assumptions, and limiting conditions set forth in the accompanying report of which this summary is a part. No party other than City of Roseville may use or rely on the information, opinions, and conclusions contained in the report. It is assumed that the users of the report have read the entire report, including all of the definitions, assumptions, and limiting conditions contained therein.

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. 1. As discussed in the report, the subject is an improved site (currently part of a larger parcel) with presumed access via a yet to be created curb cut along the northwestern line of Pleasant Grove Boulevard. The City plans to use this point of access for their intended well site use. It is an extraordinary assumption of this report that if developed to its highest and best "economic" use (residential lot), access would be provided via an access point from the northwestern line of Pleasant Grove Boulevard.
2. From the information provided it appears the subject land area is not impacted by wetlands areas, it does appear that the adjacent land to the east does have wetlands areas. It is an extraordinary assumption of this report that the subject is not impacted by wetlands areas that might be undevelopable.
3. The subject is a lot located adjacent to a subdivision. It is assumed utility extentions (wet and dry) for the subject property are in average condition. If, at some future date, inordinate utility extension/connection costs are necessary, this will have a detrimental impact on value. In that instance, the appraiser reserves the right to amend the opinion of value stated herein.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. This report considers the value of the subject property based on its highest and best economic use, which is residential development. Consistent with the highest and best economic use, had the subject property not been previously designated for use as a park, the subject would likely have been zoned for residential use, as of the date of value. Therefore, the value estimated herein is subject to a hypothetical condition. It is a hypothetical condition of this report that the subject has been zoned for residential use, consistent with the zoning adjacent to the subject.
2. The appraised property is currently a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation, our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

IMPORTANT MARKET CONDITIONS WARNING: Market Uncertainty from Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19), declared an outbreak by the World Health Organization (WHO) on January 30, 2020 and subsequently reclassified as a worldwide pandemic on March 11, 2020, has created substantial uncertainty in the worldwide financial markets. Concerns about the ongoing spread of the COVID-19 (Corona) Virus have resulted in cancellations of a substantial number of business meetings, conferences, and sporting and entertainment events in the coming 3-6 months; the implementation of personal quarantine procedures; a 30-day lock-out for travel from most of Europe to the U.S.; and substantial reductions (and restrictions) in other travel by air, rail, bus, and ship.

As of the effective date of this report, tourism, lodging, and tourist-related food and beverage and retail sectors are experiencing negative effects due to the substantial decline in social movement and activity. A prolonged outbreak could have a significant impact on other real estate sectors, especially considering the surge in unemployment in recent weeks.

Given the degree of overall uncertainty present in the economy, forecasts and projections contained herein may change dramatically, or differently than projected under stable market conditions. Our valuation is based upon the best information as of the effective date. Please refer to the *COVID-19 Impact on Current Valuation* section of the attached report.

General Information

Identification of Subject

The subject is a portion of a parcel of vacant land and contains 0.55 acres or 23,958 square feet of land area. The property is zoned PR, Park and Recreation, and its currently used as open space. Although the subject of this appraisal is land is currently used for a public use, this report considers the value of the subject property based on its highest economic use, which is residential development. The valuation is premised upon the hypothetical condition that the subject is zoned R1, similar to adjacent development. As of the date of value, the property is generally level and all offsite improvements are in place. As discussed in the report, the subject is an improved site (currently part of a larger parcel) with presumed access via a yet to be created curb cut along the northwestern line of Pleasant Grove Boulevard. The City plans to use this point of access for their intended well site use. It is an extraordinary assumption of this report that if developed to its highest and best "economic" use (residential lot), access would be provided via an access point from the northwestern line of Pleasant Grove Boulevard. Furthermore, it appears from the information provided that the subject land area is not impacted by wetlands areas, it does appear that the adjacent land to the east does have wetlands areas. It is an extraordinary assumption of this report that the subject is not impacted by wetlands areas that might be undevelopable. A legal description of the property was requested but not provided.

Property Identification	
Address	Misty Wood Roseville, California 95747
Tax ID	477-100-002 (portion of)
Owner of Record	City of Roseville

Sale History

To the best of our knowledge, no other sale or transfer of ownership has occurred within the past three years.

Pending Transactions

To the best of our knowledge, the property is not subject to an agreement of sale or an option to buy, nor is it listed for sale, as of the effective appraisal date.

Purpose of the Appraisal

The purpose of the appraisal is to develop an opinion of the market value of the fee simple interest in the property as of the effective date of the appraisal, April 30, 2020. As will be discussed below, the appraised property is a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value. The date of the report is May 6, 2020. The appraisal is valid only as of the stated effective date or dates.

Definition of Market Value

Market value is defined as:

"The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- Buyer and seller are typically motivated;
- Both parties are well informed or well advised, and acting in what they consider their own best interests;
- A reasonable time is allowed for exposure in the open market;
- Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."

(Source: Code of Federal Regulations, Title 12, Chapter I, Part 34.42[h]; also Interagency Appraisal and Evaluation Guidelines, Federal Register, 75 FR 77449, December 10, 2010, page 77472)

Definition of Property Rights Appraised

Fee simple estate is defined as, "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Source: Appraisal Institute, *The Dictionary of Real Estate Appraisal*, 6th ed. (Chicago: Appraisal Institute, 2015)

Intended Use and User

The intended use of the appraisal is for asset monitoring and transfer between City Departments. The client and intended user is City of Roseville. The appraisal is not intended for any other use or user. No party or parties other than City of Roseville may use or rely on the information, opinions, and conclusions contained in this report.

Applicable Requirements

This appraisal is intended to conform to the requirements of the following:

- Uniform Standards of Professional Appraisal Practice (USPAP);
- Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute;
- Applicable state appraisal regulations.

Report Format

This report is prepared under the Appraisal Report option of Standards Rule 2-2(a) of USPAP. As USPAP gives appraisers the flexibility to vary the level of information in an Appraisal Report depending on the intended use and intended users of the appraisal, we adhere to the Integra Realty Resources internal standards for an Appraisal Report – Standard Format. This format summarizes the information analyzed, the appraisal methods employed, and the reasoning that supports the analyses, opinions, and conclusions.

Prior Services

USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

Scope of Work

To determine the appropriate scope of work for the assignment, we considered the intended use of the appraisal, the needs of the user, the complexity of the property, and other pertinent factors. Our concluded scope of work is described below.

Valuation Methodology

Appraisers usually consider the use of three approaches to value when developing a market value opinion for real property. These are the cost approach, sales comparison approach, and income capitalization approach. Use of the approaches in this assignment is summarized as follows:

Approaches to Value

Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

We use only the sales comparison approach in developing an opinion of value for the subject. This approach is applicable to the subject because there is an active market for similar properties. However, there is a scarcity of sales data that is considered similar to the subject property due to the subject's characteristics. As discussed in the report, the subject is an improved site (currently part of a larger parcel) with presumed access via a yet to be created curb cut along the northwestern line of Pleasant Grove Boulevard. The City plans to use this point of access for their intended well site use. It is an extraordinary assumption of this report that if developed to its highest and best "economic" use (residential lot), access would be provided via an access point from the northwestern line of Pleasant Grove Boulevard. Furthermore, it appears from the information provided that the subject land area is not impacted by wetlands areas, it does appear that the adjacent land to the east does have wetlands areas. It is an extraordinary assumption of this report that the subject is not impacted by wetlands

areas that might be undevelopable. The subject's site characteristics will be considered in our valuation.

The cost approach is not applicable because there are no improvements that contribute value to the property, and the income approach is not applicable because the subject is not likely to generate rental income in its current state.

Research and Analysis

The type and extent of our research and analysis is detailed in individual sections of the report. This includes the steps we took to verify comparable sales, which are disclosed in the comparable sale profile sheets in the addenda to the report. Although we make an effort to confirm the arms-length nature of each sale with a party to the transaction, it is sometimes necessary to rely on secondary verification from sources deemed reliable.

Inspection

Blake Fassler conducted an on-site inspection of the property on April 30, 2020. Kevin Ziegenmeyer, MAI, conducted an on-site inspection on April 30, 2020.

IMPORTANT MARKET CONDITIONS WARNING: Market Uncertainty from Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19), declared an outbreak by the World Health Organization (WHO) on January 30, 2020 and subsequently reclassified as a worldwide pandemic on March 11, 2020, has created substantial uncertainty in the worldwide financial markets. Concerns about the ongoing spread of the COVID-19 (Corona) Virus have resulted in cancellations of a substantial number of business meetings, conferences, and sporting and entertainment events in the coming 3-6 months; the implementation of personal quarantine procedures; a 30-day lock-out for travel from most of Europe to the U.S.; and substantial reductions (and restrictions) in other travel by air, rail, bus, and ship.

As of the effective date of this report, tourism, lodging, and tourist-related food and beverage and retail sectors are experiencing negative effects due to the substantial decline in social movement and activity. A prolonged outbreak could have a significant impact on other real estate sectors, especially considering the surge in unemployment in recent weeks.

Given the degree of overall uncertainty present in the economy, forecasts and projections contained herein may change dramatically, or differently than projected under stable market conditions. Our valuation is based upon the best information as of the effective date. Please refer to the *COVID-19 Impact on Current Valuation* section of the attached report.

Economic Analysis

Area Analysis – Placer County

Introduction

Placer County is part of the four-county Sacramento Metropolitan Area, along with the counties of Sacramento, Yolo and El Dorado. The county is located in the north-central part of California, approximately 420 miles north of Los Angeles, 250 miles south of Oregon, 100 miles northeast of San Francisco, 80 miles west of Lake Tahoe and 100 miles southwest of Reno. The southernmost part of Placer County consists of a valley commonly referred to as South Placer, while the remainder of the county is divided into the Gold Country, where parts of Auburn and Colfax are located, and the High Country, which encompasses Tahoe City and Kings Beach along Lake Tahoe. Placer's largest cities are Roseville, Rocklin and Lincoln. Elevations in the county range from 165 feet above sea level in Roseville to 10,000 feet above sea level in the Sierra Nevada Mountains.

Placer County is developed with a mix of urban and rural uses. The larger cities, namely Roseville and Rocklin, are mostly urban, while the smaller communities, such as Loomis and Newcastle, have remained rural. Auburn and Lincoln both exhibit a combination of urban and rural settings. However, in recent years the city of Lincoln has experienced dramatic growth and development and has become one of the fastest-growing cities in California.

Population

Placer County has experienced population growth in recent years, primarily in the southern part of the county. The main origin for in-migration to the region are the Bay Area, other parts of the Sacramento region and Southern California. The state's population data indicate a strong pattern of movement by residents from the high-cost, high-density Bay Area to inland areas in Northern California.

Following is a table depicting the population change in Placer County and its component cities over the past few years.

Population Trends

City	2014	2015	2016	2017	2018	2019	%/Yr
Auburn	13,948	13,979	14,110	14,262	14,291	14,392	0.6%
Colfax	2,027	2,026	2,048	2,068	2,071	2,073	0.5%
Lincoln	45,586	46,159	46,974	47,433	47,808	48,277	1.2%
Loomis	6,628	6,648	6,686	6,803	6,848	6,887	0.8%
Rocklin	59,891	60,502	61,595	64,397	66,711	69,249	3.1%
Roseville	127,873	129,120	132,000	134,110	136,260	139,643	1.8%
Unincorporated	112,188	112,892	113,030	114,646	115,491	116,170	0.7%
Total	**368,141**	**371,326**	**376,443**	**383,719**	**389,480**	**396,691**	**1.6%**

Source: California Department of Finance

As indicated in the previous table, Placer County has experienced a strong average rate of annual growth of 1.6% over the past five years. The cities of Rocklin, Roseville and Lincoln are the fastest

growing in the region. Loomis and the unincorporated areas have had relatively little growth. Over the past decade, Placer County has been the fastest-growing county within the four-county Sacramento MSA (which also includes Sacramento, El Dorado and Yolo Counties). It is projected this trend will continue for the near future.

Employment & Economy

The California Employment Development Department has reported the following employment data for Placer County over the past several years.

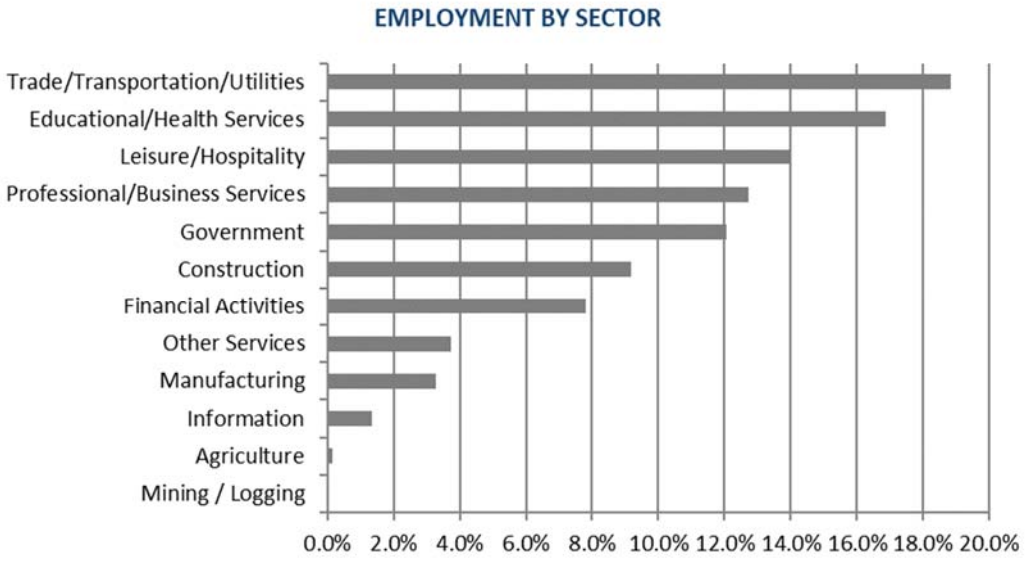
Employment Trends

	2014	2015	2016	2017	2018	2019
Labor Force	175,500	176,500	179,800	181,700	185,200	186,700
Employment	164,500	167,600	171,700	174,700	179,400	180,900
Job Growth	2,200	3,100	4,100	3,000	4,700	1,500
Unemployment Rate	6.3%	5.0%	4.5%	3.9%	3.1%	3.1%

Source: California Employment Development Department

The average annual unemployment rate in Placer County was 3.1% during 2019. The unemployment rate was 2.7% in Placer County as of December 2019. This compares to the average rates of 3.7% for California and 3.4% for the nation. Most areas within the state and nation, including Placer County, saw declining unemployment rates in 2004 through 2006, increases from 2007 to 2010, and declines during 2011-2019.

Placer County has a diverse economy, with no one sector accounting for a majority of the employment in the region. The following chart indicates the percentage of total employment for each sector within the county.



Source: California Employment Development Department

The area's largest employment sectors are Trade/Transportation/Utilities, which includes retail and wholesale trade (18.8% of total employment); Educational and Health Services (16.9%); and Leisure and Hospitality (14.0%).

Although many residents commute to employment centers in Sacramento, Placer County offers thousands of jobs and attracts workers from the local area as well as "reverse commuters" from Sacramento and residents of outlying areas such as Marysville/Yuba City to the north. The largest employers in the county, according to the Sacramento Business Journal, are highlighted as follows:

Largest Employers

	Employer	Industry	Employees
1	Kaiser Permanente	Healthcare	6,015
2	Sutter Health	Healthcare	5,835
3	Squaw Valley Alpine Meadows	Leisure/Hospitality	2,600
4	Thunder Valley Casino Resort	Leisure/Hospitality	2,500
5	Sierra Joint Community College District	Education	2,149
6	PRIDE Industries	Professional/Business Services	1,291
7	Hewlett Packard Enterprise Co.	Electronics/Technology Manufacturing	1,200
8	City of Roseville	Government	1,162
9	Safeway	Grocery Store	1,119
10	Union Pacific Railroad Co. Inc.	Railroad	990

Source: Sacramento Business Journal, The List: Employers - Placer County, December 2019

Household Income

Median household income represents a broad statistical measure of well-being or standard of living in a community. The median income level divides households into two equal segments with one half of households earning less than the median and the other half earning more. The median income is considered to be a better indicator than the average household income as it is not dramatically affected by unusually high or low values. The U.S. Census Bureau estimates a median household income of $84,357 for Placer County in the year 2018 (most recent data available), which was higher than the state of California's median income of $71,228.

Transportation

Interstate 80, State Highway 65 and State Highway 193 are the major routes traversing the region. Major urban arterials in the southern part of the county include Douglas Boulevard, Sierra College Boulevard, Roseville Parkway, Pleasant Grove Boulevard, Sunrise Avenue, Auburn-Folsom Road and Foothills Boulevard.

In addition to roadways within the county limits, south Placer County enjoys proximity to many of the Sacramento region's freeways that provide access to the San Francisco Bay Area to the west, Central and Southern California to the south, Northern California and Oregon to the north, and Nevada to the east. Sacramento International Airport is situated about 10 miles west of the county border. The county is also home to a couple of small private airports. The region has good railroad service, including the transcontinental Union Pacific Railroad and Amtrak. The Capitol Corridor system

provides high-speed commuter rail service from Roseville to San Jose and Placer County Transit provides seven fixed routes servicing areas from Colfax down to Watt Avenue in Sacramento.

Recreation & Community Services

Placer County has ample community services and recreational opportunities. The County, cities and various park districts operate numerous public parks, golf courses, aquatic centers, libraries and community centers. Many private golf courses are located in the region, and several ski resorts are located in the mountains. Within the county lies a portion of the Folsom Lake State Recreation Area, a boating, fishing, and swimming retreat.

In terms of higher education, Placer County is home to Sierra College in Rocklin, a two-year community college offering a wide range of day and evening classes serving over 25,000 students. Sierra College also has an extension campus located in the Vernon District in Roseville and two additional campuses – the Nevada County and Tahoe-Truckee campuses. In 2004, William Jessup University, a private Christian college, moved from San Jose to a new facility in Rocklin. Additional university campuses within the county include Brandman University, National University and University of Phoenix, all located in Roseville.

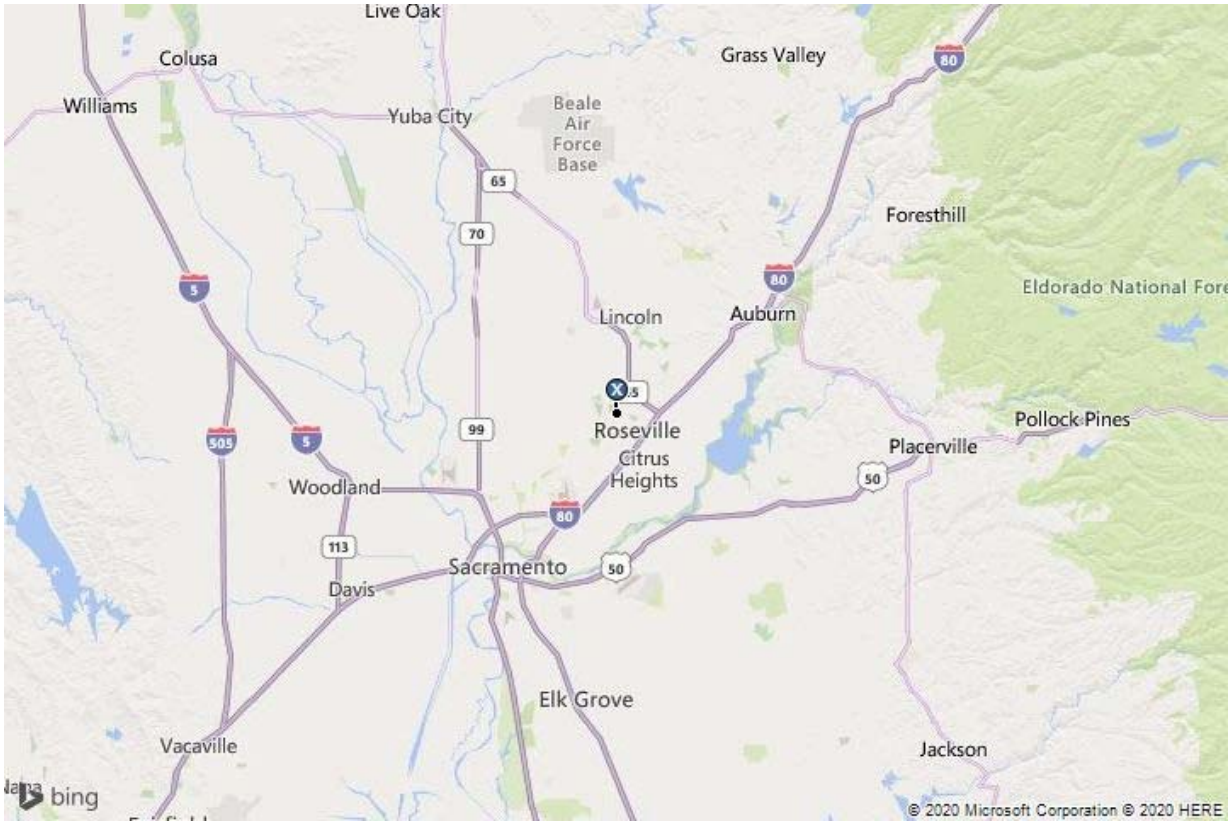
The region offers good health services, including hospitals and medical office facilities. Two hospitals are located in Roseville – the Sutter Roseville Medical Center and Kaiser Permanente. In addition to the hospital, construction has completed for a new state-of-the-art, 210,000 square foot Kaiser Permanente medical campus to replace their existing campus on Riverside Avenue. The city of Auburn is home to Sutter Auburn Faith Hospital, Sutter Medical Center-Auburn, UC Davis Medical Center, Foundation Medical Clinic and Heritage Medical Center Complex. The city of Lincoln contains medical offices/clinics operated by Sutter, UC Davis, Kaiser and Catholic Healthcare West. In addition to these institutional health care facilities, the county is home to a large and growing number of private physicians, dentists, clinics and other medical specialists.

The city of Roseville is south Placer's hub for fine dining and entertainment. Several upscale restaurants are situated along Eureka Road, Roseville Parkway and Galleria Boulevard. Roseville and Rocklin both offer two multi-screen movie theatres, and Auburn has one theatre. Shopping centers are widespread, the largest of which are the Galleria at Roseville, a regional shopping mall that opened in 2000 and was expanded in 2008-2009, and the Fountains at Roseville, an outdoor lifestyle center that opened in June 2008.

Conclusion

Placer County encompasses a diverse area, with growing cities, small towns and rural areas, and an abundance of open space. The cities of Roseville, Rocklin and Lincoln have experienced strong growth in population and development over the past several years. Placer County is one of the most affluent in the greater Sacramento region in terms of household income levels. The area has a number of positive attributes, including seismic stability, a well-educated work force, good transportation systems, relative affordability and availability of housing compared to the Bay Area, and an excellent level of community services. The long-term outlook for the region is very good.

Area Map


Live Oak
Colusa
Grass Valley
Williams
Yuba City
Beale Air Force Base
Foresthill
Eldorado National Fore
Lincoln
Auburn
Roseville
Citrus Heights
Pollock Pines
Placerville
Woodland
Sacramento
Davis
Elk Grove
Vacaville
Jackson
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Surrounding Area Analysis

Location

The boundaries of a neighborhood identify the physical area that influences the value of the subject property. These boundaries may coincide with observable changes in prevailing land use or occupant characteristics. Physical features such as the type of development, street patterns, terrain, vegetation and parcel size tend to identify neighborhoods. Roadways, waterways and changing elevations can also create neighborhood boundaries.

The subject property is located within the West Roseville area of the city of Roseville, Placer County, California. The subject's neighborhood boundaries can generally be described as Foothills Boulevard to the east, Baseline Road to the south, and the city limits of Roseville to the west and north.

A map identifying the location of the property follows this section.

Access and Linkages

The main surface streets in the neighborhood that provide access to the subject are Foothills Boulevard and Pleasant Grove Boulevard, which links with Fiddyment Road to the west. In a southerly direction, Fiddyment Road connects to Baseline Road (another thoroughfare that eventually connects with Highway 99 in a westerly direction) and continues south (when it becomes Walerga Road) to the communities of Antelope and North Highlands. In a northerly direction, Fiddyment Road connects to areas of unincorporated Placer County and the outskirts of the city of Lincoln (where it terminates at Moore Road). Pleasant Grove Boulevard is a major east/west thoroughfare through the city of Roseville and into Rocklin. Foothills Boulevard is a major north/south thoroughfare through the city of Roseville connecting the most northern portion of Roseville with Downtown Roseville. Access to State Highway 65 is available via Pleasant Grove Boulevard traveling east.

State Highway 65 is a north-south route that provides access to Lincoln, Wheatland and Yuba City to the north and Interstate 80 to the south. Interstate 80 is a primary east-west corridor for the Sacramento Metropolitan Area that intersects with State Highway 65 to the east of the subject property.

Traveling east, Interstate 80 provides access to the outlying portions of Placer County and continues toward Reno, Nevada. To the west, Interstate 80 connects the subject neighborhood to Sacramento's Central Business District (via Business 80/Capital City Freeway) before continuing on toward Davis and San Francisco.

Roseville Transit provides public transportation for the area, which features fixed bus routes, commuter services and ride sharing minivans. Free transfers are also provided for Placer County Transit and Sacramento Regional Transit.

Demographics

A demographic profile of the surrounding area, including population, households, and income data, is presented in the following table.

Surrounding Area Demographics					
2020 Estimates	1-Mile Radius	3-Mile Radius	5-Mile Radius	95747 (Roseville, CA)	Placer County, CA
Population 2010	12,467	86,957	217,377	52,316	348,432
Population 2020	13,763	101,422	250,889	67,001	398,650
Population 2025	14,476	107,132	264,053	71,241	419,234
Compound % Change 2010-2020	1.0%	1.6%	1.4%	2.5%	1.4%
Compound % Change 2020-2025	1.0%	1.1%	1.0%	1.2%	1.0%
Households 2010	4,838	32,356	79,144	19,070	132,627
Households 2020	5,294	37,608	91,102	24,277	153,060
Households 2025	5,553	39,700	95,903	25,809	161,485
Compound % Change 2010-2020	0.9%	1.5%	1.4%	2.4%	1.4%
Compound % Change 2020-2025	1.0%	1.1%	1.0%	1.2%	1.1%
Median Household Income 2020	$88,898	$91,023	$86,909	$105,426	$88,748
Average Household Size	2.6	2.7	2.7	2.8	2.6
College Graduate %	37%	38%	34%	40%	38%
Median Age	41	39	39	40	43
Owner Occupied %	62%	68%	66%	78%	71%
Renter Occupied %	38%	32%	34%	22%	29%
Median Owner Occupied Housing Value	$469,010	$499,081	$466,567	$530,164	$557,525
Median Year Structure Built	1994	1999	1995	2002	1994
Average Travel Time to Work in Minutes	28	28	29	31	30

Source: Environics Analytics

As shown above, the current population within a 3-mile radius of the subject is 101,422, and the average household size is 2.7. Population in the area has grown since the 2010 census, and this trend is projected to continue over the next five years. Compared to Placer County overall, the population within a 3-mile radius is projected to grow at a slower rate.

Median household income is $91,023, which is higher than the household income for Placer County. Residents within a 3-mile radius have a similar level of educational attainment than those of Placer County, while median owner occupied home values are lower.

Land Uses

A map of land uses in the vicinity of the subject is provided as follows:

Subject's Immediate Surroundings
North: Vacant land
South: Senior living community
East: Community use
West: Community use / Residential development

*The red star indicates the location of the subject property

Major land uses in the subject's immediate area include TopGolf, Sam's Club, WalMart, Wendy's, Panera Bread, GameStop, Sleep Train Mattress Center and Chick-fil-A northeast of the subject, along the west line Highway 65. Additionally, Target, PetSmart, Kohl's, and BevMo are located across Highway 65. North of the subject, uses include Arena Softball, an indoor softball facility, Habitat for Humanity, White Cap Construction Supply, a 200,000 square foot FedEx distribution center, the multi-building campus of Hewlett-Packard Company and a large industrial facility occupied by Telefunken Semiconductors. Additionally, construction on a three-story, 122,385± square foot building was recently completed, which serves as the region's second FBI headquarters building. This building is located at the southwest corner of Blue Oaks and Washington Boulevards. North of the subject, at the intersection of Woodcreek Oaks and Blue Oaks Boulevards, is a Safeway anchored shopping center with fueling station, which also houses Chase Bank, Bank of America, and Round Table Pizza, among others.

The Blue Oaks Town Center, located along Highway 65 at the northeast corner of Blue Oaks and Lonetree Boulevards, features an open air shopping center comprised of a unique mix of retail shops, restaurants, and neighborhood services including RC Wiley, Petco, Sportsman's Warehouse, Dollar Tree, Mattress Firm, The Original Mel's Diner, Skipolini's, Blue Oaks Century Theatres Cinema, Crunch Fitness, Starbucks, and Carl's Jr. Also in this area, at the southwest quadrant of Blue Oaks and Lonetree Boulevards, is Applebee's Grill & Bar, University of Beer Rocklin, Chili's Bar & Grill, Spring Hill Suites and TownePlace Suites by Marriott and Chevron.

Local residential development is characterized by both new and mature single-family residential homes, as well as several apartment complexes. Overall, residential properties tend to exhibit effective ages from new to 20± years and are considered to be in average to good condition. New homes have been developed in master planned neighborhoods in Woodcreek Oaks, Silverado Oaks, Highland Reserve and Crocker Ranch. Del Webb Sun City, a retirement community, is located proximate to the subject's neighborhood, and consists of over 1,600 single-family homes for buyers aged 55 and older. This community includes golf courses and recreation centers operated by the Del Webb Homeowners Association. The subject's neighborhood now represents an established area of Roseville with a significant population base. Despite the urbanization of this area over the last 10-15 years, there are still tracts of vacant land located within the subject's immediate area along Foothills Boulevard, Woodcreek Oaks Boulevard, and Blue Oaks Boulevard.

Community Uses

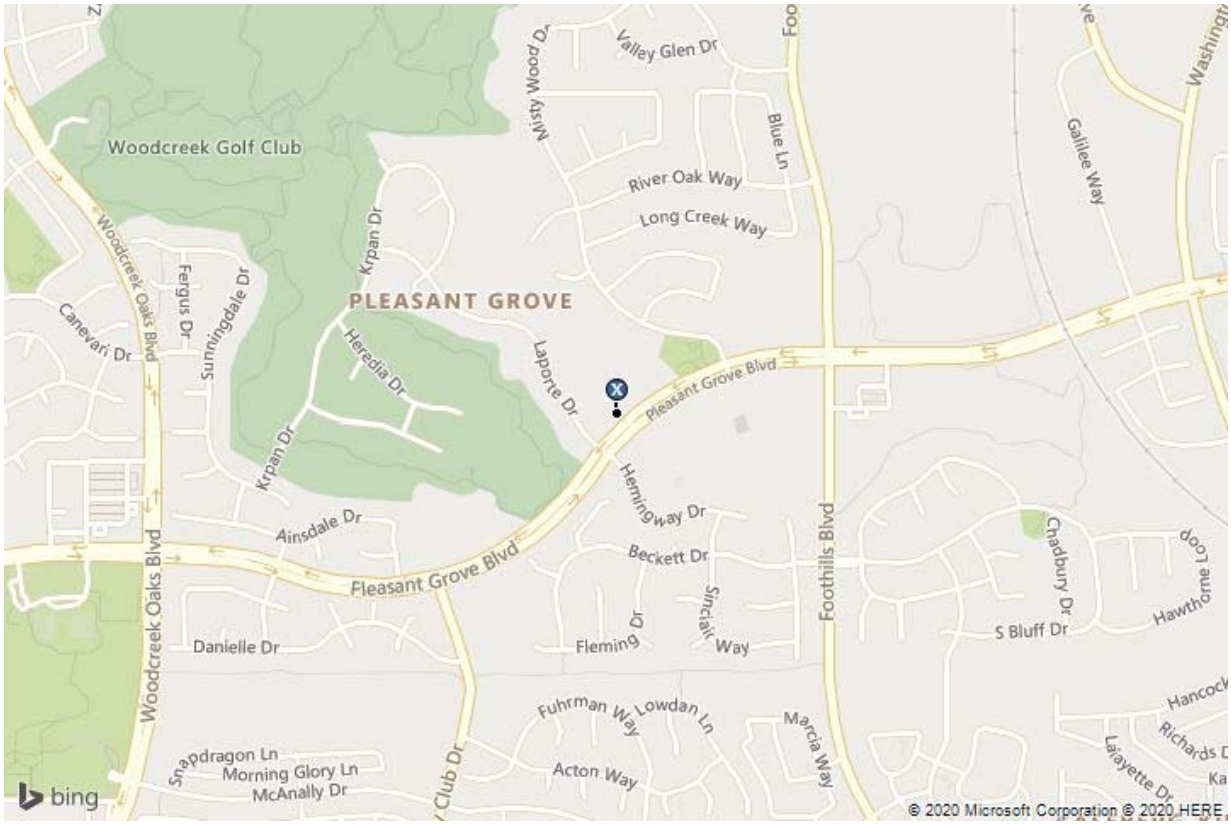
There are several community uses in the neighborhood, such as schools, religious facilities, medical facilities, parks, and recreational and cultural facilities. The most prominent recreational facility in the neighborhood is Mahany Park, a regional park at the southwest quadrant of Woodcreek Oaks Boulevard and Pleasant Grove Boulevard. This facility offers a softball complex and the neighboring Roseville Aquatics Complex and Roseville Sports Center. There are several golf courses in the neighborhood, including the public Woodcreek Oaks Golf Club and Diamond Oaks Municipal Golf Course, as well as the private Sierra View Country Club and 27 holes in the Sun City Roseville development.

Woodcreek High School is located on the west line of Woodcreek Oaks Boulevard, south of Pleasant Grove Boulevard. The Placer County Fairgrounds is located at the intersection of Junction Boulevard and Washington Boulevard. There are two main hospitals in Roseville, both of which are located in east Roseville, just south of Interstate 80 – Kaiser Permanente, located at the northeast corner of Rocky Ridge Drive and Douglas Boulevard, and Sutter Roseville Medical Center on Roseville Parkway. Kaiser completed a 750,000-square foot expansion at its Roseville site in early 2009. This expansion added a new women's and children's health center, enhanced emergency department, parking garages and other medical buildings.

Conclusion

In conclusion, the subject is located in an expanding suburban area that should continue to experience adequate demand for various urban property uses. Overall, the neighborhood offers a balanced mix of land uses. The area has good access to neighborhood thoroughfares. Households in the area have above-average income levels, and the community appeal is good. The characteristics of the neighborhood relative to other parts of the Sacramento region are desirable, though the COVID-19 pandemic may adversely affect property values in the near term.

Surrounding Area Map



Residential Market Analysis

Given prevailing land use patterns and the subject's zoning, a likely use of the property is for residential development. In the following paragraphs, we examine supply and demand indicators for residential development in the subject's area.

Submarket Overview

The subject is located in the City of Roseville. The subject is adjacent to older home construction and is considered to have good transportation linkages. The neighborhood is characterized as a suburban area that appeals to both local workers and commuters. Based on existing surrounding homes and new projects under development, the subject characteristics best support a project designed for a combination of entry-level and/or first-time move-up home buyers.

Single-Family Building Permits

Single-family building permits for the city of Roseville as well as Placer County totals are shown in the following table.

Building Permits

Year	City of Roseville	Placer County
2007	1,050	2,188
2008	676	1,393
2009	602	1,130
2010	635	1,087
2011	411	812
2012	663	1,189
2013	535	1,268
2014	645	1,636
2015	967	1,996
2016	862	2,107
2017	1,191	2,500
2018	808	1,884
2019	998	2,035
2020 (Feb.)	156	319

Source: SOCDS Building Permits Database

New Home Pricing and Sales

The Gregory Group surveys active new home projects in California and Nevada. On the following page we present a table containing indicators for active single-family residential projects the subject's County for the past four years. The data include both attached and detached projects, but the vast majority of units are detached homes.

New Home Sales History								
Time Period	Average price	% Change Average Price	Average Home Size (SF)	Average Price/Avg SF	% Change Price/SF	Quarter Sold	Number of Projects	Sold Per Proj. Per Month
1Q 2016	$490,226	-	2,675	$183.26	-	428	49	2.91
2Q 2016	$500,866	2.2%	2,700	$185.51	1.2%	462	53	2.91
3Q 2016	$512,573	2.3%	2,735	$187.41	1.0%	352	53	2.21
4Q 2016	$519,126	1.3%	2,737	$189.67	1.2%	401	55	2.43
1Q 2017	$520,325	0.2%	2,698	$192.86	1.7%	493	59	2.79
2Q 2017	$526,062	1.1%	2,688	$195.71	1.5%	700	61	3.83
3Q 2017	$513,858	-2.3%	2,610	$196.88	0.6%	341	55	2.07
4Q 2017	$519,636	1.1%	2,606	$199.40	1.3%	332	56	1.98
1Q 2018	$517,797	-0.4%	2,538	$204.02	2.3%	520	60	2.89
2Q 2018	$533,097	3.0%	2,566	$207.75	1.8%	535	57	3.13
3Q 2018	$546,323	2.5%	2,568	$212.74	2.4%	373	50	2.49
4Q 2018	$552,195	1.1%	2,570	$214.86	1.0%	248	47	1.76
1Q 2019	$558,717	1.2%	2,587	$215.97	0.5%	399	47	2.83
2Q 2019	$562,415	2.9%	2,559	$219.78	3.3%	433	55	2.62
3Q 2019	$561,823	1.7%	2,533	$221.80	3.2%	388	54	2.40
4Q 2019	$551,303	-1.3%	2,477	$222.57	3.1%	372	54	2.30

In terms of the number of home sales in Placer County, over the last 12 months, the average was 2.54 sales per month per project, which was slightly down from the average for the prior 12-month period of 2.57 sales per month per project.

Active New Home Projects Pricing and Absorption

There are 27 active projects in the market areas of Roseville with average lot sizes 10,000 square feet or below. These projects are summarized in the tables below and on the following page, based on data from the First Quarter of 2020.

Active Projects

Project	Master Plan	Community	Developer	Average Price	Avg. Home	Average Price/SF	Typical Lot Size	Units Planne	Units Offered	Units Sold	Units Unsold
Blume	Solaire	Roseville	Taylor Morrison Homes	$483,657	2,314	$209	5,000	73	73	73	0
Cadence	WestPark	Roseville	KB Home	$472,500	2,119	$223	4,050	88	66	65	1
Catalina	Fiddyment Farm	Roseville	Taylor Morrison Homes	$487,990	2,314	$211	5,250	45	16	5	11
Corvara	Fiddyment Farm	Roseville	Lennar Homes	$534,990	2,469	$217	4,000	134	65	60	5
Eclipse Heritage	Solaire	Roseville	Lennar Homes	$584,657	2,627	$223	6,000	156	97	88	9
:arms at Riolo Maripos:	No	Roseville	Homes by Towne	$486,765	2,271	$214	7,000	107	51	34	17
Fieldstone	Fiddyment Farm	Roseville	Richmond American Homes	$477,700	2,172	$220	6,500	60	5	2	3
Larissa Heritage	Solaire	Roseville	Lennar Homes	$514,990	2,111	$244	5,000	91	91	82	9
Liberty Village	No	Roseville	Taylor Morrison Homes	$410,990	1,775	$232	2,200	53	45	32	13
Meridian Heritage	Solaire	Roseville	Lennar Homes	$435,240	1,546	$282	4,500	175	104	96	8
Monarch	Fiddyment Farm	Roseville	Taylor Morrison Homes	$520,323	2,468	$211	5,775	94	16	8	8
Monterosa	Fiddyment Farm	Roseville	Lennar Homes	$553,990	2,569	$216	5,500	68	68	64	4
Monument Village	Sierra Vista	Roseville	JMC Homes	$489,990	2,100	$233	4,500	92	68	68	0
Morgan Ranch	No	Roseville	Homes by Towne	$602,917	3,024	$199	10,000	61	36	28	8
Northwood ll	Fiddyment Farm	Roseville	JMC Homes	$445,990	1,455	$307	5,775	116	116	116	0
Palisade Village	Sierra Vista	Roseville	JMC Homes	$439,490	1,631	$269	3,600	88	42	41	1
Pinnacle Village	Sierra Vista	Roseville	JMC Homes	$612,990	2,657	$231	7,150	82	51	50	1
Ravenna	No	Roseville	JMC Homes	$503,323	1,961	$257	5,775	92	14	3	11
Summerwood	Fiddyment Farm	Roseville	JMC Homes	$497,490	1,826	$272	6,050	125	125	125	0
The Hills at Paradiso	Solaire	Roseville	Woodside Homes	$478,990	1,971	$243	4,500	58	39	35	4
The Ridge at Paradiso	Solaire	Roseville	Woodside Homes	$515,657	2,175	$237	5,500	42	28	23	5
The Summit	WestPark	Roseville	Meritage Homes	$547,450	2,648	$207	6,600	152	100	87	13
Treo	Solaire	Roseville	Taylor Morrison Homes	$533,740	2,695	$198	6,000	72	72	72	0
Valleybrook	Fiddyment Farm	Roseville	JMC Homes	$754,990	3,572	$211	8,500	70	62	58	4
Veranda	Stone Ridge	Roseville	Elliott Homes	$414,200	1,652	$251	3,000	149	120	120	0
Wildwood	Fiddyment Farm	Roseville	JMC Homes	$602,190	2,716	$222	6,600	169	115	108	7
Woodbridge	Fiddyment Farm	Roseville	Signature Homes	$590,687	2,648	$223	5,500	116	65	62	3
			Minimum	$410,990	1,455	$198.05	2,200				
			Maximum	$754,990	3,572	$306.52	10,000				
			Average	$518,292	2,277	$231.86	5,549				

Aborption

Project	Builder	Avg. Home Price	Avg. Home Size	Lot Size (SF)	4Q 2019	3Q 2019	2Q 2019	1Q 2019	12-Month	Avg. Per Quarter	Avg. Per Month
Blume	Taylor Morrison Homes	$483,657	2,314	5,000	9	0	14	6	29	7.3	**2.4**
Cadence	KB Home	$472,500	2,119	4,050	30	5	15	15	65	16.3	**5.4**
Catalina	Taylor Morrison Homes	$487,990	2,314	5,250	5	0	-	-	5	2.5	**0.8**
Corvara	Lennar Homes	$534,990	2,469	4,000	16	10	14	4	44	11.0	**3.7**
Eclipse Heritage	Lennar Homes	$584,657	2,627	6,000	16	6	6	19	47	11.8	**3.9**
Farms at Riolo Mariposa	Homes by Towne	$486,765	2,271	7,000	2	4	4	4	14	3.5	**1.2**
Fieldstone	Richmond American Homes	$477,700	2,172	6,500	2	-	-	-	2	2.0	**0.7**
Larissa Heritage	Lennar Homes	$514,990	2,111	5,000	9	5	14	11	39	9.8	**3.3**
Liberty Village	Taylor Morrison Homes	$410,990	1,775	2,200	25	7	0	-	32	10.7	**3.6**
Meridian Heritage	Lennar Homes	$435,240	1,546	4,500	11	12	19	5	47	11.8	**3.9**
Monarch	Taylor Morrison Homes	$520,323	2,468	5,775	4	4	-	-	8	4.0	**1.3**
Monterosa	Lennar Homes	$553,990	2,569	5,500	5	23	22	2	52	13.0	**4.3**
Monument Village	JMC Homes	$489,990	2,100	4,500	17	21	28	2	68	17.0	**5.7**
Morgan Ranch	Homes by Towne	$602,917	3,024	10,000	7	2	2	4	15	3.8	**1.3**
Northwood ll	JMC Homes	$445,990	1,455	5,775	8	6	10	25	49	12.3	**4.1**
Palisade Village	JMC Homes	$439,490	1,631	3,600	27	14	-	-	41	20.5	**6.8**
Pinnacle Village	JMC Homes	$612,990	2,657	7,150	15	12	16	7	50	12.5	**4.2**
Ravenna	JMC Homes	$503,323	1,961	5,775	3	-	-	-	3	3.0	**1.0**
Summerwood	JMC Homes	$497,490	1,826	6,050	11	13	10	3	37	9.3	**3.1**
The Hills at Paradiso	Woodside Homes	$478,990	1,971	4,500	14	6	8	6	34	8.5	**2.8**
The Ridge at Paradiso	Woodside Homes	$515,657	2,175	5,500	11	3	5	4	23	5.8	**1.9**
The Summit	Meritage Homes	$547,450	2,648	6,600	16	9	9	8	42	10.5	**3.5**
Treo	Taylor Morrison Homes	$533,740	2,695	6,000	2	6	1	13	22	5.5	**1.8**
Valleybrook	JMC Homes	$754,990	3,572	8,500	11	5	10	13	39	9.8	**3.3**
Veranda	Elliott Homes	$414,200	1,652	3,000	0	0	12	26	38	9.5	**3.2**
Wildwood	JMC Homes	$602,190	2,716	6,600	13	13	8	7	41	10.3	**3.4**
Woodbridge	Signature Homes	$590,687	2,648	5,500	5	2	9	8	24	6.0	**2.0**
				Total	294	188	236	192			
				No. of Active Projects	27	25	22	21			
				Quarterly Pro-Rata	10.9	7.5	10.7	9.1			
				Monthly Pro-Rata	**3.6**	**2.5**	**3.6**	**3.0**			
								3.2	**Average Monthly Pro-Rata**		

Conclusions

We have summarized some of the key points from this section as follows:

- Building permit activity for single-family residences in Roseville reached a peak about nine years ago, then fell precipitously during the recessionary period, but has been increasing in more recent years and has recently set a new high point in building permit activity in 2017.
- New home pricing in Placer County has been in a general increasing pattern over the last four years, the average price and average price per square foot per home has steadily increased and reached its highest point in the most recent quarter.
- New home pricing per square foot of living area in Roseville has been generally increasing over the last three to four years.
- There are currently 27 active new home projects in Roseville with lot sizes of 10,000 square feet and under. This is among the highest levels of active projects observed since the past expansionary period.
- Absorption rates within new home projects in Roseville have ranged from 0.7 to 6.8 sales per month over the past year, with an average of 3.2 sales per month. Note a majority of the newer projects have a lower average per month because they have recently started selling homes.

- Prior to the COVID-19 pandemic, we heard of some markets across the nation cooling somewhat and concerns related to the potential of a recession in the next year or two. It appears the COVID-19 pandemic has accelerated the timeline for recession, and it is believed to occur in the near term with many market participants uncertain about today's market. Overall, demand for new homes in the subject's market area remains stable, despite the concerns with COVID-19.

COVID-19 Impact on Current Valuations

The best measure of any impact on values due to COVID-19 would be in direct transaction indicators that are objectively verified and clearly show data points, current pricing discovery, and the ability to measure movement in values from a prior baseline; and to understand direction in overall values. This would include sales transactions, leasing activity, vacancy rates and/or cap rates that have visibly moved off of early Q1 levels (baseline), or form a conclusive basis for new pricing. However, given the unique nature and recency of this event, minimal activity is evident from which to draw benchmark comparisons based on transactional data.

In the absence of transaction data, there is empirical data in the market that can be gleaned and assist in estimating the valuation metrics and assessing their reliability in estimating current value. In this initial phase of the pandemic, early emerging trends include:

- Market confidence (fundamental economic fear)
- Expectations of impaired property/operating performance
- Re-pricing risk (debt and equity)
- Liquidity duration
- Impaired market and pricing activity

All or some of the above may be shorter-term issues, but others may linger and have a lasting impact on valuations in the commercial real estate (CRE) sector along a continuum of time.

At this juncture, the global question facing market participants is: “How long does this crisis last and how deep will its impact become?” At a minimum, Q2 economic performance will be dismal based on most economic forecasts. Shelter-in-Place and Stay-at-Home Executive Orders for most of the U.S. states now run through April 30, at a minimum.

As of April 1, market confidence was moderate (for the moment) but uncertain in its moderate conviction. Many governments are inducing incentives to support their national economies. On March 27, 2020, the U.S. Congress approved a $2 Trillion stimulus package intended to support payrolls and create economic “breathing room.” The length of the current social-distancing measures likely impacts future operating performance.

One of the unknowns is, “How long can the world stay shut down, with everyone staying in their home?” There remains hope the onset of summer will slow the virus transmission; there is active concern for healthcare workers and their families, and concern for our own families. A psychologically important factor affecting market confidence is the shocking rate of supply disruption at all levels, particularly in medical supplies and protective equipment; all the more alarming to a U.S. population accustomed to everything on demand.

Based on discussions and interviews with a wide range of market participants, a variety of factors and concerns are prevalent in the market that will likely have a negative impact broadly on CRE values, depending on property type and region. Essential Service Providers will be less impacted (distribution

facilities, medical facilities, grocery service) as the performance of these sectors is expected to continue.

However, the broader market will experience myriad issues based on survey respondents including:

Uncertainty

- Restricted access to capital
- Unemployment concerns (increasing to 15% in Q2)
- GDP decline (-30% in Q2)
- Duration of crisis

Lender Concerns

- DSCR are impacted based on changes in rental revenue and collections
- Loan covenants could trigger due to changes in near-term value
- Borrowers are concerned about their tenants' ability to pay rent
- Borrowers are concerned about their ability to keep their loans current
- Lenders are also concerned about the need for loan modifications or work outs

Publicly Traded Securities

- Stock indexes are down approximately 25% to 30%
- REIT pricing down approximately 25%
- Crude oil down approximately 40%

Return Requirements

- Interest rates may stay in the 4%- 4.5% range, despite the Federal Reserve's reduction efforts. Banks have to tightly manage their capital reserves and ratios and therefore are requiring higher spreads for current risk profile
- Durability of Cash Flow forces (new) equity investors to reprice risk. Standby (available, uncommitted) equity now has to be patient until a clearer "path forward" emerges
- Impact on cap rates would be upward

Each of the above observations provides empirical evidence that the market has shifted downward and real estate values will likewise be impacted, but to what degree is not certain.

Few experts or economists at this point are willing to state a threshold duration at which point everything will return to normal quickly, versus a duration of limited economic activity that spirals into worldwide recession. At the moment, the prevailing hope of the world is that science miraculously manufactures a cure, while in the meantime, all social activity ceases worldwide.

Integra Current Valuation Framework (April 1 – present)

The preceding property market analysis focuses on recent historic trends before the physical and social impacts of the COVID-19 pandemic were revealed in the U.S. in early March 2020. The property market analysis was current through Q1-2020 with trends and indications for solid growth by most all market indicators. Many current market participants believe the commercial real estate (CRE) markets will return to trend – the lingering question, "How long will it take?" remains uncertain.

What we do know with reasonable certainty:

- At a minimum, Q2 economic performance will be dismal.
- Shelter-in-Place and Stay-at-Home executive orders will have a profound impact on GDP with rising unemployment damaging forward economic performance for three, if not six months at a minimum.
- The Federal Reserve's attempt to lower nominal rates was thwarted by lenders setting floors on spreads. Congress subsequently approved a $2 Trillion stimulus package on Friday March 27, 2020. This could provide some economic relief, but businesses, owners, investors, and bankers need to support payroll retention and an aggressive program of economic goodwill throughout all sectors of the economy.

Everything forward beyond those three known factors remains subject to considerable risk/uncertainty.

The current macro-framework to sustain through this pandemic is to take 2007 "Blend and Extend" methods, and enhance them. Be wary of repricing assets too quickly (downward), lest all asset prices collapse. A market equilibrium in transaction pricing will need to be reset over the coming 60 days, therefore do not delay in providing banking liquidity, and direct incentives to support a transaction reset. Do not backstop transaction repricing for too long because artificial pricing support could become unsustainable, prolonging economic recovery.

Our current surveys of market participants (March 11 – March 30, 2020) indicates a focus in the following areas impacting value:

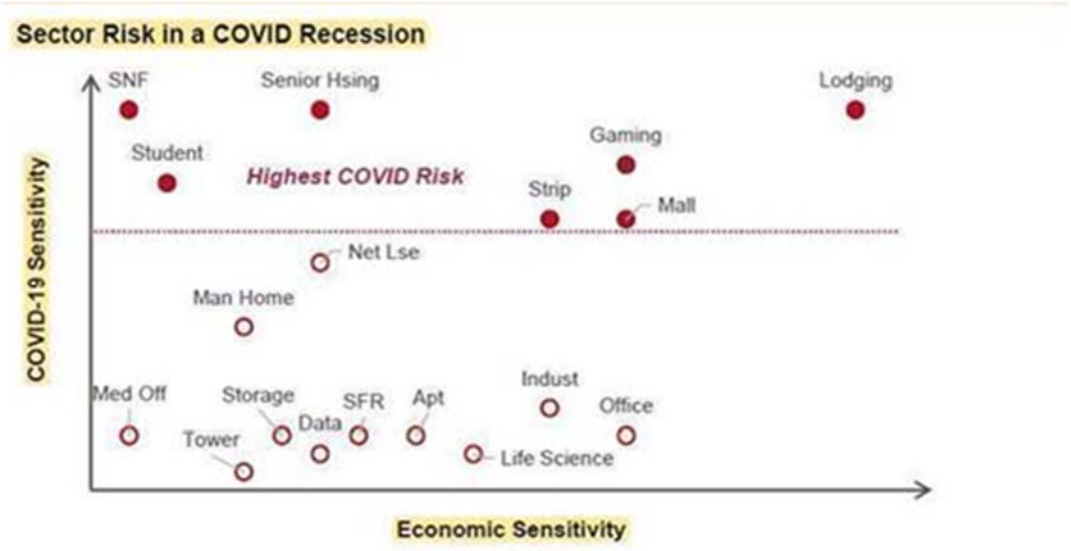
- Impacts could (should) vary by property type, class, and location
- Cost of capital (both debt and equity) is increasing, but at different rates for different asset classes
- Declines in property operations/forecasts (NOI) vary in duration based on property type, class; location; and tenant durability under potential recessionary pressures
- Increases in cap rates (and normalized yields) will vary by property type, class and location as will the underlying assumptions on stabilized or periodic cash flow
- Marketing times for most assets will increase, but the next 45 days will be uncertain on outright marketability regardless of price. This so far has not yet occurred, although deals and listings have slowed dramatically in these first few weeks. To a large extent, deal flow has

halted based on the sheer physical constraints imposed on property showings/due diligence, etc. under current distancing restrictions.

- Market sentiment in the coming 14 - 30 days regarding healthcare performance/business performance/employment security/physical security will affect market investment expectations, yields, and the temperament for risk.

Impact by Property Type, Class & Location

Below is a graph prepared by Greenstreet Advisors plotting the sensitivity (and risk) associated with various property types with the negative impact on value being greater for those assets with greater sensitivity. Those assets relating to essential business operations (grocery, medical, distribution) are less affected than for example lodging and malls where social distancing is more difficult.



Cost of Capital/Liquidity

The cost of capital, both for debt and equity, had been at near historic lows pre crisis. Borrowers had a myriad of options from a variety of capital sources. As the crisis began to unfold in early 2020, treasury rates were moving down as the Fed sought to keep the market liquid. When it became clear the global crisis had landed in the United States, the Fed moved rates to near zero. Many lending institutions instituted floors (spreads widened) because the fixed costs of doing a deal had to be covered.

As lenders are coming to grips with the severity of the economic outlook, many have pulled back from the market altogether while others reacted by raising interest rates, lowering loan to values, or a combination of both. There are clearly some lenders who are “out” while others remain in the market. There are fewer options in the market and those options are more expensive today than 30 days ago. The rise in cost varies notably by property type with agency lenders and HUD determined to provide liquidity to the multi-family market while at the other end of the spectrum, financing a hotel is challenging, land financing is nonexistent. Assets focused on essential business operations (e.g., grocery or last mile industrial) remain in favor as do net leased assets with recession-resistant business profiles.

Equity is less clear at the moment. While large pools of capital were being raised through 2019 and into Q1-2020, the strategy has suddenly shifted. Equity is available, and deals are finalizing that were contracted pre-COVID-19, on the strength of the equity sponsor, but deal flow will likely pause for 15-30 days as equity repricing occurs. This will coincide (hopefully) with an abatement (or clarity) in the world's critical health status by May 1, 2020.

Declines in Property Operations/Forecasts

The lodging, retail, student housing and senior sectors are generally viewed as expecting to suffer the greatest. Once again, this varies by location and type. Restaurant retail is generally viewed as having greatest risk but is expected to rebound quickly as pent-up demand explodes when everyone can leave their home. Grocery retail is currently performing well with big box stores setting record sales per square foot.

Radical changes in the employment picture will begin to affect the housing sector, both single-family and apartments. Apartments will not be immune or "safe" from lost rent, varying by type and location depending on the tenant base employment and its ability to weather a 6 to 12-month contraction.

There is an expectation in the market that, for many retail centers, tenants will not be paying rent. Without customers, particularly in states with stay-at-home orders, there simply is no revenue available. Tenants and owners alike are reviewing force majeure clauses in their leases.

Rent projections are being held flat in modeling cash flows going forward with the length of time dependent on the asset type.

Depending upon whether values are based on yield capitalization (DCF) or direct capitalization, care must be given to provide "stabilized" forecasts to capitalize; and to normalize yield levels for projecting variable year yield cap.

Premiums on Capitalization Rates

While many deals have fallen out of contract, other deals are still closing. Some are closing at their pre-crisis contract price levels while many deals are being re-traded in the market with discounts influenced by property type, location and buyer/seller motivations.

As the transaction market solidifies, the impact on capitalization rates will become clearer. Some market participants believe the answer to market value lies in the capitalization rates while others believe rates are not moving but net operating income in the short run is being impacted. Once again, the answers vary by property type and location.

Clearly, the cost of capital (debt and equity) has increased. Valuation theory suggests via band of investment analysis that as interest rates and cash on cash equity rates increase, capitalization rates increase. A 100 basis point upward movement in interest rates for example, combined with a modest rise in equity returns, can move capitalization rates up over 100 basis points. We temper this analysis however with the understanding that it is difficult to settle on the inputs given the wide range of data in the market. In addition, care must be taken not to "double hit" the analysis by modeling

significantly lower net income via lower performance projections and at the same time raising the return requirements.

Normalization of Yields

All yield capitalization is based on forward forecasting of property performance to generate a current cash flow, and future forecasted reversion. Therefore, the timeframe for the market to reach a point of pricing transparency to "return to par" is the critical assumption in the yield cap.

The longer or less likely the assumptions are, the higher the near-term yields. Valuation theory and past downward economic cycles suggest a shortening of the holding period and a normalization of "overall yield" applied over the shorter holding period.

As the transaction market solidifies, the impact on investment rates and relationship of assumption risk to market risk will become clearer.

Marketing and Exposure Time

At the present time, there is consensus of declining market demand in CRE transactions, due to market conditions ensuing from COVID-19. It is natural to assume that exposure time on properties either for sale or lease, will likely be extended. Comparing pre-COVID-19 exposure periods (perhaps the best) to the banking crisis of 2008/2009 (perhaps the worst) can glean some differences that could extrapolate to exposure time going forward, i.e. from peak to trough.

Sector	Months on Market March 2008-09	Months on Market March 2018-19	Change in Months	% Change Peak to Trough
Office	29.6	14.8	14.8	100%
Retail	15	11.4	3.6	32%
Industrial	19.6	6.7	12.9	192%
Average	21.4	11.0	10.4	95%

Source: Costar – data presented in Months

Days on the market increased substantially in the last economic crisis of 2008-2009, with an average of 21 months on market for major property classes. The trailing 12 months preceding the COVID-19 crisis, days on the market were 11 months.

Based on this historical perspective, marketing time could potentially double from current levels. This would have to be tempered recognizing that the depth and duration of this current economic crisis is tied to a health crisis and may have a conclusion more closely tied to its resolution.

General Public Market Sentiment

General public market sentiment is a changing rollercoaster with each passing day. Right now, sentiment is cautious and trying not to overreact, but provide some relief, negotiate in good faith; try and be humane and understand the entire world is in this together. Some countries take two weeks off each year for holiday, and their entire economy doesn't fall apart. The world is not going to take another four-week vacation from large components of consumer-facing and public activities.

Most humans are sequestered in their homes with limited social contact, with reasoned concerns for the health and safety of our families and friends, all the while consuming worldwide coverage and analysis of atypical death rates from an infectious virus not seen in over 100 years.

Market sentiment more than likely gets worse in the coming weeks before it gets better absent the announcement of a miracle cure / treatment during that time.

Conclusion

This heightened uncertainty forms the basis of defined risk. Considering the subject's relative sensitivity to the COVID-19 risks as of the effective date of the valuation, Integra rates the relative risks of the subject property as of the effective date as follows:

Risk Analysis	
Property Type Sensitivity to Risk	Low – The subject is vacant residential land.
Property Location Sensitivity to Risk	Low – While still located in California, where there are more cases than a majority of the country, Placer County has a less dense population and has only seen a small number of cases.
Cost of Capital Impact\Risk	Low to Moderate– Continued capital appears available, and investment in residential properties is expected to continue. Spreads are currently reasonable, and agency lending remains available competitively.

Property Analysis

Land Description and Analysis

Land Description	
Land Area	0.55 acres; 23,958 SF
Source of Land Area	Public Records
Primary Street Frontage	Pleasant Grove Boulevard
Shape	Rectangular
Corner	No
Topography	Gently sloping and at street grade
Drainage	No problems reported or observed
Environmental Hazards	None reported or observed
Ground Stability	No problems reported or observed
Flood Area Panel Number	06061C-0939H
Date	November 2, 2018
Zone	X
Description	Outside of 500-year floodplain
Insurance Required?	No
Zoning; Other Regulations	
Zoning Jurisdiction	City of Roseville Planning Department
Zoning Designation	PR
Description	Park and Recreation
Legally Conforming?	Appears to be legally conforming
Zoning Change Likely?	No
Permitted Uses	The park and recreation district may be applied to both public and private recreation facilities. It is intended to be applied to larger parks especially community wide facilities, but may also be applied to smaller neighborhood facilities when it is important, due to the planned facilities or natural features, to designate the site for park and recreation uses.
Other Land Use Regulations	None noted
Utilities	
Service	Provider
Water	City of Roseville
Sewer	City of Roseville
Electricity	Roseville Electric
Natural Gas	PG&E
Local Phone	Various

The subject is currently zoned PR, Parks and Recreation, and is currently used for a public use as a park. As previously noted, this report considers the value of the subject property based on its highest

and best economic use, which is residential development. It is a hypothetical condition of this report that the subject is zoned R1, similar to adjacent development. As of the date of value, the property is gently sloping from west to east, and all offsite improvements are in place. While the property is gently sloping, it appears to the costs to finish grade the parcel would be nominal above the overall costs to prepare the lot for vertical improvements. We are not experts in the interpretation of zoning ordinances. An appropriately qualified land use attorney should be engaged if a determination of compliance with zoning is required.

The permitted uses for land within the R1, Single Family Residential, intended for detached, single-family homes inclusive of half-plexes. The minimum lot area for interior and corner lots are 6,000 and 7,500 square feet, respectively. Density under the general plan for the adjacent residential subdivisions is approximately three units per acre. The subject cannot be subdivided into multiple lots because it would exceed the maximum allowable density required by zoning.

As discussed in the report, the subject is an improved site (currently part of a larger parcel) with presumed access via a yet to be created curb cut along the northwestern line of Pleasant Grove Boulevard. The City plans to use this point of access for their intended well site use. It is an extraordinary assumption of this report that if developed to its highest and best “economic” use (residential lot), access would be provided via an access point from the northwestern line of Pleasant Grove Boulevard. Furthermore, it appears from the information provided that the subject land area is not impacted by wetlands areas, it does appear that the adjacent land to the east does have wetlands areas. It is an extraordinary assumption of this report that the subject is not impacted by wetlands areas that might be undevelopable.

Easements, Encroachments and Restrictions

We were not provided a current title report to review. We are not aware of any easements, encroachments, or restrictions that would adversely affect value. Our valuation assumes no adverse impacts from easements, encroachments, or restrictions, and further assumes that the subject has clear and marketable title.

Seismic Hazards

According to the Seismic Safety Commission, the subject property is located within Zone 3, which is considered to be the lowest risk zone in California. There are only two zones in California: Zone 4, which is assigned to areas near major faults; and Zone 3, which is assigned to all other areas of more moderate seismic activity. In addition, the subject is not located in a Fault-Rupture Hazard Zone (formerly referred to as an Alquist-Priolo Special Study Zone), as defined by Special Publication 42 (revised January 1994) of the California Department of Conservation, Division of Mines and Geology.

Conclusion of Land Analysis

Overall, the physical characteristics of the site and the availability of utilities result in functional utility suitable for a variety of uses including those permitted by zoning. We are not aware of any other particular restrictions on development.

Looking north across the subject property

Looking northwest across the subject property

Looking northeast across the subject property

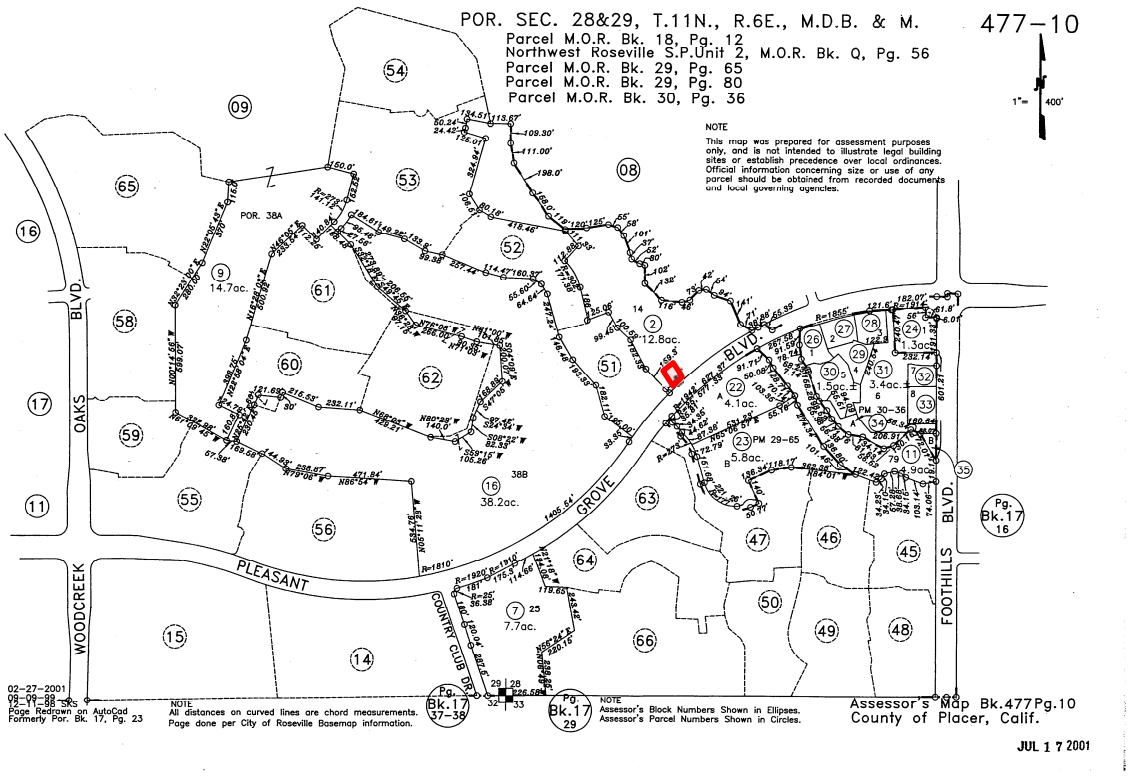
Looking west across the subject property

Looking east along Pleasant Grove Boulevard

Looking west along Pleasant Grove Boulevard

Site Plan

Parcel Map



*Boundaries are approximate

Real Estate Taxes

The property tax system in California was amended in 1978 by Article XIII to the State Constitution, commonly referred to as Proposition 13. It provides for a limitation on property taxes and for a procedure to establish the current taxable value of real property by reference to a base year value, which is then modified annually to reflect inflation (if any). Annual increases cannot exceed 2% per year.

The base year was set at 1975-76 or any year thereafter in which the property is substantially improved or changes ownership. When either of these two conditions occurs, the property is to be re-appraised at market value, which becomes the new base year assessed value. Proposition 13 also limits the maximum tax rate to 1% of the value of the property, exclusive of bonds and direct charges. Bonded indebtedness approved prior to 1978, and any bonds subsequently approved by a two-thirds vote of the district in which the property is located, can be added to the 1% tax rate.

The subject property is not currently a legal parcel, and tax information is not available for the larger parcel. The subject property has a tax exemption associated with ad valorem taxes, as the current entity occupying the property is a government entity and is tax exempt from ad valorem taxes. Note that if the tenant/user were to change to a private entity, ad valorem taxes would apply. In examining property tax records for an adjacent property, the subject is located in a tax rate area with an ad valorem rate of 1.134741%. Further, the adjacent property similar to other surrounding projects is encumbered by direct charges, one of which represents bond debt for City of Roseville NW CFD #1, which expires in the year 2021. No present value calculation is necessary since there is only one year remaining on the term. The bond debt is less than $0.01 per square feet of land area; therefore, it is not considered in this analysis.

Highest and Best Use

Process

Before a property can be valued, an opinion of highest and best use must be developed for the subject site, both as vacant, and as improved. By definition, the highest and best use must be:

- Physically possible.
- Legally permissible under the zoning regulations and other restrictions that apply to the site.
- Financially feasible.
- Maximally productive, i.e., capable of producing the highest value from among the permissible, possible, and financially feasible uses.

As Vacant

Legally Permissible

The subject is currently zoned PR and designated for a parks and recreation use. As previously noted, this report considers the value of the subject property based on its highest and best economic use, which is single family residential development. The highest economic use of the site is based on R1 zoning, Single Family Residential, similar to the adjacent parcels. Permitted uses within the R1 zoning includes detached, single-family homes inclusive of half-plexes. Under the R1 zoning, the maximum allowable density of three units per acre, the subject site could be developed with only one residential unit. To our knowledge, there are no legal restrictions such as easements or deed restrictions that would effectively limit the use of the property. Based upon a hypothetical condition, the subject is zoned for single family residential development. Given prevailing land use patterns in the area, only single family residential use is given further consideration in determining highest and best use of the site, as though vacant.

Physically Possible

The physical characteristics of a site that affect its possible use(s) include, but are not limited to, location, street frontage, visibility, access, size, shape, topography, availability of utilities, off-site improvements, easements and soil and subsoil conditions. The physical characteristics are examined to see if they are suited for the legally permissible use.

Locational considerations include the compatibility and position of the subject property with respect to surrounding uses. Based on our physical inspection of the subject property, we know of no reason why the property would not support development. The size, shape and topography of the subject property appear adequate for development, similar to other projects currently developing in the immediate area. The subject is not located within a floodplain. In addition, the property is not located within a Fault-Rupture Hazard Zone. All utility services are available to the parcels, and evidence of development in the immediate area provides additional support for the possibility of development.

Based on the physical characteristics of the subject property, single family residential development is considered physically possible and most appropriate.

Again, the subject is an improved site (currently part of a larger parcel) with presumed access via a yet to be created curb cut along the northwestern line of Pleasant Grove Boulevard. The City plans to use this point of access for their intended well site use. It is an extraordinary assumption of this report that if developed to its highest and best "economic" use (residential lot), access would be provided via an access point from the northwestern line of Pleasant Grove Boulevard. Furthermore, it appears from the information provided that the subject land area is not impacted by wetlands areas, it does appear that the adjacent land to the east does have wetlands areas. It is an extraordinary assumption of this report that the subject is not impacted by wetlands areas that might be undevelopable.

Financially Feasible

Financial feasibility depends on supply and demand influences. With respect to financial feasibility of single-family residential development, in recent months merchant builders have acquired unimproved lots for near term construction, and there are multiple active projects in the area that demonstrate demand for new homes. In addition to bulk lot transactions, there have been a number of single remnant lot sales within the past several quarters. Finished lots are transferring for prices that exceed the sum of unimproved lots and site development costs, which reflects completion of site development is financially feasible. Due to the COVID-19 pandemic and stay at home orders in place, it is deemed financially feasible to construct a new residential dwelling on the subject, after a short term (three months) interim hold.

Maximally Productive

Legal, physical and market conditions have been analyzed to evaluate the highest and best use of the subject property as vacant. The analysis is presented to evaluate the type of use(s) that will generate the greatest level of future benefits possible to the property. Based on the factors previously discussed, the maximally productive use of the subject (as vacant) is for near term single-family residential development (within 12 months). Specifically, construction of a home consistent with the design and quality of homes in the vicinity. As cited above, a short (three months) interim hold due to COVID-19 may be warranted.

Most Probable Buyer

Taking into account the functional utility of the site and area development trends, the probable buyer is either a speculative homebuilder or an individual home buyer.

Valuation

Valuation Methodology

Appraisers usually consider three approaches to estimating the market value of real property. These are the cost approach, sales comparison approach and the income capitalization approach.

The **cost approach** assumes that the informed purchaser would pay no more than the cost of producing a substitute property with the same utility. This approach is particularly applicable when the improvements being appraised are relatively new and represent the highest and best use of the land or when the property has unique or specialized improvements for which there is little or no sales data from comparable properties.

The **sales comparison approach** assumes that an informed purchaser would pay no more for a property than the cost of acquiring another existing property with the same utility. This approach is especially appropriate when an active market provides sufficient reliable data. The sales comparison approach is less reliable in an inactive market or when estimating the value of properties for which no directly comparable sales data is available. The sales comparison approach is often relied upon for owner-user properties.

The **income capitalization approach** reflects the market's perception of a relationship between a property's potential income and its market value. This approach converts the anticipated net income from ownership of a property into a value indication through capitalization. The primary methods are direct capitalization and discounted cash flow analysis, with one or both methods applied, as appropriate. This approach is widely used in appraising income-producing properties.

Reconciliation of the various indications into a conclusion of value is based on an evaluation of the quantity and quality of available data in each approach and the applicability of each approach to the property type.

The methodology employed in this assignment is summarized as follows:

Approaches to Value

Approach	Applicability to Subject	Use in Assignment
Cost Approach	Not Applicable	Not Utilized
Sales Comparison Approach	Applicable	Utilized
Income Capitalization Approach	Not Applicable	Not Utilized

Sales Comparison Approach

To develop an opinion of the subject's land value, as if vacant and available to be developed to its highest and best use, we utilize the sales comparison approach. This approach develops an indication of value by researching, verifying, and analyzing sales of similar properties.

Our sales research focused on transactions within the following parameters:

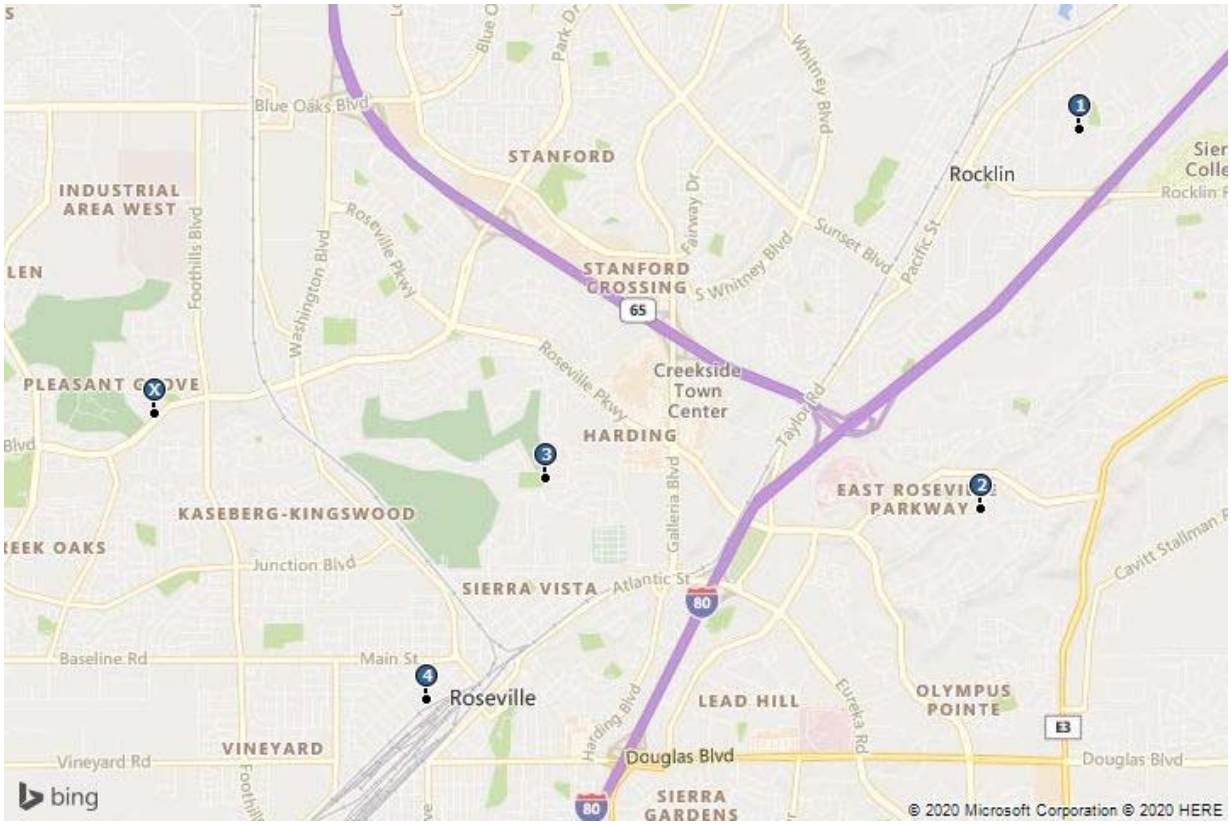
- Location: Roseville and surrounding areas
- Size: 6,000 to 50,000 square feet
- Use: Residential use
- Transaction Date: 2018 or later

For this analysis, we use price per lot as the appropriate unit of comparison because market participants typically compare sale prices and property values on this basis. In addition to analyzing closed sales, we searched for active listings of residential lot sales. However, we were unable to identify any listings in the subject's area that were comparable and competitive with the subject. Therefore, a listing was not included. However, Comparable #1 represents a current pending sale. As previously stated, there is a scarcity of sales data that is considered similar to the subject property due to the subject's characteristics. Again, the subject is an improved site (currently part of a larger parcel) with presumed access via a yet to be created curb cut along the northwestern line of Pleasant Grove Boulevard. The City plans to use this point of access for their intended well site use. It is an extraordinary assumption of this report that if developed to its highest and best "economic" use (residential lot), access would be provided via an access point from the northwestern line of Pleasant Grove Boulevard. Furthermore, it appears from the information provided that the subject land area is not impacted by wetlands areas, it does appear that the adjacent land to the east does have wetlands areas. It is an extraordinary assumption of this report that the subject is not impacted by wetlands areas that might be undevelopable. The most relevant sales are summarized in the following table.

Summary of Comparable Land Sales

No.	Name/Address	Sale Date; Status	Sale Price	SF; Acres	Zoning
1	4765 Racetrack Road 4765 Racetrack Rd. Rocklin Placer County CA	Jan-20 In-Contract	$145,000	12,188 0.28	Single Family Residential
	Comments: 1.This comparable represents the pending sale of the residential lot at 4765 Racetrack Road, Rocklin. On-site work is underway at the comparable, as well as a few adjacent lots. It appears the lot is pending while the seller completes grading on-site, extension of wet and dry utilities and presumable offsites (Racetrack). The offsites are underimproved, just Racetrack Road (not curbs, gutters sidewalk and street lights). This particularly area is characterized with offsite only being the street.				
2	509 Oak Ravine Court 509 Oak Ravine Ct. Roseville Placer County CA	Oct-19 Closed	$280,000	16,805 0.39	Single Family Residential
	Comments: This is a closed sale of a residential lot within the Stoneridge area of Roseville. All offsite improvements were in place and as of this report the buyer is approximately 40% complete on the new home. This lot is located in a very desirable area of east Roseville and offers a discernably superior location when compared to the subject.				
3	450 Diamond Oaks Road 450 Diamond Oaks Rd. Roseville Placer County CA	Dec-18 Closed	$120,000	8,337 0.19	Residential
	Comments: This is a sale of a residential lot with all offsite improvements in place. The property is sloped and will require grading prior to developing.				
4	506 Church Street 506 Church St. Roseville Placer County CA	Oct-18 Closed	$83,000	7,427 0.17	General Commercial
	Comments: This sale represents the transfer of a 7,427 square foot parcel that had a vacant residential dwelling on it as of the date of sale (as of this report date the old house is still in place, it is at the end of its economic life). The sites underlying zoning is for General Commercial uses. However, as cited its prior use was residential. The comparable is flanked on one side by a residential dwelling and on the other by a small commercial building. While either use may be viable, greater profitability likely liens the way of residential use.				
	Subject Misty Wood Drive Roseville, CA			23,958 0.55	Park and Recreation

Comparable Land Sales Map



Sale 1
4765 Racetrack Road

Sale 2
509 Oak Ravine Court

Sale 3
450 Diamond Oaks Road

Sale 4
506 Church Street

Analysis and Adjustment of Sales

The comparable transactions are adjusted based on the profile of the subject property with regard to categories that affect market value. Adjustments may be categorized as either superior or inferior, with percentage adjustments applied accordingly. If a comparable has an attribute considered superior to that of the subject, it is adjusted downward to negate the effect the item has on the price of the comparable. The opposite is true of categories considered inferior to the subject. The adjustments are made in consideration of paired sales, the appraiser's experience and knowledge and interviews with market participants. Adjustments are considered for the following factors, in the sequence shown below.

Adjustment Factor	Accounts For	Comments
Effective Sale Price	Atypical economics of a transaction, such as demolition cost or expenditures by buyer at time of purchase.	No adjustments required.
Real Property Rights	Fee simple, leased fee, leasehold, partial interest, etc.	All the comparables represent fee simple estate transactions. Therefore, adjustments for property rights are not necessary.
Financing Terms	Seller financing, or assumption of existing financing, at non-market terms.	The comparable sales were cash to the seller transactions and do not require adjustments.
Conditions of Sale	Extraordinary motivation of buyer or seller, assemblage, forced sale.	Sale 1 is a pending transaction and is adjusted downward to account for typical buyer/seller negotiations.
Market Conditions	Changes in the economic environment over time that affect the appreciation and depreciation of real estate.	Demand for residential lots was stable in the 12 months leading up to the COVID-19. Due to current market uncertainty, we have not adjusted any comparables transferring in 2019 for market conditions. Sales 3 and 4 transfer in late 2018 and also do not require an adjustment for market conditions.
Location	Market or submarket area influences on sale price; surrounding land use influences.	Sale 1 is located in a mature neighborhood of Rocklin which is considered to be inferior and is adjusted upward. Sale 2 is located in the Stoneridge area of Roseville which is considered to be significantly superior and is adjusted

Adjustment Factor	Accounts For	Comments
		downward. Sale 3 is located in a slightly inferior location and requires an upward adjustment. Sale 4 is located in Downtown Roseville adjacent to the railroad tracks; therefore, it is adjusted upward.
Access/Exposure	Convenience to transportation facilities; ease of site access; visibility; traffic counts.	The subject has superior accessibility from Pleasant Grove Boulevard; therefore, all of the comparables are adjusted downward.
Size	Inverse relationship that often exists between parcel size and unit value.	All of the comparables are smaller than the subject and require upward adjustments.
Shape and Topography	Primary physical factors that affect the utility of a site for its highest and best use.	Sale 3 has sloped topography that will require grading prior to development of the property; therefore, it is adjusted upward. No further adjustments are required for shape and topography.
Zoning	Government regulations that affect the types and intensities of uses allowable on a site.	Sale 4 is zoned general commercial but, the property had a residence previously built on the property. Further, the property is surrounded by residential development. However, it appears that it requires a condition use permit to construct a residential use. Therefore, it is adjusted upward.
Entitlements	The specific level of governmental approvals attained pertaining to development of a site.	No adjustments required.
Off Site Improvements	Gutters; streets; sidewalks; streetlights; public utilities	Sale 1 does not have any off site improvements; however, they are not required for development of the property. Therefore, no adjustments for off site improvements are required.

The following table summarizes the adjustments we make to each sale.

Land Sales Adjustment Grid

	Subject	Comparable 1	Comparable 2	Comparable 3	Comparable 4
Address	Misty Wood	4765 Racetrack Rd.	509 Oak Ravine Ct.	450 Diamond Oaks Rd.	506 Church St.
City	Roseville	Rocklin	Roseville	Roseville	Roseville
Sale Date		Jan-20	Oct-19	Dec-18	Oct-18
Sale Status		In-Contract	Closed	Closed	Closed
Sale Price		$145,000	$280,000	$120,000	$83,000
Square Feet	23,958	12,188	16,805	8,337	7,427
Sale Price		**$145,000**	**$280,000**	**$120,000**	**$83,000**
Property Rights		Fee Simple	Fee Simple	Fee Simple	Fee Simple
Adjustment		=	=	=	=
Financing Terms		Cash to seller	Cash to seller	Cash to seller	Cash to seller
Adjustment		=	=	=	=
Conditions of Sale		Pending	Market	Market	Market
Adjustment		--	=	=	=
Market Conditions	4/30/2020	Jan-20	Oct-19	Dec-18	Oct-18
Adjustment		=	=	=	=
Location		++	-	+	++++
Access/Exposure		-	-	-	-
Size		++	+	+++	+++
Shape and Topography		=	=	+	=
Zoning		=	=	=	+
Entitlements		=	=	=	=
Off Site Improvements		=	=	=	=
Overall Adjustment		**+**	**-**	**++++**	**+++++++**

Indicated Value	**$160,000**

Land Value Conclusion

The market data set consists of various sales that are considered reasonable indicators of market value for the fee simple interest of the subject property. Prior to adjustment, the sales reflect a range of $83,000 - $280,000 per lot. The wide disparity in the unadjusted range is largely attributable to the size of the lot, location, and shape and topography. Based upon the analysis presented, a ranking analysis of the subject and comparable sales is presented in the table below:

Bulk Lot Ranking Summary

Property	Sale Date	$/ Loaded Lot (Unadjusted)	Net Adjustment
Comparable 2	Oct-19	$280,000	-
Subject Property	--	**$160,000**	
Comparable 1	Jan-20	$145,000	+
Comparable 3	Dec-18	$120,000	++++
Comparable 4	Oct-18	$83,000	+++++++

As shown, the price per lot value indicator for the subject property is estimated to be lower than Sale 2 and higher than Sales 1, 3, and 4. An estimate of market value of $160,000 is estimated for the subject property via the sales comparison approach.

Land Value Conclusion

Indicated Value	$160,000

Reconciliation and Conclusion of Value

As discussed previously, we use only the sales comparison approach in developing an opinion of value for the subject. The cost and income approaches are not applicable, and are not used.

Based on the preceding valuation analysis and subject to the definitions, assumptions, and limiting conditions expressed in the report, our value opinion follows:

Value Conclusion

Appraisal Premise	Interest Appraised	Date of Value	Value Conclusion
Market Value	Fee Simple	April 30, 2020	$160,000

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. 1. As discussed in the report, the subject is an improved site (currently part of a larger parcel) with presumed access via a yet to be created curb cut along the northwestern line of Pleasant Grove Boulevard. The City plans to use this point of access for their intended well site use. It is an extraordinary assumption of this report that if developed to its highest and best "economic" use (residential lot), access would be provided via an access point from the northwestern line of Pleasant Grove Boulevard.
2. From the information provided it appears the subject land area is not impacted by wetlands areas, it does appear that the adjacent land to the east does have wetlands areas. It is an extraordinary assumption of this report that the subject is not impacted by wetlands areas that might be undevelopable.
3. The subject is a lot located adjacent to a subdivision. It is assumed utility extentions (wet and dry) for the subject property are in average condition. If, at some future date, inordinate utility extension/connection costs are necessary, this will have a detrimental impact on value. In that instance, the appraiser reserves the right to amend the opinion of value stated herein.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. This report considers the value of the subject property based on its highest and best economic use, which is residential development. Consistent with the highest and best economic use, had the subject property not been previously designated for use as a park, the subject would likely have been zoned for residential use, as of the date of value. Therefore, the value estimated herein is subject to a hypothetical condition. It is a hypothetical condition of this report that the subject has been zoned for residential use, consistent with the zoning adjacent to the subject.
2. The appraised property is currently a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation, our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

IMPORTANT MARKET CONDITIONS WARNING: Market Uncertainty from Novel Coronavirus (COVID-19)

The outbreak of the Novel Coronavirus (COVID-19), declared an outbreak by the World Health Organization (WHO) on January 30, 2020 and subsequently reclassified as a worldwide pandemic on March 11, 2020, has created substantial uncertainty in the worldwide financial markets. Concerns about the ongoing spread of the COVID-19 (Corona) Virus have resulted in cancellations of a substantial number of business meetings, conferences, and sporting and entertainment events in the coming 3-6 months; the implementation of personal quarantine procedures; a 30-day lock-out for travel from most of Europe to the U.S.; and substantial reductions (and restrictions) in other travel by air, rail, bus, and ship.

As of the effective date of this report, tourism, lodging, and tourist-related food and beverage and retail sectors are experiencing negative effects due to the substantial decline in social movement and activity. A prolonged outbreak could have a significant impact on other real estate sectors, especially considering the surge in unemployment in recent weeks.

Given the degree of overall uncertainty present in the economy, forecasts and projections contained herein may change dramatically, or differently than projected under stable market conditions. Our valuation is based upon the best information as of the effective date. Please refer to the *COVID-19 Impact on Current Valuation* section of the attached report.

Exposure Time

Exposure time is the period a property interest would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal. In attempting to estimate a reasonable exposure time for the subject property, we looked at both the historical exposure times of a number of sales, as well as current and past economic conditions. Based on a survey of market participants, a transfer of residential land properties in the region typically occurs within 9-12 months of exposure. It is estimated the exposure time for the subject property, if appropriately priced, would have been within 9-12 months of initial exposure.

Marketing Period

Marketing time is an estimate of the time to sell a property interest in real estate at the estimated market value during the period immediately after the effective date of value. A reasonable marketing time is estimated by comparing the recent exposure time of similar properties, and then taking into consideration current and future economic conditions and how they may impact marketing of the subject property. Due to the COVID-19 pandemic and economic uncertainty we estimate the marketing period would be longer at 12 months.

Certification

We certify that, to the best of our knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
5. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice as well as applicable state appraisal regulations.
9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
10. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
11. Blake Fassler made a personal inspection of the property that is the subject of this report. Kevin Ziegenmeyer, MAI, has personally inspected the subject.
12. No one provided significant real property appraisal assistance to the person(s) signing this certification.
13. We have experience in appraising properties similar to the subject and are in compliance with the Competency Rule of USPAP.
14. As of the date of this report, Kevin Ziegenmeyer, MAI, has completed the continuing education program for Designated Members of the Appraisal Institute.

15. As of the date of this report, Blake Fassler, has completed the Standards and Ethics Education Requirements for Candidates/Practicing Affiliates of the Appraisal Institute.

Blake Fassler
Certified General Real Estate Appraiser
California Certificate # 3007274

Kevin Ziegenmeyer, MAI
Certified General Real Estate Appraiser
California Certificate # AG013567

Assumptions and Limiting Conditions

This appraisal and any other work product related to this engagement are limited by the following standard assumptions, except as otherwise noted in the report:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the property more or less valuable. Furthermore, there is no asbestos in the property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

This appraisal and any other work product related to this engagement are subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the property without compensation relative to such additional employment.
6. We have made no survey of the property and assume no responsibility in connection with such matters. Any sketch or survey of the property included in this report is for illustrative purposes only and should not be considered to be scaled accurately for size. The appraisal

covers the property as described in this report, and the areas and dimensions set forth are assumed to be correct.

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.

8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations such as soils and seismic stability; and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.

9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.

10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.

11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.

12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.

13. If the property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the appraised property at the time these leases expire or otherwise terminate.

14. Unless otherwise stated in the report, no consideration has been given to personal property located on the premises or to the cost of moving or relocating such personal property; only the real property has been considered.

15. The current purchasing power of the dollar is the basis for the values stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.

16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.

17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic

conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

18. The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific survey or analysis of the property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the subject with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

19. The appraisal report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.

20. No studies have been provided to us indicating the presence or absence of hazardous materials on the subject property or in the improvements, and our valuation is predicated upon the assumption that the subject property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the subject property. IRR - Sacramento, Integra Realty Resources, Inc., and their respective officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties"), shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the subject property.

21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the subject property is located in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.

22. We are not a building or environmental inspector. The Integra Parties do not guarantee that the subject property is free of defects or environmental problems. Mold may be present in the subject property and a professional inspection is recommended.

23. The appraisal report and value conclusions for an appraisal assume the satisfactory completion of construction, repairs or alterations in a workmanlike manner.

24. IRR - Sacramento is an independently owned and operated company. The parties hereto agree that Integra shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole and exclusive responsibility of IRR - Sacramento. In addition, it is expressly agreed that in any

action which may be brought against the Integra Parties arising out of, relating to, or in any way pertaining to the engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.

25. IRR - Sacramento is an independently owned and operated company, which has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).

26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of this property.

27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, and capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

28. The appraisal is also subject to the following:

Extraordinary Assumptions and Hypothetical Conditions

The value conclusions are subject to the following extraordinary assumptions. An extraordinary assumption is an assignment-specific assumption as of the effective date regarding uncertain information used in an analysis which, if found to be false, could alter the appraiser's opinions or conclusions.

1. 1. As discussed in the report, the subject is an improved site (currently part of a larger parcel) with presumed access via a yet to be created curb cut along the northwestern line of Pleasant Grove Boulevard. The City plans to use this point of access for their intended well site use. It is an extraordinary assumption of this report that if developed to its highest and best "economic" use (residential lot), access would be provided via an access point from the northwestern line of Pleasant Grove Boulevard.
2. From the information provided it appears the subject land area is not impacted by wetlands areas, it does appear that the adjacent land to the east does have wetlands areas. It is an extraordinary assumption of this report that the subject is not impacted by wetlands areas that might be undevelopable.
3. The subject is a lot located adjacent to a subdivision. It is assumed utility extentions (wet and dry) for the subject property are in average condition. If, at some future date, inordinate utility extension/connection costs are necessary, this will have a detrimental impact on value. In that instance, the appraiser reserves the right to amend the opinion of value stated herein.

The value conclusions are based on the following hypothetical conditions. A hypothetical condition is a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results, but is used for the purpose of analysis.

1. This report considers the value of the subject property based on its highest and best economic use, which is residential development. Consistent with the highest and best economic use, had the subject property not been previously designated for use as a park, the subject would likely have been zoned for residential use, as of the date of value. Therefore, the value estimated herein is subject to a hypothetical condition. It is a hypothetical condition of this report that the subject has been zoned for residential use, consistent with the zoning adjacent to the subject.
2. The appraised property is currently a portion of a larger parcel and is not itself a legally transferable parcel. Thus, for purposes of this valuation, our estimate of value is premised on a hypothetical condition that the identified land area of the subject is in fact a legally transferable parcel as of the date of value.

The use of any extraordinary assumption or hypothetical condition may have affected the assignment results.

Addendum A

Appraiser Qualifications

Blake Fassler

Experience

Mr. Fassler is a licensed appraiser with Integra Realty Resources, a real estate appraisal firm that engages in a wide variety of real estate valuation and consultation assignments. He began his appraisal career in March 2017 with Seevers Jordan Ziegenmeyer in Rocklin, California. Currently, Mr. Fassler is obtaining experience in the valuation and analysis of various types of real estate by working on a wide variety of property typed including, but not limited to: multifamily, office, retail, industrial, vacant land, and residential subdivisions.

Licenses

California, Certified General Real Estate Appraiser, 3007274, Expires February 2022

Education

Bachelor of Science in Management Science University of California, San Diego

Appraisal Courses Completed are as follows:

Basic Appraisal Principles
Basic Appraisal Procedures
General Appraiser Market Analysis & Highest and Best Use
(USPAP), Uniform Standards of Professional Appraisal Practice
General Appraiser Report Writing and Case Studies
General Appraiser Site Valuation and Cost Approach
General Appraiser Sales Comparison Approach
General Appraiser Income Approach Part 1
General Appraiser Income Approach Part 2
4-Hour Federal and California Statutory and Regulator Laws

Integra Realty Resources
Sacramento

590 Menlo Drive
Suite 1
Rocklin, CA 95765

T
F

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bfassler@irr.com - 916-505-4471

Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Blake A. Fassler

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified General Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: 3007274

Effective Date: February 26, 2020
Date Expires: February 25, 2022

Jim Martin, Bureau Chief, BREA

3051634

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

Kevin Ziegenmeyer, MAI

Experience

Mr. Ziegenmeyer is a Certified General real estate appraiser and holds the Appraisal Institute's MAI designation. In 1989, Mr. Ziegenmeyer began his career in real estate as a controller for a commercial and residential real estate development corporation. In 1991 he began appraising and continued to be involved in appraisal assignments covering a wide variety of properties, including office, retail, industrial, residential income and subdivisions throughout the Central Valley area of California, Northern Nevada, and within the Sacramento Metropolitan Area. Over the past several years, Mr. Ziegenmeyer has handled many of the firm's master-planned property appraisals and has developed expertise in the valuation of Community Facilities Districts and Assessment Districts. In early 2015, Mr. Ziegenmeyer obtained the Appraisal Institute's MAI designation. Kevin is currently Senior Managing Director of the Integra-San Francisco office and Managing Director of the Integra-Sacramento office.

Licenses

California, Certified General Real Estate Appraiser, AG013567, Expires June 2021

Education

Academic:
Bachelor of Science in Accounting, Azusa Pacific University, California

Appraisal and Real Estate Courses:
Standards of Professional Practice, Parts A, B & C
Basic Valuation Procedures
Real Estate Appraisal Principles
Capitalization Theory and Techniques, Part A
Advanced Income Capitalization
Report Writing and Valuation Analysis
Advanced Applications
IRS Valuation Summit I & II
2008, 2009, 2010 & 2011 Economic Forecast
Business Practices and Ethics
Contemporary Appraisal Issues with Small Business Administration Financing
General Demonstration Appraisal Report Writing Seminar
7-Hour National USPAP Update Course
Valuation of Easements and Other Partial Interests
2009 Summer Conference
Uniform Appraisal Standards for Federal Land Acquisitions
2008 Economic Update
Valuation of Conservation Easements
Subdivision Valuation
2005 Annual Fall Conference
General Comprehensive Exam Module I, II, III & IV
Advanced Income Capitalization
Advanced Sales Comparison & Cost Approaches
2004 Central CA Market Update
Computer-Enhanced Cash Flow Modeling
Forecast 2000, 2001, 2002, 2003 & 2004
Land Valuation Assignments

kziegenmeyer@irr.com - 916-435-3883 x224

Integra Realty Resources
San Francisco

555 Meridian Avenue
Suite C
San Jose, CA 95126

T 916-435-3883
F 916-435-4774

irr.com

Kevin Ziegenmeyer, MAI

Education (Cont'd)

Land Valuation Adjustment Procedures
Highest & Best Use and Market Analysis
Entitlements, Land Subdivision & Valuation
Real Estate Value Cycles
El Dorado Hills Housing Symposium
Federal Land Exchanges
M & S Computer Cost-Estimating, Nonresidential

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San Francisco

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Business, Consumer Services & Housing Agency

BUREAU OF REAL ESTATE APPRAISERS

REAL ESTATE APPRAISER LICENSE

Kevin K. Ziegenmeyer

has successfully met the requirements for a license as a residential and commercial real estate appraiser in the State of California and is, therefore, entitled to use the title:

"Certified General Real Estate Appraiser"

This license has been issued in accordance with the provisions of the Real Estate Appraisers' Licensing and Certification Law.

BREA APPRAISER IDENTIFICATION NUMBER: AG 013567

Effective Date: June 5, 2019
Date Expires: June 4, 2021

Jim Martin, Bureau Chief, BREA

3045137

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO SEE "CHAIN LINK"

About IRR

Integra Realty Resources, Inc. (IRR) provides world-class commercial real estate valuation, counseling, and advisory services. Routinely ranked among leading property valuation and consulting firms, we are now the largest independent firm in our industry in the United States, with local offices coast to coast and in the Caribbean.

IRR offices are led by MAI-designated Senior Managing Directors, industry leaders who have over 25 years, on average, of commercial real estate experience in their local markets. This experience, coupled with our understanding of how national trends affect the local markets, empowers our clients with the unique knowledge, access, and historical perspective they need to make the most informed decisions.

Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on our professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Local Expertise...Nationally!

irr.com

Addendum B

Comparable Data

Land Sale Profile

Sale No. 1

Location & Property Identification

Property Name:	4765 Racetrack Road
Sub-Property Type:	Residential, Single Family Lot
Address:	4765 Racetrack Rd.
City/State/Zip:	Rocklin, CA 95677
County:	Placer
Market Orientation:	Suburban
IRR Event ID:	2446784

Sale Information

Sale Price:	$145,000
Effective Sale Price:	$145,000
Sale Date:	01/29/2020
Sale Status:	In-Contract
$/Acre(Gross):	$518,227
$/Land SF(Gross):	$11.90
Grantor/Seller:	Equity Smart Investments
Grantee/Buyer:	Listing
Assemblage:	No
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Deed
Verification Type:	Secondary Verification

Improvement and Site Data

Legal/Tax/Parcel ID:	045-090-003
Acres(Gross):	0.28
Land-SF(Gross):	12,188
Zoning Code:	R-1
Zoning Desc.:	Single Family Residential
Source of Land Info.:	Public Records

Comments

1. This comparable represents the pending sale of the residential lot at 4765 Racetrack Road, Rocklin. On-site work is underway at the comparable, as well as a few adjacent lots. It appears the lot is pending while the seller completes grading on-site, extension of wet and dry utilities and presumable offsites (Racetrack). The offsites are underimproved, just Racetrack Road (not curbs, gutters sidewalk and street lights). This particularly area is characterized with offsite only being the street.

Land Sale Profile

Sale No. 2

Location & Property Identification

Property Name:	509 Oak Ravine Court
Sub-Property Type:	Residential, Single Family Lot
Address:	509 Oak Ravine Ct.
City/State/Zip:	Roseville, CA 95661
County:	Placer
Market Orientation:	Suburban
IRR Event ID:	2446795

Sale Information

Sale Price:	$280,000
Effective Sale Price:	$280,000
Sale Date:	10/04/2019
Sale Status:	Closed
$/Acre(Gross):	$725,765
$/Land SF(Gross):	$16.66
Grantor/Seller:	The Davis Family Living Trust
Grantee/Buyer:	Vman LLC
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	77322
Verification Type:	Secondary Verification

Improvement and Site Data

Legal/Tax/Parcel ID:	456-190-003
Acres(Gross):	0.39
Land-SF(Gross):	16,805
Zoning Code:	R 1
Zoning Desc.:	Single Family Residential
Source of Land Info.:	Public Records

Comments

This is a closed sale of a residential lot within the Stoneridge area of Roseville. All offsite improvements were in place and as of this report the buyer is approximately 40% complete on the new home. This lot is located in a very desirable area of east Roseville and offers a discernably superior location when compared to the subject.

Land Sale Profile

Sale No. 3

Location & Property Identification

Property Name:	450 Diamond Oaks Road
Sub-Property Type:	Residential, Single Family Lot
Address:	450 Diamond Oaks Rd.
City/State/Zip:	Roseville, CA 95678
County:	Placer
Market Orientation:	Suburban
IRR Event ID:	2446845

Sale Information

Sale Price:	$120,000
Effective Sale Price:	$120,000
Sale Date:	12/14/2018
Sale Status:	Closed
$/Acre(Gross):	$626,959
$/Land SF(Gross):	$14.39
Grantor/Seller:	VLASAK J & M L/TR
Grantee/Buyer:	MAKOVEY OLEG
Portfolio Sale:	No
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	89868
Verification Type:	Secondary Verification

Improvement and Site Data

Legal/Tax/Parcel ID:	015-360-022-000
Acres(Gross):	0.19
Land-SF(Gross):	8,337
Zoning Code:	R-1
Zoning Desc.:	Residential
Source of Land Info.:	Public Records

Comments

This is a sale of a residential lot with all offsite improvements in place. The property is sloped and will require grading prior to developing.

Land Sale Profile

Sale No. 4

Location & Property Identification

Property Name:	506 Church Street
Sub-Property Type:	Residential, Single Family Lot
Address:	506 Church St.
City/State/Zip:	Roseville, CA 95678
County:	Placer
Market Orientation:	Suburban
IRR Event ID:	2446838

This sale represents the transfer of a 7,427 square foot parcel that had a vacant residential dwelling on it as of the date of sale (as of this report date the old house is still in place, it is at the end of its economic life). The sites underlying zoning is for General Commercial uses. However, as cited its prior use was residential. The comparable is flanked on one side by a residential dwelling and on the other by a small commercial building. While either use may be viable, greater profitability likely liens the way of residential use.

Sale Information

Sale Price:	$83,000
Effective Sale Price:	$83,000
Sale Date:	10/24/2018
Sale Status:	Closed
$/Acre(Gross):	$486,804
$/Land SF(Gross):	$11.18
Grantor/Seller:	GARCIA J A & A O TRUST
Grantee/Buyer:	MARTINEZ JUAN JOSE GUERRA
Assets Sold:	Real estate only
Property Rights:	Fee Simple
% of Interest Conveyed:	100.00
Financing:	Cash to seller
Document Type:	Deed
Recording No.:	77556
Verification Type:	Secondary Verification

Improvement and Site Data

Legal/Tax/Parcel ID:	012-151-007
Acres(Gross):	0.17
Land-SF(Gross):	7,426
Zoning Code:	GC
Zoning Desc.:	General Commercial
Source of Land Info.:	Public Records

Comments

506 Church Street

Addendum C

Engagement Letter

Integra Realty Resources
Sacramento

3825 Atherton Road
Suite 500
Rocklin, CA 95765

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F 916.435.4774
www.irr.com

February 6, 2020

Devin Whittington
City of Roseville
Environmental Utilities
2005 Hilltop Circle
Roseville, California 95747

SUBJECT: Ten Properties in Roseville, Placer County:

Site Name	APN	Proposed area of future Well Site
Pleasant Grove	017-162-074-000	0.52
Campus Oaks	481-260-012-000	0.34
McAnally	017-380-013-000	0.50
Maidu	469-020-004-000	0.60
Central Park	017-123-029-000	0.30
Galilee	017-410-068-000	0.45
Vencil Brown	363-030-056-000	0.58
Orvietto	048-021-028-000 or 048-021-037-000	0.50
Sheridan	467-050-011-000	0.50
Yet to be identified	Within the City or approximate to the City	0.50

Dear Mr. Whittington:

Thank you for considering Integra Realty Resources – Sacramento for your real estate valuation needs. Enclosed is my Proposal for Appraisal Services pertaining to the above referenced properties. Considering the synergy offered by doing ten appraisals, we can complete each appraisal for a fee of $2,000 for a total amount of $20,000. We can deliver the completed reports within 4 weeks of your authorization to complete. I can possibly make some internal changes with my staff to accommodate a "rushed" delivery date.

In accordance with the attached Proposal for Appraisal Services, the scope of this assignment will require IRR – Sacramento to consider all relevant and applicable approaches to value as determined during the course of our research, analysis of the subject property and preparation of the report.

If you have any questions, please do not hesitate to contact me at 916.435.3883 or by e-mail at kziegenmeyer@irr.com.

Respectfully submitted,

Integra Realty Resources - Sacramento

Kevin Ziegenmeyer, MAI
Certified General Real Estate Appraiser
California Certificate # AG013567
Telephone: 916.435.3883
Email: kziegenmeyer@irr.com

Attachments

Proposal for Appraisal Services

The terms of the Proposal are outlined as follows:

Date of the Proposal	February 6, 2020
Parties to the Proposal	Integra Realty Resources – Sacramento (also identified as "IRR") and Devin Whittington, with the City of Roseville (the "Client").
Purpose of the Appraisal	To provide an opinion of market value of the fee simple interest in the subject property(s).
Intended User	The client and intended user is Devin Whittington, with the City of Roseville. The appraisal is not intended for any other user.
Intended Use	The intended use of the appraisal is for internal parcel transfer purposes at the City of Roseville. The appraisal is not intended for any other use.
Effective Date of Value	Date of inspection.
Appraised Property	The subject properties are located at:

Site Name	APN	Proposed area of future Well Site
Pleasant Grove (Well 11)	017-162-074-000	0.52
Campus Oaks (Well 13)	481-260-012-000	0.34
McAnally	017-380-013-000	0.50
Maidu	469-020-004-000	0.60 (0.70 acres shown on map but only 0.60 acres is needed)
Central Park	017-123-029-000	0.30
Galilee	017-410-068-000	0.45
Vencil Brown	363-030-056-000	0.58
Orvietto	048-021-028-000 or 048-021-037-000	0.50
Sheridan	467-050-011-000	0.50
Yet to be identified	Within the City or approximate to the City	0.50

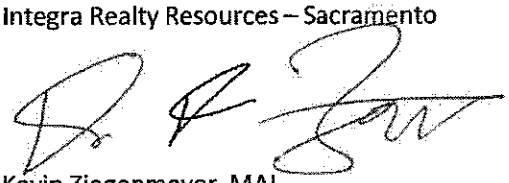
USPAP Compliance	The appraisal will be prepared in conformance with and subject to the *Code of Professional Ethics and Standards of Professional Appraisal Practice* of the Appraisal Institute and the *Uniform Standards of Professional Appraisal Practice* (USPAP) developed by the Appraisal Standards Board of the Appraisal Foundation.
Prior Services	The Ethics Rule of USPAP requires appraisers to disclose to the client any other services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, or any other services. We have not performed any services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
Scope of Work	In accordance with our correspondence, the scope of this assignment will require IRR – Sacramento to consider all relevant and applicable approaches to value as determined during the course of our research, subject property analysis and preparation of the report. Please note, Federal banking regulations require banks and other lending institutions to engage appraisers where FIRREA compliant appraisals must be used in connection with mortgage loans or other transactions involving federally regulated lending institutions. Given that requirement, this appraisal may not be accepted by a Federally-regulated financial institution.
Appraisal Report Format	The appraisal will be communicated in an Appraisal Report – Summary / Standard format. All work will be performed under the direct supervision of the undersigned, together with other staff members. The appraisal and this letter Proposal will be subject to our standard assumptions and limiting conditions a copy of which is attached as Attachment I.
Fee	The total fee for this assignment will be based on a per completed appraisal amount of $2,000 each (i.e. 10 completed appraisals x $2,000 for a total of $20,000). It is understood that simple interest of 15% per annum will accrue on any unpaid balance for compensation due, subject to reduction pursuant to any applicable usury law. We shall also be entitled to recover our costs (including attorneys' fees), associated with collecting any amounts owed or otherwise incurred in connection with this assignment. If the

	assignment is cancelled by either party prior to completion, you agree to pay us for all our expenses and our time to date based upon the percentage of work completed. Upon default, we shall be permitted to file a lien against the subject property for any amounts owed pursuant to this engagement.
Retainer	Not applicable.
Report Copies	A PDF of the appraisal report will be provided.
Inspection Disclosure	Please be advised that we are not experts in the areas of building inspection (including mold), environmental hazards, ADA compliance or wetlands. Therefore, unless we have been provided with appropriate third-party expert reports, the appraisal will assume that there are no environmental, wetlands, or ADA compliance problems. The agreed upon fees for our services assume the absence of such issues inasmuch as additional research and analysis may be required. If an expert is required, you are responsible for their selection, payment and actions.
Litigation Clause	In the event that we receive a subpoena or are called to testify in any litigation, arbitration or administrative hearing of any nature whatsoever or as a result of this engagement or the related report, to which we are not a party, you agree to pay our then current hourly rates for such preparation and presentation of testimony.
Use of Data	You agree that: (i) the data collected by us in this assignment will remain our property; and (ii) with respect to any data provided by you, IRR – Sacramento and its partner companies may utilize, sell and include such data (either in the aggregate or individually), in the Integra database and for use in derivative products. You agree that all data already in the public domain may be utilized on an unrestricted basis. Finally, you agree that we may use commercially available as well as proprietary software programs to perform your assignment (web based and others).
Conflicts of Interest	If we discover during the course of preparing the appraisal there is a conflict of interest with a separate IRR office, we reserve the right to cancel the Proposal and withdraw from the assignment without incurring penalties.

If you agree with the terms set forth in this letter and wish us to proceed with the engagement, please prepare a standard contract for professional services. Thank you for this opportunity to be of service and we look forward to working with you.

AGREED & ACCEPTED BY:

Integra Realty Resources – Sacramento



Kevin Ziegenmeyer, MAI
Senior Managing Director

February 6, 2020

AGREEMENT FOR APPRAISAL SERVICES

Project: Well Sites

THIS AGREEMENT, is made and entered into this 14th day of March, 2020, by and between the City of Roseville, a municipal corporation ("CITY"), and Seevers Jordan Ziegenmeyer dba Integra Realty Resources – Sacramento, a general partnership ("APPRAISER"); and

W I T N E S S E T H:

WHEREAS, CITY requires certain appraisal services for the real properties located in Roseville, California described as: Pleasant Grove (017-162-074-000), Campus Oaks (481-260-012-000), McAnally (017-380-013-000), Maidu (469-020-004-000), Central Park (017-123-029-000), Galilee (017-410-068-000), Vencil Brown (363-030-056-000), Orvietto (048-021-028-000 or 048-021-037-000), and Sheridan (467-050-011-000) and APPRAISER is willing to provide such services.

NOW, THEREFORE, the parties agree as follows:

1. Appraisal. APPRAISER shall appraise and establish the As-Is Market Value for the real properties located in Roseville, California described as Pleasant Grove (017-162-074-000), Campus Oaks (481-260-012-000), McAnally (017-380-013-000), Maidu (469-020-004-000), Central Park (017-123-029-000), Galilee (017-410-068-000), Vencil Brown (363-030-056-000), Orvietto (048-021-028-000 or 048-021-037-000), and Sheridan (467-050-011-000) ("the Property") in accordance with the scope of services described in Exhibit "A", attached hereto

and incorporated herein by this reference. APPRAISER shall prepare and submit three (3) copies of a written appraisal report to the City Attorney of CITY, and shall mark the report "CONFIDENTIAL – ATTORNEY/CLIENT PRIVILEGE." The report shall contain at least the following:

(a) Date of inspection of each Property;

(b) Description of each Property with color photographs;

(c) Listings and description of comparable sales with color photographs of each comparable sale;

(d) Comparable sales map;

(e) Narrative description of the manner in which the conclusion of As-Is Market Value was reached, which valuation method or methods were used, and reasons why particular valuation methods were used or not used;

(f) Date of valuation;

(g) All assumptions or limiting conditions;

(h) Statement that APPRAISER has no interest in each Property;

(i) Statement of APPRAISER's qualifications; and

(j) A certificate of APPRAISER in substantially the form attached hereto as Exhibit "B."

2. Compensation. CITY shall pay APPRAISER a lump sum of twenty thousand dollars ($20,000.00) for tasks performed pursuant to this Agreement.

3. No Assignment. APPRAISER shall not assign this Agreement. APPRAISER shall not employ or otherwise incur any obligation to pay other specialists or experts for services in connection with this Agreement, without the prior written consent of CITY.

4. Termination. This Agreement may be terminated at any time by written notice from CITY, with or without cause. In such event, all finished and unfinished documents, project data, and reports shall, at the option of CITY, be delivered to CITY and become its property. APPRAISER shall immediately stop work, and shall within ten (10) calendar days deliver a final invoice for services to CITY.

5. No Conflict of Interest. APPRAISER (including principals, associates and professional employees) warrants that it is qualified to provide the services contracted for, and covenants that it does not now have any interest and shall not acquire any interest, direct or indirect, in the Property covered by this Agreement or any other interest which would conflict in any manner or degree with the performance of its services hereunder. APPRAISER further covenants that in the performance of its duties hereunder, no person having any such interest shall be employed.

6. Confidentiality. APPRAISER covenants that it will keep confidential all appraisals, conclusions, work product, communications and every other matter relating to this Agreement, unless CITY otherwise authorizes disclosure in writing.

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

negligence or willful misconduct. The parties intend that this provision shall be broadly construed.

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

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

COVERAGE	LIMITS OF LIABILITY
Workers' Compensation	Statutory
Commercial General Liability	$1,000,000 each occurrence $2,000,000 aggregate Personal Injury: $1,000,000 each occurrence $2,000,000 aggregate
Automobile Liability	$1,000,000 combined single limit
Professional Liability (errors and omissions)	$1,000,000 per claim $2,000,000 aggregate

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

b. Additional Insureds. APPRAISER shall also provide a separate endorsement form or section of the policy showing CITY, its officers, agents, employees and volunteers as additional insureds for each type of coverage, except for Workers' Compensation

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

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

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

e. Subcontractors. APPRAISER agrees to include in its contracts with all subcontractors the same requirements and provisions of this Agreement, including the indemnity and insurance requirements, to the extent they apply to the scope of the subcontractor's work. Furthermore, APPRAISER shall require its subcontractors to agree to be bound to APPRAISER and CITY in the same manner and to the same extent as APPRAISER is bound to CITY under

this Agreement. Additionally, APPRAISER shall obligate its subcontractors to comply with these same provisions with respect to any tertiary subcontractor, regardless of tier. A copy of CITY's indemnity and insurance provisions will be furnished to the subcontractor or tertiary subcontractor upon request.

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

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

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

9. Notices. Any notice required by this Agreement shall be delivered or sent by first class mail, United States postage prepaid, addressed as follows:

CITY	APPRAISER
Devin Whittington City of Roseville 2005 Hilltop Circle Roseville, CA 95747	Kevin Ziegenmeyer, MAI Integra Realty Resources 3825 Atherton Rd. Suite 500 Rocklin, CA 95765

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

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

11. Time is of the Essence. Time is of the essence of this Agreement.

12. Successors in Interest. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective heirs, legal representatives, successors and assigns.

13. Joint Effort. This Agreement is the result of the joint efforts and negotiations of parties hereto, and no single party is the author or drafter hereof. All of the parties assume joint responsibility for the form and position of each and all of the contents of this Agreement and they agree that this Agreement shall be interpreted as though each of the parties participated equally in the composition of this Agreement and each every part hereof.

14. Integration. This is an integrated Agreement, and contains all of the terms, considerations, understandings and promises of the parties. It shall be read as whole.

15. Compliance with Laws. APPRAISER shall comply with all federal, state and local laws, ordinances and policies as may be applicable to the performance of services under this Agreement.

16. Ability to Perform. APPRAISER agrees and represents that it has the time, ability and professional expertise to perform the services required under this Agreement.

17. Governing Agreement. In the event of any conflict between this Agreement and its EXHIBITS, the provisions of this Agreement shall govern. In the event of any conflict between any of the EXHIBITS, the provisions of the first in order of attachment shall govern.

18. Independent Contractor. APPRAISER shall act as an independent contractor, and covenants and agrees that it will conduct itself consistent with such status, that it will neither hold itself out as, nor claim to be, an officer or employee of CITY by reason of this Agreement.

19. Representations and Warranties. APPRAISER warrants that it has not employed or retained any company or person, other than a bona fide employee working for APPRAISER, to solicit or secure this Agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift or any other consideration, contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, CITY shall have the right to terminate as void this Agreement, without liability, or, in its discretion, to deduct from the Agreement price or consideration, or otherwise recover, the full amount of such fee, commission, percentage, brokerage fee, gift or contingent fee.

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

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

IN WITNESS WHEREOF, the City of Roseville, a municipal corporation, has executed this Agreement in duplicate by its City Manager and APPRAISER has caused this Agreement to be duly executed.

CITY OF ROSEVILLE, a municipal corporation

BY:_____
DOMINICK CASEY
City Manager

ATTEST:

BY:_____
SONIA OROZCO
City Clerk

APPROVED AS TO FORM:

BY:_____
ROBERT R. SCHMITT
City Attorney

APPROVED AS TO SUBSTANCE:

BY:_____
RICHARD D. PLECKER
Environmental Utilities Director

SEEVERS JORDAN ZIEGENMEYER
dba INTEGRA REALTY RESOURCES - SACRAMENTO, a general partnership

BY:_____
its Partner

and

BY:_____
its PARTNER

EXHIBIT "A"

SCOPE OF SERVICES

ORDINANCE NO. 6502

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 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 2021-22, is hereby amended as listed on the attached budget adjustment for the Aquifer Storage and Recovery Production Wells and Monitoring Well Sites property transfer.

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_____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE:	Trevor Joseph, Hydrogeologist	FISCAL YEAR:	2021-2022
PREPARER NAME & TITLE:	Teri Quinlan, EU Business Analyst	COUNCIL DATE (if applicable):	6/15/2022
DEPARTMENT/DIVISION:	Environmental Utilities/Water	ORDINANCE:	

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3130	6587	84001	500107	14,500	Maidu Skate Track Rehab Project
1001	6587	84001	500102	208,553	Solaire Park
1001	6587	84001	400004	268,001	Gibson Park
			TOTAL	491,054	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
3130	4801	10001		14,500	Transfer in from the Water Construction Fund (6120) to PRL Capital Fund (3130)
1001	4801	10001		476,554	Transfer in from the Water Construction Fund (6120) to General Fund (1001)
			TOTAL	491,054	

NET ADJUSTMENT	-	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

Justification for Budget Adjustment:

In 2020 and 2021, EU completed a detailed well-siting evaluation throughout Roseville to determine optimal locations for up to six future aquifer storage and recovery (ASR) groundwater production well and pump station facilities, expanding the City's ASR well infrastructure to up to 10. One of the criteria for site selection was to locate well sites on existing public land to limit costs and other potential constraints.

Production Well Siting Evaluating Study – By drilling eight exploratory borings throughout the City to identify new production wells, EU identified three preferred sites (Pleasant Grove, Marlin, and Misty Wood) on open space parcels managed by the Parks, Recreation, and Libraries (PRL) Department. EU also completed a monitoring well at a single existing City park site (Maidu) as part of this study. An additional non-City owned site, Campus Oaks, was also evaluated; land for this site will be transferred to the City through a developer agreement.

The City also expedited the construction of pump stations at two existing developer-installed production wells sites (Westbrook – well #9 and Solaire – well #18) due to 2021 drought conditions. The City secured parcels for these wells through previously established developer agreements. Based on the design of these pump stations, in FY2021-22, it was determined a slightly bigger footprint of land than was originally deeded to the City would be necessary for wellhead treatment. For this reason, EU worked with PRL to expand the well sites at these two locations through two lot line adjustments which required the transfer of relatively small areas of adjacent PRL-managed parcels to EU.

To develop five of the City's planned ASR facilities and land adjacent to a monitoring well, the City will transfer portions of the property contained in eight City-owned parcels from PRL to EU. Valuation of the parcels is based on appraised values. This budget adjustment will recognize an interfund transfer from EU's Water Construction Fund (6120) via the Groundwater Well Property project (500059) to the PRL Capital Projects Fund (3130) and the General Fund (1001) for $491,054 and increase PRL capital projects (Solaire Park, Gibson Park, Maidu Skate Track Rehab Project) in a corresponding amount. In each of these projects, current and escalating manufacturing and construction costs are impacting the overall budgets. The additional funds will help offset some of the higher costs, thus allowing for added value to each project in expanding new amenities to be made available for public use. After this transaction, Water's Groundwater Well Property project will have a remaining budget of $808,946.

REQUIRED APPROVALS:

Richard D. Pankey	5/24/22		
REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY	DATE

Revised: June 24, 2019

COUNCIL COMMUNICATION

CC #: 2154
File #: 0900-02 & 0201-01

Title: Mobile Message Board - Budget Adjustment
Contact: Bobby Alvarez 916-746-1710 balvarez@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.38.

RECOMMENDATION TO COUNCIL

Staff recommends that City Council adopt an ordinance to approve a budget adjustment to fund the purchase of a mobile messaging board through the Fleet Replacement Fund for the Water Efficiency Section of the Water Utility Division.

BACKGROUND

The Environmental Utilities (EU) Department is responsible for implementing water demand reduction activities to meet state water efficiency mandates but also, more importantly, when there are actual water supply shortages that require reduced demand to navigate through an emergency or a severe drought.

One of the key tactics to reduce water usage, when needed, is through consistent and robust communication with the City's water customers. As such, given current drought conditions, as well as long-term state water efficiency mandates, EU would like to purchase a mobile message board to advertise drought messaging, events, and water saving reminders throughout the year.

In the past the EU's Water Efficiency Section has rented a mobile message board as needed at a cost of $2,500 for each rental. Because the Water Efficiency Section plans to increase public messaging for drought conditions and outreach over an extended period of time, purchasing a mobile message board will be far more cost effective than rental. In addition, in past years, it has been hard to source message boards due to available supply in the area. By owning this equipment staff can ensure it is available when needed.

FISCAL IMPACT

This budget adjustment requests an increase in the Water Efficiency Section budget of $19,054 to fully fund the cost of the mobile messaging board. That amount will be paid to the Fleet Replacement Fund, which purchases City vehicles. This will result in a decrease in the Water Operations Fund’s available resources of $19,054. The future rent and replacement for this vehicle (approximately $3,000 for the next fiscal year) will be paid for via appropriations in the

FY2022-23 Water Operations Fund budget. The Water Operations Fund receives revenue from water utility sales.

ENVIRONMENTAL REVIEW

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

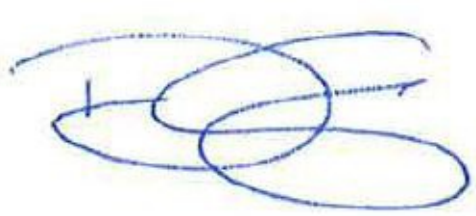
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal B - Support community engagement and advocacy
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Bobby Alvarez, Water Conservation Administrator

Richard Plecker, Environmental Utilities Director



_____
Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance 6508

Budget Adjustment

ORDINANCE NO. 6508

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 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 2021-22, is hereby amended as listed on the attached budget adjustment for a Mobile Message Board.

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_____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Bobby Alvarez, Water Conservation Administrator
FISCAL YEAR: 2021-22
PREPARER NAME & TITLE: Nancy Rothlisberger, Sr. EU Business Analyst
COUNCIL DATE (if applicable): 6/15/2022
DEPARTMENT/DIVISION: Environmental Utilities/Water
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
4005	6552	62601		19,054	Purchase of a new mobile message board for Water Efficiency (6101-74120)
6101	5516	74120		19,054	Purchase of a new mobile message board for Water Efficiency (6101-74120)
			TOTAL	38,108	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
4005	4254	62601		19,054	Increase revenue from the Water Operations Fund for the purchase of a new mobile message board for Water Efficiency (6101-74120)
			TOTAL	19,054	

NET ADJUSTMENT	19,054	

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6101	3601	00000		(19,054)	Decrease Water Operations Fund balance
			TOTAL	(19,054)	

Justification for Budget Adjustment:

The Water Efficiency group in the Environmental Utilities Department requires a mobile message board to communicate about events and drought-related issues. This budget adjustment will decrease the available resources in the Water Operations Fund by $19,054 to fund the total cost of the vehicle through the Fleet Replacement Fund. Rent and replacement costs for this vehicle will be included in the FY2022-23 Water Operations Fund budget.

REQUIRED APPROVALS:

Richard D. Pankey	5/25/22		
REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY	DATE

Revised: June 24, 2019

5/24/20224:42 PM

COUNCIL COMMUNICATION

CC #: 2118
File #: 0400-04-12-2

Title:	Second Reading - Sierra Vista Specific Plan - Rezone, and Development Agreement Amendments
Contact:	Shelby Maples 916-746-1347 smaples@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.39.

RECOMMENDATION TO COUNCIL

ORDINANCE NO. 6524 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 ORDINANCE NO. 6525 ADOPTING A SECOND AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND MOURIER INVESTMENTS, LLC, RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6526 ADOPTING A SECOND AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND SV 218, LLC RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE; and adopt ORDINANCE NO. 6527 ADOPTING A SIXTH AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND SVC2, LLC RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE, for second reading and adoption.

BACKGROUND

Not applicable.

FISCAL IMPACT

Not applicable.

ENVIRONMENTAL REVIEW

Not applicable.

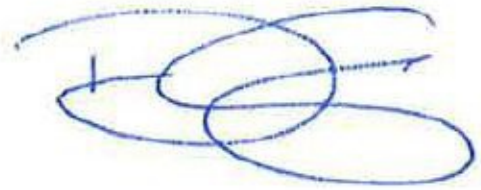
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Shelby Maples, Associate Planner

Mike Isom, Development Services Director



Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance 6524

Exhibit D - Rezone

Ordinance 6525

Ordinance 6526

Ordinance 6527

ORDINANCE NO. 6524

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 CITY OF ROSEVILLE ORDAINS:

SECTION 1. The Council of the City of Roseville has reviewed the findings of the Planning Commission regarding approval of the rezone specified herein, and make the following findings pursuant to Section 19.86.050 of the Zoning Ordinance:

1. The rezone is in conformance with the public interest, health, safety, or welfare of the City; and

2. The rezone is consistent with the objectives, policies, programs, and land use designations of the City of the Roseville General Plan and the Sierra Vista Specific Plan.

SECTION 2. Section 19.06.020 of the Zoning Ordinance of the City of Roseville, Ordinance No. 5428, is amended to change the zoning of that portion of certain real property within the City of Roseville known as the Sierra Vista Specific Plan (SVSP), as shown and so designated in Exhibit "D", which is attached hereto and incorporated herein by reference, to adjust the acreage and configuration of zoning boundaries for Small Lot Residential (RS) Parcels CO-1, CO-2, CO-3, CO-20, CO-21, and CO-22; adjust the acreage and configuration of Multifamily Residential (R3) Parcels FD-32A and FD-32B; adjust the acreage and configuration of Parcel FD-41 and rezone from Commercial Mixed Use –Special Area Overlay (CMU/SA) to Community Commercial (CC); adjust the acreage and configuration for Parks and Recreation (PR) Parcel CO-50; and adjust the acreage on configuration of Open Space Parcel CO-70.

SECTION 3. This ordinance shall be effective at the expiration of thirty (30) days from the date of adoption.

SECTION 4. 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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

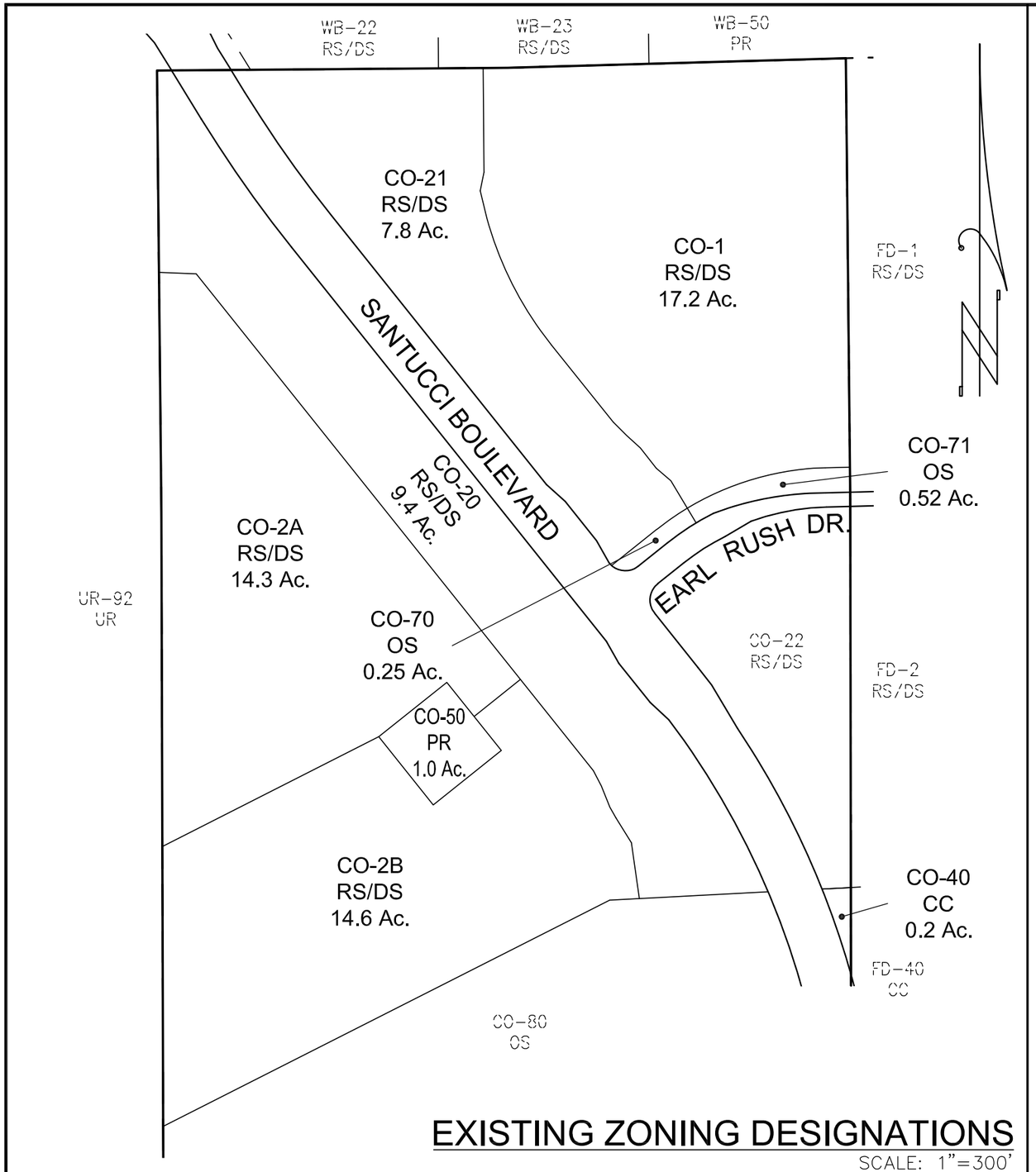
ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

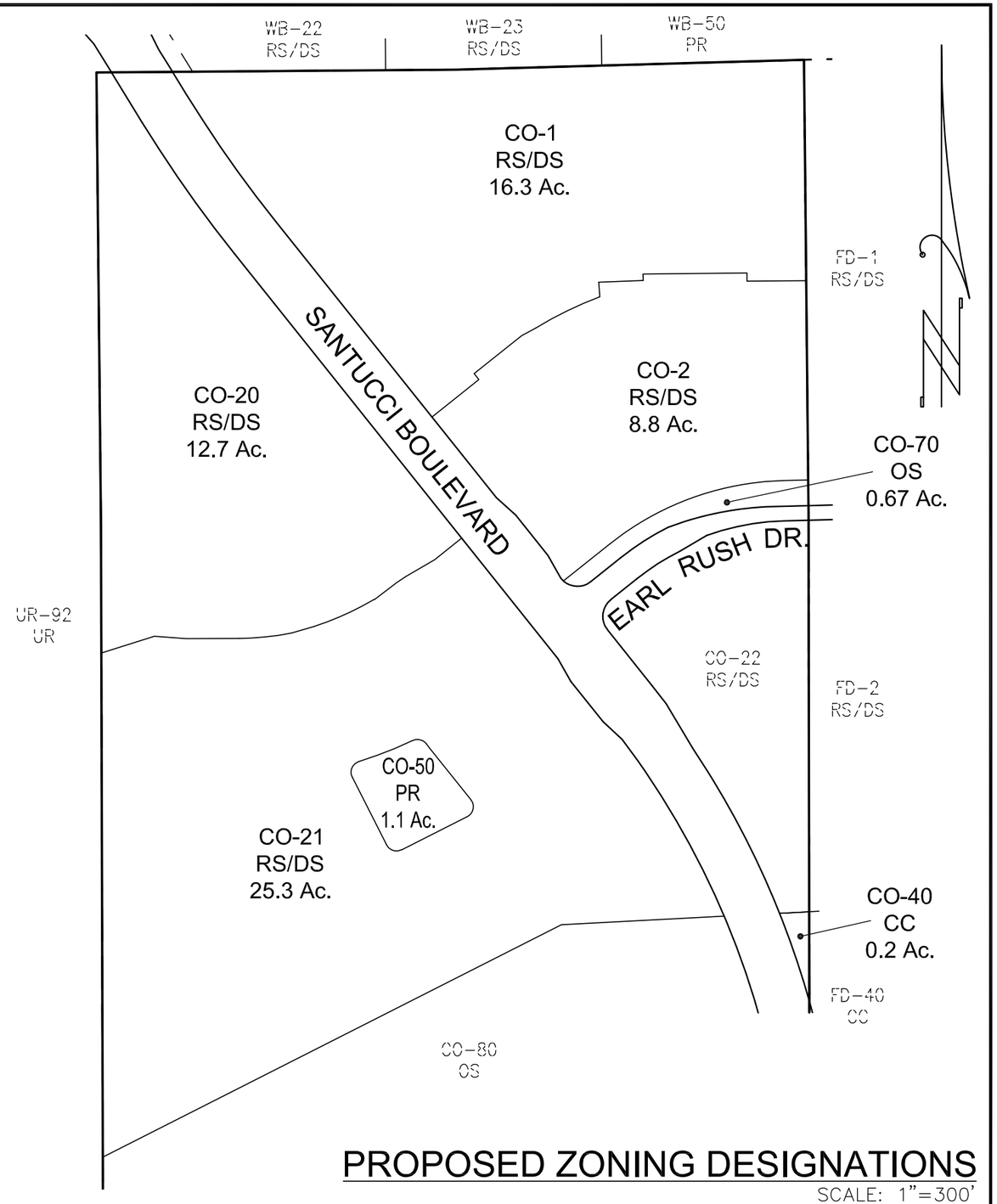
_____
City Clerk

CC EXHIBIT D



EXISTING ZONING DESIGNATIONS

SCALE: 1"=300'



PROPOSED ZONING DESIGNATIONS

SCALE: 1"=300'

BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

SCALE: 1"=300'

JOB #: 18-03-010

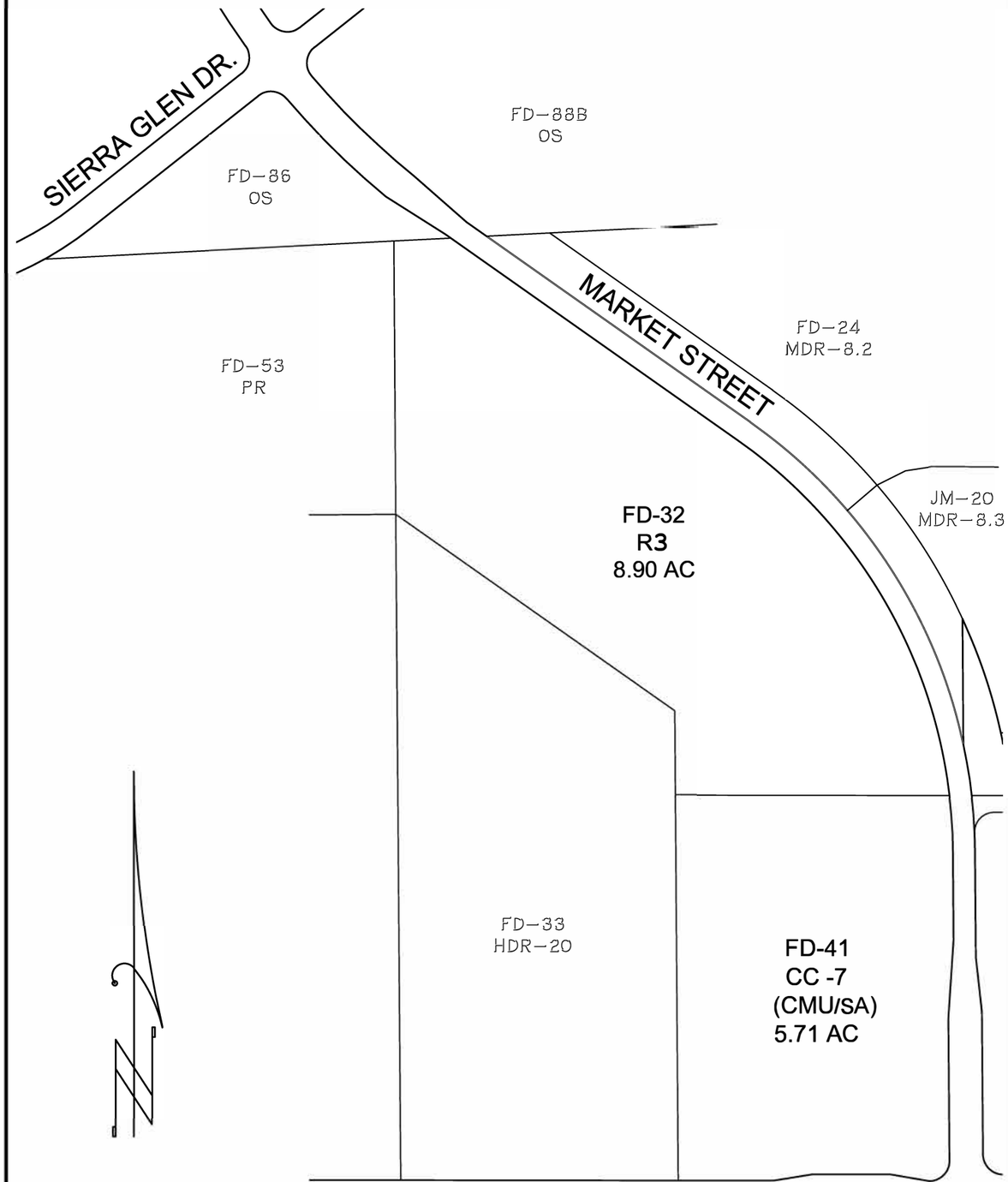
DATE: JUNE 2021

REZONE EXHIBIT

THE VILLAGES at SIERRA VISTA

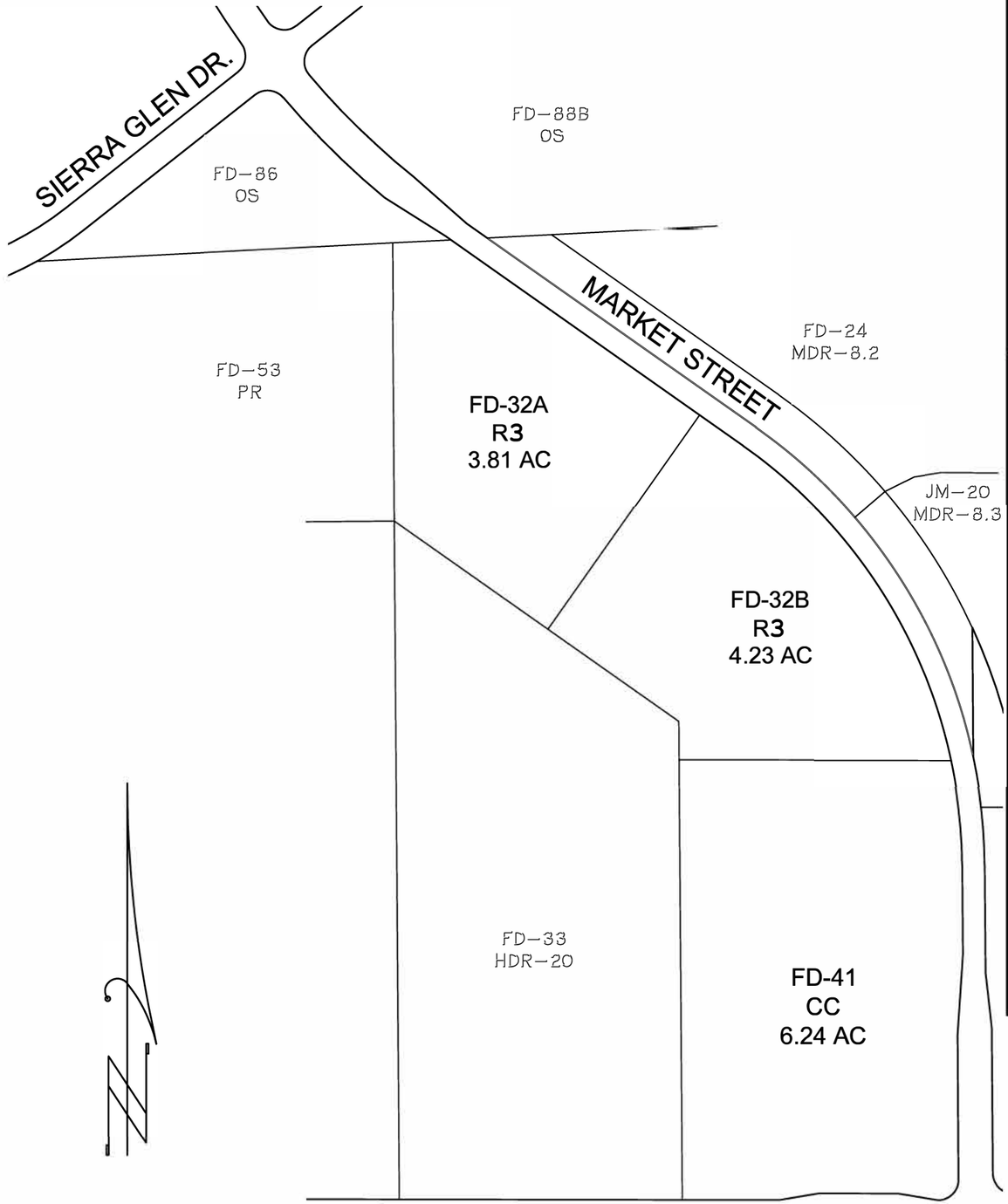
PARCELS CO-01, CO-02, CO20, CO-21, CO-22 & CO-40

CITY of ROSEVILLE, CALIFORNIA



EXISTING ZONING DESIGNATIONS

SCALE: 1"=200'



PROPOSED ZONING DESIGNATIONS

SCALE: 1"=200'

REZONE EXHIBIT
SVSP PARCELS FD-32 AND FD-41
CITY of ROSEVILLE, CALIFORNIA

SCALE: 1"=200'
JOB #: 20-06-022
DATE: JUNE, 2021

BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

ORDINANCE NO. 6525

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING A SECOND AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND MOURIER INVESTMENTS, LLC, RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. In accordance with Chapter 19.84 of Title 19 of the Roseville Municipal Code (the Zoning Ordinance) of the City of Roseville, the City Council has received the recommendation of the Planning Commission that the City of Roseville enter into a Second Amendment of the Development Agreement by and between the City of Roseville and Mourier Investments, LLC, relative to the Sierra Vista Specific Plan.

SECTION 2. Prior to considering the proposed Second Amendment to Development Agreement, the City Council considered the Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR) certified on May 5, 2010, pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.*

SECTION 3. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the Second Amendment to Development Agreement, and makes the following findings:

1. The Second Amendment to Development Agreement is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan and the Sierra Vista Specific Plan;

2. The Second Amendment to Development Agreement is consistent with the City of Roseville Zoning Ordinance;

3. The Second Amendment to Development Agreement is in conformance with the public health, safety and welfare;

4. The Second Amendment to Development Agreement will not adversely affect the orderly development of the property or the preservation of property values; and

5. The provisions of the Second Amendment to Development Agreement will provide sufficient benefit to the City to justify entering into said Amendment;

SECTION 4. The Second Amendment to Development Agreement, by and between the City of Roseville and Mourier Investments, LLC, relative to the Sierra Vista Specific Plan, a copy of which is on file in the City Clerk's Department and incorporated herein by reference, is hereby approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

SECTION 5. The City Clerk is directed to record the executed Development Agreement Amendment within ten (10) days of the execution of the agreement by the City Manager with the County Recorder's Office of the County of Placer.

SECTION 6. This ordinance shall be effective at the expiration of thirty (30) days from the date of its adoption.

SECTION 7. 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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

ORDINANCE NO. 6526

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING A SECOND AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND SV 218, LLC RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. In accordance with Chapter 19.84 of Title 19 of the Roseville Municipal Code (the Zoning Ordinance) of the City of Roseville, the City Council has received the recommendation of the Planning Commission that the City of Roseville enter into a Second Amendment of the Development Agreement by and between the City of Roseville and SV 218, LLC, a California limited liability company ("SV 218:"), pertaining to the property located within the Sierra Vista Specific Plan area.

SECTION 2. Prior to considering the proposed Second Amendment to Development Agreement, the City Council considered the Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR) certified on May 5, 2010, pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.*

SECTION 3. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the Second Amendment to Development Agreement, and makes the following findings:

1. The Second Amendment to Development Agreement is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan and the Sierra Vista Specific Plan;

2. The Second Amendment to Development Agreement is consistent with the City of Roseville Zoning Ordinance;

3. The Second Amendment to Development Agreement is in conformance with the public health, safety and welfare;

4. The Second Amendment to Development Agreement will not adversely affect the orderly development of the property or the preservation of property values; and

5. The provisions of the Second Amendment to Development Agreement will provide sufficient benefit to the City to justify entering into said Amendment;

SECTION 4. The Second Amendment to Development Agreement, by and between the City of Roseville and SV 218, LLC relative to the Sierra Vista Specific Plan, a copy of which is on file in the City Clerk's Department and incorporated herein by reference, is hereby approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

SECTION 5. The City Clerk is directed to record the executed Development Agreement Amendment within ten (10) days of the execution of the agreement by the City Manager with the County Recorder's Office of the County of Placer.

SECTION 6. This ordinance shall be effective at the expiration of thirty (30) days from the date of its adoption.

SECTION 7. 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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

ORDINANCE NO. 6527

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING A SIXTH AMENDMENT OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF ROSEVILLE AND SVC2, LLC RELATIVE TO THE SIERRA VISTA SPECIFIC PLAN AND AUTHORIZING THE CITY MANAGER TO EXECUTE IT ON BEHALF OF THE CITY OF ROSEVILLE

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. In accordance with Chapter 19.84 of Title 19 of the Roseville Municipal Code (the Zoning Ordinance) of the City of Roseville, the City Council has received the recommendation of the Planning Commission that the City of Roseville enter into a Sixth Amendment of the Development Agreement by and between the City of Roseville and SVC2, LLC relative to the Sierra Vista Specific Plan.

SECTION 2. Prior to considering the proposed Sixth Amendment to Development Agreement, the City Council considered the Addendum to the Sierra Vista Specific Plan Environmental Impact Report (EIR) certified on May 5, 2010, pursuant to the California Environmental Quality Act, California Public Resources Code Section 21000 *et seq.*

SECTION 3. The Council of the City of Roseville has reviewed the findings of the Planning Commission recommending approval of the Sixth Amendment to Development Agreement, and makes the following findings:

1. The Sixth Amendment to Development Agreement is consistent with the objectives, policies, programs and land use designations of the City of Roseville General Plan andthe Sierra Vista Specific Plan;

2. The Sixth Amendment to Development Agreement is consistent with the City of Roseville Zoning Ordinance;

3. The Sixth Amendment to Development Agreement is in conformance with the public health, safety and welfare;

4. The Sixth Amendment to Development Agreement will not adversely affect the orderly development of the property or the preservation of property values; and

5. The provisions of the Sixth Amendment to Development Agreement will provide sufficient benefit to the City to justify entering into said Amendment;

SECTION 4. The Sixth Amendment to Development Agreement, by and between the City of Roseville and SVC2, LLC, relative to the Sierra Vista Specific Plan, a copy of which is on file in the City Clerk's Department and incorporated herein by reference, is hereby approved and the City Manager is authorized to execute it on behalf of the City of Roseville.

SECTION 5. The City Clerk is directed to record the executed Development Agreement Amendment within ten (10) days of the execution of the agreement by the City Manager with the County Recorder's Office of the County of Placer.

SECTION 6. This ordinance shall be effective at the expiration of thirty (30) days from the date of its adoption.

SECTION 7. 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 _____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

COUNCIL COMMUNICATION

CC #: 2127
File #: 0200 & 0103-17

Title: Financial Audit Reports for Fiscal Year Ended June 30, 2021
Contact: Nick Rosas 916-774-5314 nrosas@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.40.

RECOMMENDATION TO COUNCIL

Staff recommends City Council receive six financial reports for the fiscal year ended June 30, 2021. This item requires no Council action and is for information only.

BACKGROUND

The following informational reports are included with this communication:

- "Bizz Johnson" Highway Interchange Joint Powers Authority Financial Statements
- City of Roseville Electric Fund Financial Statements
- City of Roseville Environmental Utilities Funds Financial Statements
- City of Roseville Other Post-Employment Benefit Trust Financial Statements (OPEB Trust)
- Roseville Natural Gas Financing Authority Financial Statements (RNGFA)
- City of Roseville Single Audit

The City Charter requires that the City Council engage an independent certified public accounting firm to conduct the annual financial audit. Lance, Soll, and Lunghard, LLP, a certified public accounting firm, conducted the audits of the City's financial statements for the fiscal year ended June 30, 2021. The City Council accepted the City's Annual Comprehensive Financial Report, along with other financial audit reports, on February 2, 2022. There were no additional financial statement or compliance findings included in this year's reports, other than those included in the auditors' report transmitted to the Council on February 2, 2022.

Separately issued financial statements are required to be completed for the Bizz Johnson JPA, Roseville Electric Fund, OPEB Trust, and RNGFA, that detail activity in the current fiscal year and year-end balances.

Separately issued financial statements are also issued for the Environmental Utilities enterprise funds, i.e., the Water, Wastewater, and Solid Waste funds, that detail activity in the current year and fiscal year-end balances specific to the those funds. Also presented in the report is sub-fund activity and balances that make up the Water, Wastewater, and Solid Waste funds as it is presented in the City's Annual Comprehensive Financial Report.

A Single Audit is required for any non-federal entity that expends $750,000 or more of federal awards during the non-federal entity's fiscal year. The Single Audit Report for the City includes the Schedule of Expenditures of Federal Awards, which reports that the City expended $26,774,354 of federal funding in FY 2020-21.

FISCAL IMPACT

There is no fiscal impact as a result of these informational reports.

ENVIRONMENTAL REVIEW

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

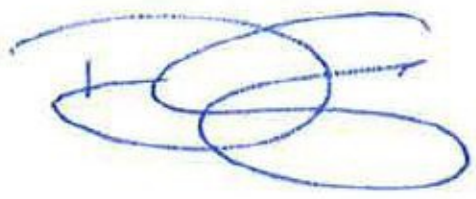
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world

Respectfully Submitted,

Nick Rosas, Accounting Manager

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Bizz Johnson Financial Statements

Electric Fund Financial Statements

Environmental Utilities Funds Financial Statements

OPEB Trust Financial Statements

RNGFA Financial Statements
Single Audit Report

THE “BIZZ JOHNSON” HIGHWAY INTERCHANGE JOINT POWERS AUTHORITY

JUNE 30, 2021

BASIC FINANCIAL STATEMENTS

Focused on YOU

WWW.LSLCPAS.COM

THE "BIZZ JOHNSON" HIGHWAY INTERCHANGE
JOINT POWERS AUTHORITY

BASIC FINANCIAL STATEMENTS

JUNE 30, 2021

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors of the
"Bizz Johnson" Highway Interchange Joint Powers Authority
City of Roseville, California

Report on the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and the general fund of the "Bizz Johnson" Highway Interchange Joint Powers Authority (Authority) as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the general fund of the Authority, as of June 30, 2021, and the respective changes in financial position, and the budgetary comparison statement for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management 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; and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the date of the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with the GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material

misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if, there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Other Reporting Responsibilities

Required Supplementary Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 15, 2022 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Lance, Soll & Lunghard, LLP

Sacramento, California
March 15, 2022

THE "BIZZ JOHNSON" HIGHWAY INTERCHANGE JOINT POWERS AUTHORITY

STATEMENT OF NET POSITION
JUNE 30, 2021

	Governmental Activities
Assets:	
Cash and investments in City Treasury	$ 252,811
Accounts receivable	285,266
Accrued interest receivable	9,626
Total Assets	**547,703**
Liabilities:	
Accounts payable	649
Due to other government agencies	8,428,220
Total Liabilities	**8,428,869**
Net Position (Deficit):	
Unrestricted	**$ (7,881,166)**

See Notes to the Financial Statements.

THE "BIZZ JOHNSON" HIGHWAY INTERCHANGE JOINT POWERS AUTHORITY

STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2021

	Governmental Activities
Program Expenses:	
Program services	$ 9,633
Total program expenses	**9,633**
Program Revenues:	
Capital grants and contributions	1,380,235
Net program revenue	**1,370,602**
General Revenues:	
Interest	998
Change in Net Position	**1,371,600**
Net Position (Deficit) - Beginning	(9,252,766)
Net Position (Deficit) - Ending	**$ (7,881,166)**

See Notes to the Financial Statements.

THE "BIZZ JOHNSON" HIGHWAY INTERCHANGE JOINT POWERS AUTHORITY

BALANCE SHEET - GENERAL FUND
JUNE 30, 2021

	General Fund
Assets:	
Cash and investments in City Treasury	$ 252,811
Accounts receivable	285,266
Accrued interest receivable	9,626
Total Assets	**$ 547,703**
Liabilities and Fund Balance	
Liabilities:	
Accounts payable	$ 649
Due to other government agencies	8,428,220
Total Liabilities	**8,428,869**
Fund Balance (Deficit)	
Unassigned	(7,881,166)
Total liabilities and fund balance	**$ 547,703**

See Notes to the Financial Statements.

THE "BIZZ JOHNSON" HIGHWAY INTERCHANGE JOINT POWERS AUTHORITY

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - GENERAL FUND
YEAR ENDED JUNE 30, 2021

	General Fund
Revenues:	
Interest	$ 998
Traffic mitigation fees	1,380,235
Total revenues	**1,381,233**
Expenditures:	
Personnel services and administration	9,633
Total expenditures	**9,633**
Net Change in Fund Balance	**1,371,600**
Fund Balance (Deficit) - Beginning	(9,252,766)
Fund Balance (Deficit) - Ending	**$ (7,881,166)**

See Notes to the Financial Statements.

THE "BIZZ JOHNSON" HIGHWAY INTERCHANGE JOINT POWERS AUTHORITY

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - GENERAL FUND - BUDGET AND ACTUAL
YEAR ENDED JUNE 30, 2021

	Budget Amounts		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
Revenues:				
Traffic mitigation fees	$ 1,000,000	$ 1,000,000	$ 1,380,235	$ 380,235
Interest	25,358	25,358	998	(24,360)
Total Revenues	**1,025,358**	**1,025,358**	**1,381,233**	**355,875**
Expenditures:				
Current:				
Personnel services and administration	10,769	10,769	9,633	1,136
Total Expenditures	**10,769**	**10,769**	**9,633**	**1,136**
Excess (Deficiency) of Revenues Over (Under) Expenditures	**1,014,589**	**1,014,589**	**1,371,600**	**357,011**
Net Change in Fund Balance	**$ 1,014,589**	**$ 1,014,589**	**1,371,600**	**$ 357,011**
Fund Balance (Deficit) - Beginning			**(9,252,766)**	
Fund Balance (Deficit) - Ending			**$ (7,881,166)**	

See Notes to the Financial Statements.

Note 1: Summary of Significant Accounting Policies

a. Organization and Purpose

The "Bizz Johnson" Highway Interchange Joint Powers Authority (Authority) was created October 15, 1990 under the provisions of Chapter 5 of Division 7 of Title 1 of the California Government Code (commencing with section 6500) to provide for the planning, financing, and construction of four interchanges to State Highway 65 located in the jurisdictions of the Cities of Roseville and Rocklin and the County of Placer. Capital assets are contributed to the State of California upon completion.

The three directors and three alternate members of the Authority's Board of Directors are comprised of one director and one alternate from each of the two City Councils and the County's Board of Supervisors. The members are appointed by the respective City Councils or Board of Supervisors. The Authority has no employees and substantially all staff services are performed by City of Roseville personnel. Costs incurred by the City to provide such services are reimbursed by the Authority.

The Authority is considered to be a separate legal entity and is not a component unit of the City of Roseville, the City of Rocklin, or the County of Placer.

b. Basis of Presentation

The Authority's basic financial statements are prepared in conformity with accounting principles generally accepted in the United States of America. The Governmental Accounting Standards Board is the authorized standard setting body for establishing accounting and financial reporting standards followed by governmental entities in the United States of America.

These standards require that the financial statements described below be presented.

Government-wide Statements: The Statement of Net Position and the Statement of Activities include the financial activities of the overall Authority's governmental activities. Governmental activities generally are financed through intergovernmental revenues. The Authority is the only entity included in these financial statements.

The Statement of Activities presents a comparison between direct expenses and program revenues for each function of the Authority's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Program revenues include (a) charges paid by the recipients of goods or services offered by the programs, (b) grants and contributions that are restricted to meeting the operational needs of a particular program and (c) fees, grants and contributions that are restricted to financing the acquisition or construction of capital assets. Revenues that are not classified as program revenues are presented as general revenues.

Fund Financial Statements: The fund financial statements provide information about the Authority. The emphasis of fund financial statements is on major individual governmental funds. The Authority has only one fund, the General Fund.

c. Basis of Accounting

The government-wide financial statements are reported using the economic resources measurement focus and the full accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place.

Note 1: Summary of Significant Accounting Policies (Continued)

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The Authority considers all revenues reported in the governmental funds to be available if the revenues are collected within sixty days after year-end. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. Capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of long-term debt and acquisitions under capital leases are reported as other financing sources.

Non-exchange transactions, in which the Authority gives or receives value without directly receiving or giving equal value in exchange, include property taxes, grants, entitlements, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants, entitlements, and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

The revenues susceptible to accrual include traffic mitigation fees and interest revenue.

d. Cash and Investments

All of the Authority's cash and investments are included in the City of Roseville's investment pool, which is described in the City of Roseville's Annual Comprehensive Financial Report (ACFR). The City of Roseville, as a charter city, has adopted its own investment guidelines, which are consistent with the requirements of the California Government Code. The City of Roseville City Council and Assistant City Manager/Chief Financial Officer provide oversight of the City of Roseville's investment pool (City Pool) and reaffirm its investment policy on an annual basis. The City Pool is not rated and is not registered with the Securities Exchange Commission (SEC).

e. Net Position

Net position is the excess of all the Authority's assets over all its liabilities. Net position applies only at the government-wide level, and is described below:

Unrestricted describes the portion of net position which is not restricted to use.

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as they are needed.

f. Fund Balances

Governmental fund balances represent the net current assets of each fund. Net current assets generally represent a fund's cash, receivables and deferred outflows of resources, less its liabilities and deferred inflows of resources.

Unassigned fund balance represents residual amounts that have not been restricted, committed, or assigned.

When expenditures are incurred for purposes for which both restricted and unrestricted (committed, assigned, or unassigned) fund balances are available, the Authority's policy is to first apply restricted fund balance. When expenditures are incurred for purposes for which committed, assigned, or unassigned fund balances are available, the Authority's policy is to first apply committed fund balance, then assigned fund balances, and finally unassigned fund balance.

Note 1: Summary of Significant Accounting Policies

g. Fair Value Measurement

The Authority categorizes the fair value measurements of its investments based on the hierarchy established by generally accepted accounting principles. The fair value hierarchy, which has three levels, is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

h. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles (GAAP) requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Note 2: Budget

Budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP). Budget amounts in the financial statements are as originally adopted, or as amended by the Board.

A formal budgetary process is completed as a management control device. Encumbrance accounting is employed as an extension of formal budgetary integration in all funds. Under encumbrance accounting, purchase orders, contracts and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation. Expenditures may not exceed budgeted appropriations at the organization key level by major summary category.

The Authority is required to submit a proposed budget to the Board of Directors prior to July 11. The operating budget includes proposed expenditures and the means of financing them. Public hearings are conducted to obtain taxpayer comments. The budget is legally enacted through passage of minute order and ordinance. The Executive Director or designee is authorized to apply prudent monitoring procedures to assure that actual expenditures of the Authority do not exceed the appropriations at the major summary categories (personnel services and administration and capital outlay) within the fund in conformance with the adopted policies.

Additional appropriations not included in the original budget ordinance require approval by the Board of Directors. Expenditures may not legally exceed budgeted appropriations at the department level by fund.

Note 3: Cash and Investments

As of June 30, 2021, the Authority held money in the City of Roseville's investment pool so that it can be invested at the maximum yield, consistent with the City of Roseville's investment policy, while individual funds can make expenditures at any time. The City of Roseville's investment policy and the California Government Code permit investments in City of Roseville Bonds, Securities of the U.S. Government or its agencies, Certificates of Deposit, Negotiable Certificates of Deposit, Medium-Term Notes, Commercial Paper, Banker's Acceptances, Commercial Paper, the State of California Local Authority Investment Fund (LAIF Pool), Repurchase Agreements, Forward Delivery Agreement, Passbook Savings Account Demand Deposits, and Interest Rate Swaps.

Note 3: Cash and Investments (Continued)

Fair Value Measurement

In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The Authority's assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset or liability. Deposits and withdrawals from the City Pool are made on the basis of $1 and not fair value. Accordingly, the measurement of fair value of the Authority's proportionate share of investments in the City Pool at June 30, 2021 of $252,811 is based on uncategorized inputs not defined as Level 1, Level 2, or Level 3.

Note 4: Due to Other Government Agencies

The Board approved a plan for funding the construction of various Highway 65 Interchange Projects that included the commitment of funds from the Authority along with funds from the Cities of Roseville and Rocklin (Cities) and the County of Placer (County). The participants remitted funds to the Authority in advance of the construction. In addition, the City of Roseville constructed projects using City of Roseville funds. The projects were dedicated to the Authority through a reimbursement agreement. Pursuant to the agreement, the Cities and the County will be reimbursed through future traffic mitigation fees collected by the Authority. The remaining balances of $6,181,468 for the City of Roseville, $1,123,376 for the City of Rocklin, and $1,123,376 for the County of Placer were recorded as due to other government agencies as of June 30, 2021.

Note 5: Related Party Transactions

The Authority paid the City of Roseville $769 for administrative services related to project management that was provided on behalf of the Authority during the fiscal year ended June 30, 2021.

Note 6: New Accounting Pronouncements

Effective in Future Fiscal Years

GASB Statement No. 87 – In June 2017, GASB issued Statement No. 87, *Leases*. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases; enhancing the comparability of financial statements between governments; and also enhancing the relevance, reliability (representational faithfulness), and consistency of information about the leasing activities of governments. This Statement is effective for reporting periods beginning after June 15, 2021. The Authority has not determined the effect on the financial statements.

GASB Statement No. 89 – In June 2018, the GASB issued Statement No. 89, *Accounting for Interest Cost Incurred Before the End of a Construction Period*. The objectives of this Statement are (a) to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and (b) to simplify accounting for certain interest costs. This Statement is effective for reporting periods beginning after December 15, 2020. The Authority has not determined the effect on the financial statements.

GASB Statement No. 91 – In May 2019, GASB issued Statement No. 91, *Conduit Debt Obligations*. The objectives of this statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. The requirements of this statement are effective for reporting periods beginning after December 15, 2021. The Authority has not determined the effect on the financial statements.

Note 6: New Accounting Pronouncements (Continued)

GASB Statement No. 92 – In January 2020, the GASB issued Statement No. 92, *Omnibus 2020*. The objectives of this Statement are to enhance comparability in accounting and financial reporting to improve the consistency of authoritative literature by addressing practices issues that have been identified during implementation and application of certain GASB Statements. The Statement is effective for reporting periods beginning after June 15, 2021. The Authority has not determined the effect on the financial statements.

GASB Statement No. 93 – In March 2020, the GASB issued Statement No. 93, *Replacement of Interbank Offered Rates*. The objective of this Statement is to address the accounting and financial reporting implications that result from the replacement of an interbank offered rate (IBOR). The Statement is effective for reporting periods beginning after June 15, 2021. The Authority has not determined the effect on the financial statements.

GASB Statement No. 94– In March 2020, the GASB issued Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*. The objective of this Statement is improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs). The Statement is effective for reporting periods beginning after June 15, 2022. The Authority has not determined the effect on the financial statements.

GASB Statement No. 96– In May 2020, the GASB issued Statement No. 96, *Subscription-based Information Technology Arrangements.* The objective of this Statement is to provide guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). The Statement is effective for reporting periods beginning after June 15, 2022. The Authority has not determined the effect on the financial statements.

GASB Statement No. 97– In June 2020, the GASB issued Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting For Internal Revenue Code Section 457 Deferred Compensation Plans – An Amendment of GASB Statement No.14 and No.84 and A Supersession of GASB Statement No.32*. The objective of this Statement is (1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans. The Statement is effective for reporting periods beginning after June 15, 2021. The Authority has not determined the effect on the financial statements.

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors of the
"Bizz Johnson" Highway Interchange Joint Powers Authority
City of Roseville, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and the general fund of the "Bizz Johnson" Highway Interchange Joint Powers Authority (Authority), as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated March 15, 2022.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did identify one deficiency in internal control, 2021-001, described in the accompanying schedule of findings and questioned costs, that we consider to be a significant deficiency.

To the Board of Directors of the
"Bizz Johnson" Highway Interchange Joint Powers Authority
City of Roseville, California

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Authority's Response to Findings

The Authority's response to the findings identified in our audit was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Lance, Soll & Lunghard, LLP

Sacramento, California
March 15, 2022

To the Board of Directors of the
"Bizz Johnson" Highway Interchange Joint Powers Authority
City of Roseville, California

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Bank Reconciliations – Significant deficiency

Reference Number: 2021-001

Condition:
Bank statements in some instances were accumulated for several months before they were reconciled to the appropriate general ledger controls.

Criteria:
Bank statements are expected to be reconciled to the general ledger on a monthly basis.

Cause of Condition:
The employee responsible for reconciling the bank statements left the Authority during fiscal year 2021. As a result, a new employee was trained to perform the bank reconciliations, which resulted in a delay in the reconciliation of bank statements to the general ledger.

Effect or Potential Effect of Condition:
Not reconciling the accounts on a monthly basis means that errors or other problems might not be recognized and resolved on a timely basis. Also, it is generally easier and less time-consuming to reconcile accounts while transactions are fresh in mind.

Recommendation:
We recommend that all bank accounts be reconciled each month prior to preparation of the annual financial statements.

Management's Response and Corrective Action:
The delay in bank reconciliation was due to the timing of the retirement of a key employee within the finance department. Bank reconciliations are now being performed timely.

THE "BIZZ JOHNSON" HIGHWAY INTERCHANGE JOINT POWERS AUTHORITY

SUMMARY SCHDULE OF PRIOR AUDIT FINDINGS
FOR THE FISCAL YEAR ENDED JUNE 30, 2020

None noted.

CITY OF ROSEVILLE
ELECTRIC ENTERPRISE FUND

JUNE 30, 2021 AND 2020

FINANCIAL STATEMENTS

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FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

CITY OF ROSEVILLE ELECTRIC ENTERPRISE FUND

FINANCIAL STATEMENTS

JUNE 30, 2021 AND 2020

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INDEPENDENT AUDITORS' REPORT

Honorable Mayor and Members of the City Council
Electric Department
Roseville, California

Report on the Financial Statements

Opinions

We have audited the accompanying financial statements of the Electric Fund (Fund), an enterprise Fund of the City of Roseville, California, (the City) as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Fund's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Fund, as of June 30, 2021, and the changes in financial position and cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Fund and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the Electric Fund, an enterprise fund of the City, and do not purport to, and do not present fairly the financial position of the City, as of June 30, 2021, the change in its financial position, or, where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Responsibilities of Management 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; and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Fund's ability to continue as a going concern for twelve months beyond the date of the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with the GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if, there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Fund's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Fund's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Other Reporting Responsibilities

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the schedule of the Electric Fund's proportionate share of the City's miscellaneous net pension liability, schedule of pension contributions, schedule of the Electric Fund's proportionate share of the City's net OPEB liability, and the schedule of OPEB contributions be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Prior Year Audited Financial Statements

The financial statements for the year ended June 30, 2020, were audited by other auditors whose report dated March 5, 2021, expressed an unmodified opinion on those financial statements. We were not engaged to audit, review, or apply any procedures to the 2020 financial statements, and accordingly, we do not express an opinion or any other form of assurance on the 2020 financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 15, 2022, on our consideration of the Fund's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Fund's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Fund's internal control over financial reporting and compliance.

Lance, Soll & Lunghard, LLP

Sacramento, California
March 15, 2022

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Electric Enterprise Fund
Management's Discussion and Analysis
June 30, 2021 and 2020

Management of the Roseville Electric Enterprise Fund (Electric Fund), a fund of the City of Roseville (City) offers the following overview and analysis of the financial statements of the Electric Fund for the fiscal year ended June 30, 2021 and 2020. We encourage readers to utilize the information presented here in conjunction with the accompanying basic financial statements.

Overview of the Financial Statements

The Electric Fund's financial statements are divided into two sections: 1) basic financial statements, and 2) required supplementary information.

Included as part of the basic financial statements are the *Statement of Net Position*, *Statement of Revenues, Expenses and Changes in Net Position*, *Statement of Cash Flows,* and notes to the financial statements. The required supplementary information follows the notes to the financial statements and includes the schedules related to pensions and other post-employment benefits.

Financial Highlights

2021 compared to 2020

The Electric Fund's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by $474.1 million, an increase of $35.4 million or 8.1% over the prior fiscal year.

Total operating revenue was $168.0 million, an increase of $4.5 million or 2.8% compared to fiscal year 2020. Total operating expense was $149.1 million, an increase of $23.5 million or 18.7%. Operating income was $19.0 million. Payment in lieu of taxes of $6.2 million was paid to the City as a franchise fee.

2020 compared to 2019

The Electric Fund's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by $438.7 million, an increase of $43.4 million or 11.0% over the prior fiscal year.

Total operating revenue was $163.5 million, a decrease of $4.2 million or 2.5% compared to fiscal year 2019. Total operating expense was $125.6 million, a decrease of $7.8 million or 5.9%. Operating income was $37.9 million. Payment in lieu of taxes of $6.3 million was paid to the City as a franchise fee.

Financial Analysis

The *Statement of Net Position* for the Electric Fund is as follows:

Condensed Statement of Net Position (In thousands)			
	FY2021	FY2020	FY2019
Assets			
Current Assets	$233,149.5	$218,772.4	$245,283.5
Capital Assets	482,687.7	460,733.1	429,221.6
Non-current Assets	5,158.6	5,175.9	5,218.6
Total Assets	720,995.8	684,681.4	679,723.7
Deferred Outflows	29,373.9	38,241.2	38,498.6
Liabilities			
Current Liabilities	28,128.5	24,432.0	22,927.6
Non-Current Long-term Debt	149,590.5	158,248.2	202,797.5
Long-term Liabilities	92,599.3	93,619.7	95,684.3
Total Liabilities	270,318.3	276,299.9	321,409.4
Deferred Inflows	5,936.8	7,887.8	1,447.3
Net Position			
Net Investment in Capital Assets	331,397.0	300,364.0	225,071.0
Restricted:			
Benefit of Rate Payers	13,609.7	19,164.4	19,719.4
Debt Service	16,084.2	16,099.6	16,099.6
Unrestricted	113,023.7	103,106.9	134,475.7
Total Net Position	$474,114.6	$438,734.9	$395,365.7

2021 compared to 2020

As of June 30, 2021, the Electric Fund's total assets increased by $36.3 million or 5.3% compared to the prior year, primarily due to increases in cash and investments in City Treasury, accounts receivable, prepaids, and capital assets, net of depreciation offset by the decrease in restricted cash and investments with fiscal agent. Deferred outflows of resources decreased $8.9 million primarily due to decreases in the accumulated fair value of hedging derivatives, deferred amounts related to OPEB and pensions, offset by increase in deferred charge on refunding.

Total liabilities as of June 30, 2021, decreased by $6.0 million or 2.2% compared to the prior fiscal year. This was due to decreases in outstanding debt, net OPEB liability, derivative at fair value-liability, unamortized bond premiums and compensated absence liabilities offset by increases in the net pension liability, accounts payable, payroll and customer deposits. Deferred inflows of resources decreased by $2.0 million primarily related to OPEB and pensions.

2020 compared to 2019

As of June 30, 2020, the Electric Fund's total assets increased by $5.0 million or 0.7% compared to the prior year, primarily due to increases in accounts receivable, inventories, and capital assets, net of depreciation offset by the decrease in cash and investments in City Treasury. Deferred outflows of resources decreased $0.3 million primarily due to decreases in the accumulated fair value of hedging derivatives, offset by increase in deferred outflows related to pensions and OPEB.

Total liabilities as of June 30, 2020 decreased by $45.1 million or 14.0% compared to the prior fiscal year. This was due to decreases in outstanding debt, net OPEB liability, derivative at fair value- liability, and unamortized bond premiums offset by increases in the net pension liability, accounts payable, payroll and compensated absences liabilities. Deferred inflows of resources increased by $6.5 million primarily related to OPEB and pensions.

The *Statement of Revenues, Expenses, and Changes in Net Position* for the Electric Fund is as follows:

Condensed Statement of Revenues, Expenses, and Changes in Net Position (In thousands)	FY2021	FY2020	FY2019
Operating Revenue			
Sales Revenue	$162,958.5	$156,007.0	$160,076.1
Wholesale sales	2,857.8	2,259.2	-
Other Operating Revenue	2,210.3	5,238.4	7,613.3
Total Operating Revenue	168,026.6	163,504.5	167,689.4
Operating Expenses			
Production and Purchased Power	69,819.5	64,867.0	62,588.8
Transmission & Distribution	24,492.8	23,579.0	22,065.6
Customer Accounts, Administrative and General	31,852.7	29,262.2	25,906.1
Depreciation	22,902.8	7,892.8	22,881.8
Total Operating Expenses	149,067.8	125,601.1	133,442.3
Operating Income	18,958.8	37,903.5	34,247.2
Non-operating Revenues (Expenses)			
Interest expense and fiscal charges	(5,993.9)	(14,659.8)	(8,642.7)
Payment in Lieu of Taxes	(6,156.4)	(6,310.7)	(6,476.4)
Investments, Amortization & Loss from Sale of Property	287.6	5,620.1	8,770.5
Total Non-operating Revenues (Expenses)	(11,862.8)	(15,350.5)	(6,348.6)
Income before Capital Contributions and Transfers	7,096.0	22,553.0	27,898.6
Contributions and Transfers			
Capital Contributions	28,675.6	21,507.2	16,356.5
Transfers in/out from/to City	(392.0)	(691.0)	(644.0)
Total Contributions and Transfers	28,283.6	20,816.2	15,712.5
Change in Net Position	35,379.6	43,369.2	43,611.1
Net Position, Beginning	438,734.9	395,365.7	351,754.6
Net Position, Ending	$474,114.6	$438,734.9	$395,365.7

2021 compared to 2020

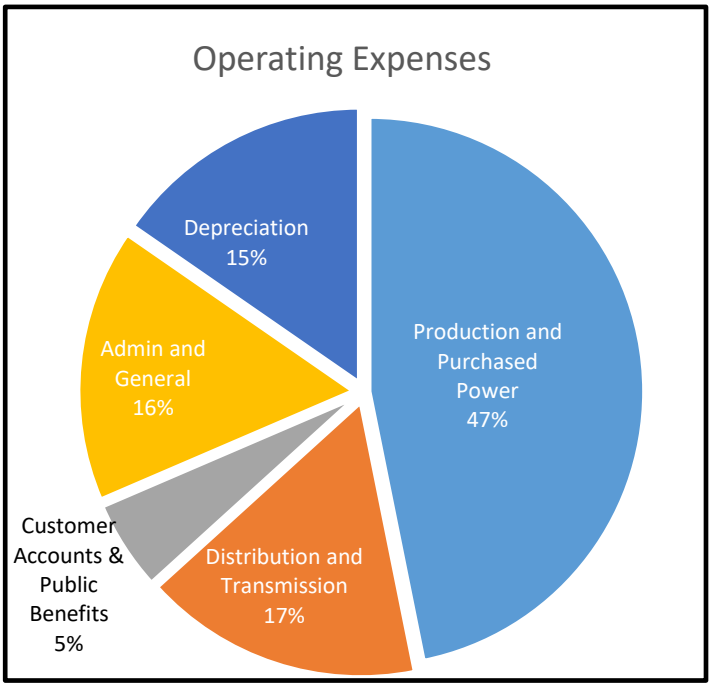
The Electric Fund's operating revenue was $168.0 million, an increase of $4.5 million or 2.8% compared to the prior fiscal year. Sales revenue increased by $7.0 million or 4.5% primarily due to increase customer usage. Of the approximate $163.0 million total sales revenue, $84.4 million was related to commercial customers and $78.6 million to residential customers. Wholesale energy sales revenue totaled $2.9 million in the current fiscal year, and increase of $0.6 million or 26.5% mainly due to increase wholesale power sold. Other operating revenues decreased by $3.0 million, primarily due to revenue from greenhouse gas auctions proceeds.

Total operating expenses were $149.1 million, an increase of $23.5 million or 18.7% compared the prior fiscal year. Total production and purchased power expense was $69.8 million, which represented 47.0% of operating expenses. Total distribution and transmission expense was $24.5 million, which represented 17.0% of operating expense. Administrative and general expense amounted to $24.0 million, an increase of $4.7 million or 24.6% over the prior fiscal year mainly due to salaries and employee benefits. Customer accounts and public benefits expense was $7.9 million, which represented 5.0% of operating costs. Depreciation expense was $22.9 million, an increase of $15.0 million or 190.2% over the prior fiscal year.

Consistent with the City Charter, the Utility may pay an in lieu franchise fee not to exceed 4% of expenses to the City General Fund as a Payment in Lieu of Taxes. This franchise fee transfer was $6.2 million for FY2021, a decrease of $0.1 million or 2.5% compared to the prior fiscal year.

Investment earnings, including the net change in fair value of investments, were $0.3 million, a decrease of $5.3 million due to $4.2 million decrease in the fair value of pooled investments, $1.3 million decrease in interest revenue, and $0.2 million less loss from sale of property.

Total capital contributions received was $28.7 million, an increase of $7.2 million or 33.3%, primarily due to $4.6 million increase in contribution from developers, $1.9 million increase in contribution in aid of construction, and $0.7 million increase in connection and impact fees.



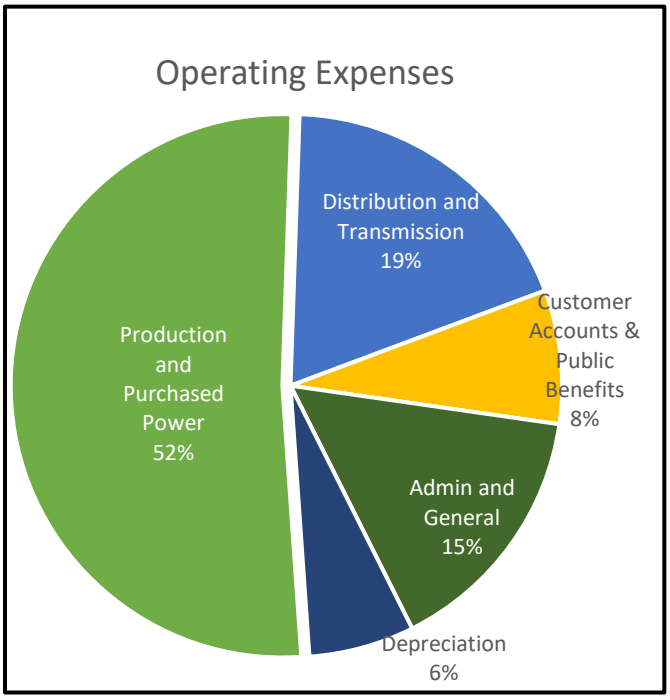
Transfers out of the Electric Fund to the City for general rehabilitation projects were $0.4 million.

2020 compared to 2019

The Electric Fund's operating revenue was $163.5 million, a decrease of $4.2 million or 2.5% compared to the prior fiscal year. Sales revenue decreased by $4.1 million or 2.5% primarily due to reduced customer usage. Of the approximate $156.0 million total sales revenue, $83.8 million was related to commercial customers and $72.2 million to residential customers. Wholesale sales revenue totaled $2.3 million in the current fiscal year. Other operating revenues decreased by $2.4 million, primarily due to revenue from greenhouse gas auctions proceeds.

Total operating expenses were $125.6 million, a decrease of $7.8 million or 5.9% compared the prior fiscal year. Total production and purchased power expense was $64.9 million, which represented 51.7% of operating expenses. Total distribution and transmission expense was $23.6 million, which represented 18.8% of operating expense. Administrative and general expense amounted to $19.3 million, an increase of $1.3 million or 7.2% over the prior fiscal year mainly due to salaries. Customer Accounts and Public Benefits expense was $10.0 million, which represented 8.0% of operating costs. Depreciation expense was $7.9 million, a decrease of $15.0 million or 65.5% over the prior fiscal year.

Consistent with the City Charter, the Utility may pay an in lieu franchise fee not to exceed 4% of expenses to the City General Fund as a Payment in Lieu of Taxes. This franchise fee transfer was $6.3 million for FY2020, a decrease of $0.2 million or 2.6% compared to the prior fiscal year.



Investment earnings, including the net change in fair value of investments, were $5.6 million, a decrease of $3.1 million due to $1.8 million decrease in the fair value of pooled investments, $0.2 million increase in interest revenue, $0.2 million less loss from sale of property and $1.7 million decrease in NCPA project reserves.

Total capital contributions received was $21.5 million, an increase of $5.1 million or 31.5%, primarily due to $3.0 million increase in contribution from developers and $2.1 million increase in contribution in aid of construction.

Transfers out of the Electric Fund to the City for general rehabilitation projects were $0.7 million.

Capital Assets

2021 compared to 2020

As of June 30, 2021 the Electric Fund's net utility plant and equipment, which includes investments in land, buildings, production and distribution facilities, and general items such as equipment and furniture, was $482.7 million, an increase of $22.0 million or 4.8% over the prior fiscal year.

2020 compared to 2019

As of June 30, 2020 the Electric Fund's net utility plant and equipment, which includes investments in land, buildings, production and distribution facilities, and general items such as equipment and furniture, was $460.8 million, an increase of $31.5 million or 7.3% over the prior fiscal year.

Capital Assets			
	FY2021	FY2020	FY2019
Land	$5,173.0	$5,173.0	$4,706.9
Buildings & Improvements	25,677.7	25,677.7	15,687.3
Equipment & Vehicles	20,953.5	20,234.5	18,310.2
Traffic Signals	73,760.7	72,081.1	71,660.4
Plant and Substations	93,742.9	81,483.5	81,215.8
Distribution	361,819.8	336,349.8	319,481.7
Generation	212,846.5	204,380.6	203,721.4
Construction in Progress	15,372.9	20,065.0	14,393.5
Less: Accumulated Depreciation	(326,659.3)	(304,712.1)	(299,955.6)
Capital Assets, Net	$482,687.7	$460,733.1	$429,221.6

Debt Administration

2021 compared to 2020

Total long-term debt, net of unamortized premium of $4.9 million, was $158.3 million at the end of FY2021. This represents a decrease of $7.7 million or 4.6% compared to the prior fiscal year. The current long-term debt due within a year was $8.7 million and non-current long-term debt was $149.6 million. The debt is backed by the revenue of the Utility.

The Utility maintains a debt service coverage ratio that exceeds the current provisions in the bond indenture document. This debt service coverage ratio is a measure of the adequacy of cash to pay debt service. The Utility must maintain debt coverage of 1.1 as required by the bond indenture, however the City has an internal policy for the Utility to maintain a debt coverage of 2.0. As of June 30, 2021, the Utility had debt coverage of 2.97.

Interest rates on outstanding debt range from 0.39% to 5.25%.

2020 compared to 2019

Total long-term debt, net of unamortized premium of $8.9 million, was $166.0 million at the end of FY2020. This represents a decrease of $44.2 million or 21.0% compared to the prior fiscal year. The current long-term debt due within a year was $7.8 million and non-current long-term debt was $158.2 million. The debt is backed by the revenue of the Utility.

The Utility maintains a debt service coverage ratio that exceeds the current provisions in the bond indenture document. This debt service coverage ratio is a measure of the adequacy of cash to pay debt service. The Utility must maintain debt coverage of 1.1 as required by the bond indenture, however the City has an internal policy for the Utility to maintain a debt coverage of 2.0. As of June 30, 2020, the Utility had debt coverage of 3.43.

Interest rates on outstanding debt range from 1.03% to 5.25%.

Long-Term Debt			
	FY2021	FY2020	FY2019
Certificates of Participation	$54,005.0	$54,005.0	$91,237.5
Revenue Bonds	104,340.5	112,043.2	119,020.0
Total Long-Term Debt	158,345.5	166,048.2	210,257.5
Current Portion of Long-Term Debt	8,755.0	7,800.0	7,460.0

Economic Condition, Outlook and Activity

The Electric Fund's Residential and commercial customer count increased 3.16% over the prior fiscal year while total retail electric energy sales increase 3.08%, to 1.2 million megawatt hours. Revenue was up correspondingly.

During the fiscal year, the Electric Fund was rated "AA" by Fitch Ratings and the Ratings Outlook revised to Positive from Stable, Standard and Poor's Global Ratings rating was "AA" and Moody's Investors Service rating was "A1", stable.

The revenue to expense outlook for the next several years forecasts revenues meeting expenses. New development will continue to add residential and commercial customers to the service territory. Issues that may impact future rates include state and federal mandates related to renewable energy and environmental concerns as well as increasing distributed generation and energy efficiency programs throughout the service territory.

Requests for Information

This financial report is designed to provide a general overview of the Electric Fund's finances. Questions concerning information provided in this report should be addressed to the Financial Administrator, Roseville Electric Utility, 2090 Hilltop Circle, Roseville, California 95747.

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CITY OF ROSEVILLE ELECTRIC FUND

STATEMENT OF NET POSITION
JUNE 30, 2021 AND 2020

	2021	2020
Assets:		
Current:		
Cash and investments in City Treasury	$ 170,175,119	$ 160,395,454
Restricted cash and investments with fiscal agent	16,180,219	17,135,059
Accounts receivable, net of allowance for doubtful accounts	28,122,783	22,932,026
Accrued interest	539,117	736,994
Prepaids	5,232,488	4,922,424
Inventories	12,899,751	12,650,432
Total Current Assets	**233,149,477**	**218,772,389**
Noncurrent:		
Capital assets not being depreciated	20,545,912	25,237,987
Capital assets being depreciated	788,801,077	740,207,221
Less: accumulated depreciation	(326,659,314)	(304,712,062)
Total Capital Assets	482,687,675	460,733,146
Investment in NCPA reserves	5,158,628	5,175,920
Total Noncurrent Assets	**487,846,303**	**465,909,066**
Total Assets	**720,995,780**	**684,681,455**
Deferred Outflows of Resources:		
Deferred charges on refunding	7,054,828	5,679,081
Accumulated decrease in fair value of hedging derivatives	10,219,188	13,691,174
Deferred outflows related to OPEB	1,325,000	3,656,000
Deferred outflows related to pensions	10,774,865	15,214,896
Total Deferred Outflows of Resources	**29,373,881**	**38,241,151**
Liabilities:		
Current:		
Accounts payable and accrued payroll	10,878,843	8,872,843
Accrued liabilities	976,943	797,079
Due to other governments	18,035	18,035
Interest payable	1,548,745	2,085,580
Current portion of compensated absences	2,495,110	2,239,588
Customer deposits	3,455,794	2,618,862
Current portion of long-term debt	8,755,000	7,800,000
Total Current Liabilities	**28,128,470**	**24,431,987**
Noncurrent:		
Accrued compensated absences	2,080,112	2,502,644
Derivative at fair value-liability	10,219,188	13,691,174
Net OPEB liability	11,681,000	14,134,000
Net pension liability	68,619,020	63,291,847
Certificates of participation and revenue bonds due in more than one year	149,590,464	158,248,168
Total Noncurrent Liabilities	**242,189,784**	**251,867,833**
Total Liabilities	**270,318,254**	**276,299,820**
Deferred Inflows of Resources:		
Deferred inflows related to OPEB	5,540,000	4,623,000
Deferred inflows related to pensions	396,847	3,264,848
Total Deferred Inflows of Resources	**5,936,847**	**7,887,848**
Net Position:		
Net investment in capital assets	331,397,039	300,364,059
Restricted for the benefit of rate payers	13,609,695	19,164,405
Restricted for debt service	16,084,167	16,099,600
Unrestricted	113,023,659	103,106,874
Total Net Position	**$ 474,114,560**	**$ 438,734,938**

See Notes to Financial Statements.

CITY OF ROSEVILLE ELECTRIC FUND

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION YEAR ENDED JUNE 30, 2021 AND 2020

	2021	2020
Operating Revenues:		
Residential sales	$ 78,564,307	$ 72,181,571
Commercial and industrial sales	84,358,190	83,787,314
Other sales	35,984	38,078
Wholesale sales	2,857,849	2,259,153
Other operating revenues	2,210,308	5,238,423
Total Operating Revenues	**168,026,638**	**163,504,539**
Operating Expenses:		
Production and purchased power	69,819,485	64,867,012
Transmission	7,736,647	7,823,174
Distribution	16,756,141	15,755,867
Customer accounts, service and informational	4,277,872	5,031,228
Public benefits and administrative and general	27,574,873	24,230,954
Depreciation	22,902,800	7,892,840
Total Operating Expenses	**149,067,818**	**125,601,075**
Operating Income	18,958,820	37,903,464
Nonoperating Revenues (Expenses):		
Payment in lieu of taxes (franchise transfer)	(6,156,436)	(6,310,737)
Increase in value of certain NCPA projects and reserves	(17,292)	(42,689)
Investment income	205,908	5,696,468
Interest expense and fiscal charges	(5,993,893)	(14,659,807)
Amortization of loss on refunding	257,613	321,588
Loss on disposal of capital assets	(158,677)	(355,291)
Total Nonoperating Revenues (Expenses)	**(11,862,777)**	**(15,350,468)**
Income Before Transfers and Capital Contributions	7,096,043	22,552,996
Capital contributions - connection/impact fees	2,067,795	1,380,941
Contributions in aid of construction	11,313,621	9,386,648
Capital contributions from developers	15,294,134	10,739,635
Transfers out to other City funds	(391,971)	(691,004)
Changes in Net Position	35,379,622	43,369,216
Net position, Beginning	438,734,938	395,365,722
Net position, Ending	**$ 474,114,560**	**$ 438,734,938**

See Notes to Financial Statements.

CITY OF ROSEVILLE ELECTRIC FUND

STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2021 AND 2020

	2021	2020
Cash Flows from Operating Activities:		
Receipts from customers	$ 161,450,692	$ 155,013,528
Payments to suppliers	(78,917,114)	(77,874,051)
Payments to employees	(38,045,193)	(34,548,396)
Other receipts	2,173,083	5,119,891
Net Cash Provided by Operating Activities	**46,661,468**	**47,710,972**
Cash Flows from Non-Capital Financing Activities:		
Franchise Transfer	(6,156,436)	(6,310,737)
Transfers in	(391,971)	(691,004)
Net Cash Used by Non-Capital Financing Activities	**(6,548,407)**	**(7,001,741)**
Cash Flows from Capital and Related Financing Activities:		
Capital contributions	11,313,621	9,386,648
Acquisition and construction of capital assets	(29,735,815)	(29,108,611)
Principal paid on capital debt	(8,120,000)	(43,459,998)
Interest paid on capital debt	(6,163,984)	(14,793,980)
Change in restricted assets	954,840	(204,838)
Issuance costs	(366,743)	-
Refunding principal proceeds	34,770,000	-
Refunding principal payoff	(33,609,951)	-
Additional refunding proceeds deposited in escrow	(1,860,887)	-
Proceeds from sale of capital assets	13,943	88,608
Connection/impact fees	2,067,795	1,380,941
Net Cash Used by Capital and Related Financing Activities	**(30,737,181)**	**(76,711,230)**
Cash Flows from Investing Activities:		
Interest received	403,785	6,019,272
Net Cash Provided by Investing Activities	**403,785**	**6,019,272**
Net Increase (Decrease) in Cash and Cash Equivalents	**9,779,665**	**(29,982,727)**
Cash and Cash Equivalents at Beginning of Year	160,395,454	190,378,181
Cash and Cash Equivalents at End of Year	**$ 170,175,119**	**$ 160,395,454**

See Notes to Financial Statements.

CITY OF ROSEVILLE ELECTRIC FUND

STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2021 AND 2020

	2021	2020
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities:		
Operating income (loss)	$ 18,958,820	$ 37,903,464
Adjustments to Reconcile Operating Income Net Cash Provided by Operating Activities:		
Depreciation	22,902,800	7,892,840
(Increase) decrease in receivables	(5,190,757)	(2,523,951)
(Increase) decrease in inventories	(249,319)	(930,372)
(Increase) decrease in prepaids	(310,064)	(231,592)
Increase (decrease) in accounts payable	2,185,863	880,454
Increase (decrease) in deposits payable	836,932	(42,976)
Increase (decrease) in unearned revenue	-	(47,870)
Increase (decrease) in net pension liability	5,327,173	5,098,843
Increase (decrease) in OPEB liability	(2,453,000)	(4,766,000)
(Increase) decrease in deferred pension related items	1,572,030	1,660,325
(Increase) decrease in deferred OPEB related items	3,248,000	2,162,000
Increase (decrease) in compensated absences	(167,010)	655,807
Total Adjustments	**27,702,648**	**9,807,508**
Net Cash Provided by Operating Activities	**$ 46,661,468**	**$ 47,710,972**
Non-Cash Investing, Capital, and Financing Activities:		
Net amortization of premium and deferred loss	$ 742,753	$ 321,586
Contribution of capital assets from developers	$ 15,294,134	$ 10,739,635

See Notes to Financial Statements.

Note 1: Summary of Significant Accounting Policies

a. General

The Electric Fund (Fund) is an enterprise fund of the City of Roseville (City) that owns and operates the electric systems and provides these services to the businesses and residents of the City. The Electric Fund is under the policy control of the City Council. The accompanying financial statements only reflect the activity of the Electric Fund as it does not have any component units. The Electric Fund is an integral part of the City and its financial statements are included in the basic financial statements of the City. These financial statements do not purport to, and do not represent the financial position, changes in financial position, and where applicable, cash flows of the City.

b. Basis of Presentation

The Financial Statements of the Electric Fund are prepared in conformity with accounting principles generally accepted in the United States of America. The Governmental Accounting Standards Board (GASB) is the acknowledged standard setting body for establishing accounting and financial reporting standards followed by governmental entities in the United States of America.

The accounting records of the Electric Fund are also substantially in conformity with the Uniform System of Accounts prescribed by the Federal Energy Regulatory Commission (FERC). The Electric Fund operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Nonoperating revenues, such as subsidies and investment earnings, result from non-exchange transactions or ancillary activities.

c. Basis of Accounting

The Electric Fund is accounted for as an enterprise fund (proprietary fund type). A fund is an accounting entity with a self-balancing set of accounts established to record the financial position and results of operations of a specific governmental activity. The activities of enterprise funds closely resemble those of the private sector in which the purpose is to conserve and add to economic resources. Enterprise funds account for operations that provide services on a continuous basis and are substantially financed by revenues derived from user charges.

The financial statements are reported using the economic resources measurement focus and the full accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place.

The Electric Fund may fund programs with a combination of cost-reimbursement grants, categorical block grants, and general revenues. Thus, both restricted and unrestricted net position may be available to finance program expenses. The City's policy is to first apply restricted grant resources to such programs, followed by general revenues if necessary.

d. Cash and Investments

Cash and investments with original maturities of three months or less are treated as cash and cash equivalents for purpose of preparing the statements of cash flows. Also, the Electric Fund's portion of the City's overall cash and investment pool is treated as cash and equivalents since these amounts are in substance demand deposits. Further information related to the City's cash and investment pool can be found in the City's Annual Comprehensive Financial Report.

Note 1: Summary of Significant Accounting Policies (Continued)

e. Joint Powers Authorities

The Electric Fund records its equity in the general operating reserve of the Northern California Power Agency (NCPA), and its net equity in those projects in which it participates, as discussed in Note 7. The Electric Fund's share of individual project obligations has been netted against its share of the related project assets, as reported by NCPA, because the Electric Fund does not actively manage these projects and does not expect to become directly liable for any of the obligations of these projects. Amounts paid to the Transmission Agency of Northern California (TANC) are expensed currently because the Electric Fund's estimated equity, if any, in TANC is not material. Amounts paid to the California Joint Powers Risk Management and the Local Agency Workers Compensation Excess Joint Powers Authority are charged currently to insurance expense, as discussed in Note 8.

f. Prepaids

Certain payments to vendors reflect costs applicable to future fiscal years and are recorded as prepaid items in the financial statements.

g. Inventories

Certain payments to vendors reflect costs applicable to future fiscal years and are recorded as prepaid items in the financial statements.

h. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense) until then. The deferred charge on refunding reported in the statement of net position results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The accumulated decrease in the fair value of hedging derivatives is equal to the fair value of the associated derivative instrument liability so long as the instrument is deemed effective. The deferred outflows related to pensions are described in Note 5. The deferred outflows related to other postemployment benefits (OPEB) are described in Note 6.

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position or fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The deferred inflows related to pensions are described in Note 5. The deferred inflows related to OPEB are described in Note 6.

i. Deposits from Customers

Deposits from Customers may be required by the Electric Fund from commercial and residential customers when they establish their account as specified in section 14.04.030 of the City of Roseville Municipal Code. Significant customer deposits may be held in the form of certificates of deposit in the Electric Fund's name with the interest paid to the customer.

Note 1: Summary of Significant Accounting Policies (Continued)

j. Compensated Absences

Compensated Absences including accumulated unpaid vacation, sick pay and other employee benefits are accounted for as expenses in the year earned.

Changes in compensated absences payable consist of the following:

	2021	2020
Beginning Balance	$ 4,742,232	$ 4,086,426
Additions	1,268,396	2,040,863
Payments	(1,435,406)	(1,385,057)
Ending Balance	$ 4,575,222	$ 4,742,232
Current Portion	$ 2,495,110	$ 2,239,588

k. Revenue Recognition

Revenues are recognized based on cycle billings rendered to customers. All residential and commercial utility customers are billed once per month. There are twenty-three billing cycles per month which include all types of customers, based on their location within the City. Revenues for services provided but not billed at the end of a fiscal year are accrued.

Contributions of cash or assets to proprietary funds from state and federal agencies, developers and others are recorded as revenue when earned.

l. Classification of Revenues

Operating revenues consist mainly of electric sales. Operating revenues are used to finance the cost of operations, including the cost of delivering and providing services, maintenance and recurring capital replacement. All other revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

m. Operating Expense

Operating expenses include expenses reflected by the City as related to rent payments, meter reading, billing, customer service, and other indirect cost transfers.

n. Allocation and Capitalization of Operating Overhead Expenses and General and Administrative Costs

The allocation of operating overhead expenses and general and administrative costs to capital projects, as well as FERC distribution and maintenance operating expenses, was based on a comprehensive analysis and study prepared by the City's staff. This analysis and allocation process is conducted annually in conformance with the generally accepted electric utility accounting practices within the Uniform System of Accounts (USOA) prescribed by FERC and utility accounting guides published by the American Public Power Association (APPA) regarding job costing and utility accounting.

Note 1: Summary of Significant Accounting Policies (Continued)

The process of allocating and capitalizing operating overhead expenses and general and administrative costs was implemented to allow the Electric Fund Financial Statements to reflect a chart of accounts consistent with industry standards, provide more accurate operation and maintenance costs, and track the total actual costs of electric capital assets.

o. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles (GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

p. Fair Value Measurements

The Electric Fund categorizes the fair value measurements of its investments based on the hierarchy established by GAAP. The fair value hierarchy, which has three levels, is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

q. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pension, and pension expense, information about the fiduciary net position of the City's California Public Employees Retirement System (CalPERS) plan and additions to/deductions from the plan's fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

r. Post-Employment Benefits Other Than Pensions (OPEB)

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the City's OPEB Plan (Plan) and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value, except for money market investments and participating interest-earning investment contracts that have a maturity at the time of purchase of one year or less, which are reported at cost.

s. Capital Asset Policies

All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Contributed capital assets are valued at their estimated acquisition value on the date contributed.

Capital assets with limited useful lives are depreciated over their estimated useful lives. The purpose of depreciation is to spread the cost of capital assets equitably among all users over the life of these assets. The amount charged to depreciation expense each year represents that year's pro rata share of the cost of capital assets.

Note 1: Summary of Significant Accounting Policies (Continued)

Depreciation is provided using the straight-line method which means the cost of the asset is divided by its expected useful life in years and the result is charged to expense each year until the asset is fully depreciated. The Electric Fund has assigned the useful lives and capitalization thresholds listed below to capital assets:

	Useful Lives	Capitalization Thresholds
Buildings	40 years	$ 20,000
Improvements	20-75 years	no threshold
Equipment	6-20 years	$ 5,000
Plants and Substations	40 years	$ 5,000
Distribution System	15-60 years	no threshold
Electric Generation	15-30 years	$ 5,000
Traffic Signals	20 years	no threshold
Landscaping	12 years	$ 20,000

Major outlays for capital assets and improvements are capitalized as projects are constructed.

t. New Accounting Pronouncements

New Pronouncements

Effective in Future Fiscal Years

GASB Statement No. 87 – In June 2017, GASB issued Statement No. 87, *Leases*. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases; enhancing the comparability of financial statements between governments; and also enhancing the relevance, reliability (representational faithfulness), and consistency of information about the leasing activities of governments. This Statement is effective for reporting periods beginning after June 15, 2021. The City has not determined the effect on the Electric Fund's financial statements.

GASB Statement No. 90 – In September 2018, the GASB used Statement No. 90, *Majority Equity Interests, an amendment of GASB Statements No. 14 and No. 61*. The objectives of this Statement are to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statements information for certain component units. The Statement is effective for reporting periods beginning after December 15, 2019. The City has not determined the effect on the Electric Fund's financial statements.

GASB Statement No. 91 – In May 2019, GASB issued Statement No. 91, *Conduit Debt Obligations*. The objectives of this statement are to provide a single method of reporting conduit debt obligations by issuers and eliminate diversity in practice associated with(1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. The requirements of this statement are effective for reporting periods beginning after December 15, 2021. The City has not determined the effect on the Electric Fund's financial statements.

Note 1: Summary of Significant Accounting Policies (Continued)

GASB Statement No. 92 – In January 2020, the GASB issued Statement No. 92, *Omnibus 2020*. The objectives of this Statement are to enhance comparability in accounting and financial reporting to improve the consistency of authoritative literature by addressing practices issues that have been identified during implementation and application of certain GASB Statements. The Statement is effective for reporting periods beginning after June 15, 2021. The City has not determined the effect on the Electric Fund's financial statements.

GASB Statement No. 93 – In March 2020, the GASB issued Statement No. 93, *Replacement of Interbank Offered Rates*. The objective of this Statement is to address the accounting and financial reporting implications that result from the replacement of an interbank offered rate (IBOR). The Statement is effective for reporting periods beginning after June 15, 2021. The City has not determined the effect on the Electric Fund's financial statements.

GASB Statement No. 94 – In March 2020, the GASB issued Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*. The objective of this Statement is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs). The Statement is effective for reporting periods beginning after June 15, 2022. The City has not determined the effect on the Electric Fund's financial statements.

GASB Statement No. 96 – In May 2020, the GASB issued Statement No. 96, *Subscription-based Information Technology Arrangements*. The objective of this Statement is to provide guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). The Statement is effective for reporting periods beginning after June 15, 2022. The City has not determined the effect on the Electric Fund's financial statements.

GASB Statement No. 97 – In June 2020, the GASB issued Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting for Internal Revenue Code Section 457 Deferred Compensation Plans – An Amendment of GASB Statement No.14 and No.84 and A Supersession of GASB Statement No.32.* The objective of this Statement is (1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans. The Statement is effective for reporting periods beginning after June 15, 2021. The City has not determined the effect on the Electric Fund's financial statements.

u. Net Position

Net position is the excess of all the Electric Fund's assets and deferred outflows of resources over all its liabilities and deferred inflows of resources. Net position is classified into the captions below:

Net Investment in Capital Assets describes the portion of net position which is represented by the current net book value of the Electric Fund's capital assets less accumulated depreciation and less the outstanding balance of any debt issued to finance these assets.

Restricted describes the portion of net position which is restricted as to use by the terms and conditions of agreements with outside parties, governmental regulations, laws enabling legislation, or other restrictions which the Electric Fund cannot unilaterally alter.

Note 1: Summary of Significant Accounting Policies (Continued)

Unrestricted describes the portion of net position which is not restricted to use.

It is the City's policy to apply restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

Note 2: Capital Assets

Capital asset activity for the year ended June 30, 2021 is as follows:

	Balance at June 30, 2020	Additions	Retirements	Transfers	Balance at June 30, 2021
Capital assets, not being depreciated					
Land	$ 5,173,011	$ -	$ -	$ -	$ 5,173,011
Construction in progress	20,064,976	28,076,453	-	(32,768,528)	15,372,901
Total capital assets not being depreciated	25,237,987	28,076,453	-	(32,768,528)	20,545,912
Capital assets, being depreciated					
Buildings	23,488,382	-	-	-	23,488,382
Improvements	1,639,317	-	-	-	1,639,317
Vehicles and equipment	20,234,454	191,509	(56,140)	583,700	20,953,523
Landscaping	550,000	-	-	-	550,000
Traffic signals	72,081,061	34,721	(387,647)	2,032,517	73,760,652
Plant and substations	81,483,460	-	(195,088)	12,454,575	93,742,947
Distribution	336,349,818	16,727,266	(439,285)	9,182,035	361,819,834
Generation	204,380,729	-	(50,008)	8,515,701	212,846,422
Total capital assets being depreciated	740,207,221	16,953,496	(1,128,168)	32,768,528	788,801,077
Less accumulated depreciation for					
Buildings	(6,305,079)	(587,211)	-	-	(6,892,290)
Improvements	(1,089,600)	(73,112)	-	-	(1,162,712)
Vehicles and equipment	(10,966,669)	(2,289,146)	55,190	-	(13,200,625)
Landscaping	(550,000)	-	-	-	(550,000)
Traffic signals	(45,423,710)	(2,521,040)	381,795	-	(47,562,955)
Plant and substations	(32,589,559)	(2,061,116)	195,088	-	(34,455,587)
Distribution	(112,855,770)	(7,412,999)	304,266	-	(119,964,503)
Generation	(94,931,675)	(7,958,176)	19,209	-	(102,870,642)
Total accumulated depreciation	(304,712,062)	(22,902,800)	955,548	-	(326,659,314)
Net capital assets being depreciated	435,495,159	(5,949,304)	(172,620)	32,768,528	462,141,763
Capital assets, net	$ 460,733,146	$ 22,127,149	$ (172,620)	$ -	$ 482,687,675

Note 2: Capital Assets (Continued)

Capital asset activity for the year ended June 30, 2020 is as follows:

	Balance at June 30, 2019	Adjustments	Additions	Retirements	Transfers	Balance at June 30, 2020
Capital assets, not being depreciated						
Land	$ 4,706,913	$ -	$ 466,098	$ -	$ -	$ 5,173,011
Construction in progress	14,393,528	-	17,342,530	-	(11,671,082)	20,064,976
Total capital assets not being depreciated	19,100,441	-	17,808,628	-	(11,671,082)	25,237,987
Capital assets, being depreciated						
Buildings	13,520,157	-	10,034,407	(44,012)	(22,170)	23,488,382
Improvements	1,617,147	-	-	-	22,170	1,639,317
Vehicles and equipment	18,310,183	-	200,983	(1,281,910)	3,005,198	20,234,454
Landscaping	550,000	-	-	-	-	550,000
Traffic signals	71,660,391	-	7,160	(1,592,829)	2,006,339	72,081,061
Plant and substations	81,215,756	-	-	(72,297)	340,001	81,483,460
Distribution	319,481,654	-	11,682,203	(474,385)	5,660,346	336,349,818
Generation	203,721,531	-	-	-	659,198	204,380,729
Total capital assets being depreciated	710,076,819	-	21,924,753	(3,465,433)	11,671,082	740,207,221
Less accumulated depreciation for						
Buildings	(5,881,506)	9,670	(462,469)	17,270	11,956	(6,305,079)
Improvements	(557,548)	(443,756)	(76,340)	-	(11,956)	(1,089,600)
Vehicles and equipment	(9,268,006)	(761,788)	(2,199,540)	1,262,116	549	(10,966,669)
Landscaping	(550,000)	-	-	-	-	(550,000)
Traffic signals	(39,809,139)	(4,459,083)	(2,582,617)	1,427,129	-	(45,423,710)
Plant and substations	(28,835,395)	(1,795,433)	(2,011,045)	52,314	-	(32,589,559)
Distribution	(93,290,853)	(12,924,006)	(6,903,617)	262,706	-	(112,855,770)
Generation	(121,763,173)	34,594,584	(7,762,537)	-	(549)	(94,931,675)
Total accumulated depreciation	(299,955,620)	14,220,188	(21,998,165)	3,021,535	-	(304,712,062)
Net capital assets being depreciated	410,121,199	14,220,188	(73,412)	(443,898)	11,671,082	435,495,159
Capital assets, net	$ 429,221,640	$ 14,220,188	$ 17,735,216	$ (443,898)	$ -	$ 460,733,146

Depreciation and amortization on capital assets and intangibles included in the statement of revenues, expenses and changes in net position for the years ended June 30, 2021 and 2020 was $22,902,800 and $21,998,165 respectively.

During the fiscal year, the City updated its system to standardize the number of years of depreciation by asset class and updated accumulated depreciation to reflect the standardized years of certain assets.

Note 3: Cash and Investments

The City pools cash from all sources and all funds, except certain specific investments within funds and cash with fiscal agents, so that it can be invested at the maximum yield, consistent with safety and liquidity, while individual funds can make expenditures at any time.

The City and its fiscal agents invest in individual investments and in investment pools. Individual investments are evidenced by specific securities instruments, or by an electronic entry registering the owner in the records of the institution issuing the security, called the book entry system. Individual investments are generally made by the City's fiscal agents as required under its debt issues. In order to maximize security, the City employs the Trust Department of a bank as the custodian of all City managed investments, regardless of their form.

Note 3: Cash and Investments (Continued)

The City's investments of the Electric Fund are carried at fair value, as required by generally accepted accounting principles. The City adjusts the carrying value of its investments to reflect their fair value at each fiscal year end, and it includes the effects of these adjustments in income for that fiscal year. The City's investment pool is not registered with the Security and Exchange Commission and is not rated.

a. Classification

Cash and investments of the Electric Fund are classified in the financial statements as shown below, based on whether or not their use is restricted under the terms of City debt instruments or other agreements.

	2021	2020
Cash and investments in City Treasury	$ 170,175,119	$ 160,395,454
Restricted cash and investments with fiscal agent	16,180,219	17,135,059
Total cash and investments	$ 186,355,338	$ 177,530,513

Cash and investments with original maturities of three months or less are treated as cash and equivalents for purpose of preparing the statement of cash flows. Also, the Electric Fund's portion of the City's overall cash and investment pool is treated as cash and equivalents since these amounts are in substance demand deposits.

Cash and investments as of June 30, consist of the following:

	2021	2020
Cash on hand	$ 600	$ 600
City of Roseville pooled cash and investments	170,174,519	160,394,854
Investments	16,180,219	17,135,059
Total cash and investments	$ 186,355,338	$ 177,530,513

Note 3: Cash and Investments (Continued)

b. Investments Authorized by the California Government Code and the City's Investment Policy

The City's Investment Policy and the California Government Code allow the City to invest in the following, provided the credit ratings of the issuers are acceptable to the City; and approved percentages and maturities are not exceeded. The table below also identifies certain provisions of the California Government Code or the City's Investment Policy where it is more restrictive:

Authorized Investment Type	Maximum Maturity	Minimum Credit Quality	Maximum Percentage Allowed	Maximum Investment in One Issuer
U.S. Treasury Obligations (a)	5 Years	None	None	None
U.S. Agency Securities (a)	5 Years	None	None	None
Forward Delivery Agreements	N/A	A	None	None
Local Agency Bonds	5 Years	None	None	None
Repurchase Agreements	1 Years	None	None	None
Bankers' Acceptances	180 Days	None	40%	30%
Commercial Paper	270 Days	A-1	25%	10% (b)
Medium-Term Notes (Corporate Notes)	5 Years	A	30%	None
Collateralized Time Deposits	5 Years	None	30%	None
Negotiable Certificates of Deposit	5 Years	A	30%	None
Local Agency Investment Fund	N/A	None	None	LAIF Limit
Insured Saving Accounts	N/A	None	None	None
Money Market Mutual Funds	N/A	None	20%	10%
Shares in a California Common Law Trust	N/A	None	None	None
Interest Rate Swaps (c)	N/A	None	None	None
Supranationals	5 Years	AA	30%	None
Mortgage Pass-Through Securities	5 Years	AA	20%	None

(a) In specified fund accounts where liquidity is not the primary investment objective, the maximum maturity can be up to ten years with granted express authority by the City Council. Such investments cannot be made less than three months following the approval of extended investment terms. All longer-term investments must be federal Treasury or Agency securities.

(b) Eligible Commercial Paper may not represent more than 10 percent of the outstanding paper of an issuing corporation.

(c) Interest rate swaps may only be used in conjunction with enterprise fund debt or investments.

c. Investments Authorized by Debt Agreements

The City must maintain required amounts of cash and investments with trustees or fiscal agents under the terms of certain debt issues. These funds are unexpended bond proceeds or are pledged reserves to be used if the City fails to meet its obligations under these debt issues. The California Government Code requires these funds to be invested in accordance with City resolutions, bond indentures, or State statutes.

Note 3: Cash and Investments (Continued)

The table below identifies the investment types that are authorized for investments held by fiscal agents. The table also identifies certain provisions of these debt agreements:

Authorized Investment Type	Maximum Maturity	Minimum Credit Quality
U.S. Treasury Obligations (a)	N/A	None
U.S. Agency Securities (a)	N/A	None
Certificates of Deposit	N/A - 30 days	None to A-1
Bankers' Acceptances	N/A - 270 days	None to A-1
Money Market Mutual Funds	N/A	None to Aam-G
Pre-refunded Municipal Obligations	N/A	AAA
Repurchase Agreements	N/A - 30 days	None to A
Investments Agreements	N/A	A+ to AA
California Asset Management Program (CAMP)	N/A	None
Local Agency Investment Fund (LAIF)	N/A	None
Guaranteed Investment Contract	N/A	None

d. Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Normally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The City also manages its interest rate risk by holding most investments to maturity.

Information about the sensitivity of the fair values of the investments to market interest rate fluctuations is provided by the following table that shows the distribution of the investments by maturity or earliest call date, as of June 30, 2021:

	Remaining Maturity (in Months)		
June 30, 2021	12 Months or Less	More than 60 Months	Total
City of Roseville Investment Pool	$ 170,174,519	$ -	$ 170,174,519
Money Market Mutual Funds	14,029,483	-	14,029,483
Guaranteed Investment Contract (GIC)	-	2,150,736	2,150,736
Total investments	$ 184,204,002	$ 2,150,736	$ 186,354,738

Information about the sensitivity of the fair values of the investments to market interest rate fluctuations is provided by the following table that shows the distribution of the investments by maturity or earliest call date, as of June 30, 2020:

	Remaining Maturity (in Months)		
June 30, 2020	12 Months or Less	More than 60 Months	Total
City of Roseville Investment Pool	$ 160,394,854	$ -	$ 160,394,854
Money Market Mutual Funds	14,984,322	-	14,984,322
Guaranteed Investment Contract (GIC)	-	2,150,737	2,150,737
Total investments	$ 175,379,176	$ 2,150,737	$ 177,529,913

Note 3: Cash and Investments (Continued)

e. Credit Risk

Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the actual rating as of June 30, 2021 and 2020 for each investment type as provided by Standard and Poor's investment rating system:

June 30, 2021	Total
Not Rated	
City of Roseville Investment Pool	$ 170,174,519
Money Market Mutual Funds	14,029,483
Guaranteed Investment Contract (GIC)	2,150,736
Subtotal	186,354,738
Total Investments	$ 186,354,738

June 30, 2020	Total
Not Rated	
City of Roseville Investment Pool	$ 160,394,854
Money Market Mutual Funds	14,984,322
Guaranteed Investment Contract (GIC)	2,150,737
Subtotal	177,529,913
Total Investments	$ 177,529,913

f. Fair Value Measurements

The Electric Fund categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is used on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quotes prices in active markets for identical assets; Level 2 inputs are significant other observable input; Level 3 inputs are significant unobservable inputs.

In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The City's assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset or liability.

Note 3: Cash and Investments (Continued)

The Electric Fund has the following recurring fair value measurements as of June 30, 2021 and 2020:

Investment at Fair Value	Balance at June 30, 2021	Significant Other Observable Inputs (Level 2)
Money Market Mutual Funds	$ 14,029,483	$ 12,833,586
Investments not subject to the Fair Value Heirarchy		
City of Roseville Investment Pool	170,174,519	
Investments Measured at Amortized Cost		
Guaranteed Investment Contract (GIC)	2,150,736	
Total Investments	$ 186,354,738	

Investment at Fair Value	Balance at June 30, 2020	Significant Other Observable Inputs (Level 2)
Money Market Mutual Funds	$ 14,984,322	$ 14,984,322
Investments not subject to the Fair Value Heirarchy		
City of Roseville Investment Pool	160,394,854	
Investments Measured at Amortized Cost		
Guaranteed Investment Contract (GIC)	2,150,737	
Total Investments	$ 177,529,913	

Note 4: Long-Term Debt

a. Composition and Changes

The Electric Fund generally incurs long-term debt to finance projects or purchase assets which will have useful lives equal to or greater than the related debt. The Electric Fund's debt issues and transactions are summarized below and discussed in detail thereafter.

Note 4: Long-Term Debt (Continued)

Long-term debt activity for the year ended June 30, 2021, is as follow:

	Original Issue Amount	Balance at June 30, 2020	Defeased	Additions	Retirements	Balance at June 30, 2021	Current Portion
Direct Placement Debt							
Certificates of Participation:							
2012 Electric System Revenue variable rate, due 2/1/35	$ 90,000,000	$ 54,000,000	$ -	$ -	$ -	$ 54,000,000	$ -
Direct placement debt total	90,000,000	54,000,000	-	-	-	54,000,000	-
Certificates of Participation:							
2004 Electric System Reveue, 3.00-5.25%, due 2/1/34	39,940,000	5,000	-	-	-	5,000	-
Less: deferred bond discount	(728,254)	-	-	-	-	-	-
Total certificates of participation	39,211,746	5,000	-	-	-	5,000	-
Revenue Bonds:							
2013 Electric System Reveue Refunding 2.00-5.00%, due 2/1/29	48,780,000	25,275,000	(13,820,000)	-	(5,165,000)	6,290,000	5,415,000
Add: bond premium	5,899,513	3,318,474	(1,814,494)	-	(501,327)	1,002,653	-
2014 Electric System Reveue Refunding 5.00%, due 2/1/34	16,485,000	16,485,000	(16,485,000)	-	-	-	-
Add: bond premium	2,129,224	1,490,457	(1,490,457)	-	-	-	-
2017A Electric System Reveue Refunding 3.00-5.00%, due 2/1/37	56,210,000	56,210,000	-	-	-	56,210,000	175,000
Add: bond premium	5,069,937	4,104,237	-	-	(241,426)	3,862,811	-
2017B Taxable Electric System Reveue Refunding 1.03-2.41%, due 2/1/22	6,265,000	5,160,000	-	-	(2,635,000)	2,525,000	2,525,000
2020 Electric System Reveue Refunding 0.39-2.08%, due 2/1/34	34,770,000	-	-	34,770,000	(320,000)	34,450,000	640,000
Total revenue bonds	175,608,674	112,043,168	(33,609,951)	34,770,000	(8,862,753)	104,340,464	8,755,000
Total certificates of participation & revenue debt	214,820,420	112,048,168	(33,609,951)	34,770,000	(8,862,753)	104,345,464	8,755,000
Total	$ 304,820,420	$ 166,048,168	$ (33,609,951)	$ 34,770,000	$ (8,862,753)	$ 158,345,464	$ 8,755,000

Note 4: Long-Term Debt (Continued)

Long-term debt activity for the year ended June 30, 2020, is as follow:

	Original Issue Amount	Balance at June 30, 2019	Additions	Retirements	Balance at June 30, 2020	Current Portion
Direct Placement Debt						
Certificates of Participation:						
2012 Electric System Revenue variable rate, due 2/1/35	$ 90,000,000	$ 90,000,000	$ -	$ (36,000,000)	$ 54,000,000	$ -
Direct placement debt total	90,000,000	90,000,000	-	(36,000,000)	54,000,000	-
Certificates of Participation:						
2004 Electric System Reveue, 3.00-5.25%, due 2/1/34	39,940,000	5,000	-	-	5,000	-
Less: deferred bond discount	(728,254)	-	-	-	-	-
2009 Electric System Reveue Refunding 2.00-5.25%, due 2/1/20	27,010,000	1,215,000	-	(1,215,000)	-	-
Add: bond premium	396,611	17,478	-	(17,478)	-	-
Total certificates of participation	66,618,357	1,237,478	-	(1,232,478)	5,000	-
Revenue Bonds:						
2010 Electric System Reveue Refunding 2.00-5.00%, due 2/1/20	55,845,000	545,000	-	(545,000)	-	-
Add: bond premium	2,764,207	15,232	-	(15,232)	-	-
2013 Electric System Reveue Refunding 2.00-5.00%, due 2/1/29	48,780,000	30,195,000	-	(4,920,000)	25,275,000	5,165,000
Add: bond premium	5,899,513	3,687,194	-	(368,720)	3,318,474	-
2014 Electric System Reveue Refunding 5.00%, due 2/1/34	16,485,000	16,485,000	-	-	16,485,000	-
Add: bond premium	2,129,224	1,596,918	-	(106,461)	1,490,457	-
2017A Electric System Reveue Refunding 3.00-5.00%, due 2/1/37	56,210,000	56,210,000	-	-	56,210,000	-
Add: bond premium	5,069,937	4,345,663	-	(241,426)	4,104,237	-
2017B Taxable Electric System Reveue Refunding 1.03-2.41%, due 2/1/22	6,265,000	5,940,000	-	(780,000)	5,160,000	2,635,000
Total revenue bonds	199,447,881	119,020,007	-	(6,976,839)	112,043,168	7,800,000
Total certificates of participation & revenue debt	266,066,238	120,257,485	-	(8,209,317)	112,048,168	7,800,000
Total	$ 356,066,238	$ 210,257,485	$ -	$ (44,209,317)	$ 166,048,168	$ 7,800,000

b. Direct Placement

2012 Electric System Revenue Refunding Certificates of Participation

On November 7, 2012 the City entered into a direct placement agreement with U.S. Bank for the purchase of the 2012 bonds. The COP's were issued to refund and retire the outstanding balance of the 2008A Electric System Revenue COPs. As of June 30, 2021, the City's outstanding debt from direct borrowing of $54,000,000 are subject to special redemption prior to their respective stated date of maturity by the City upon written notice. There is no provision for early redemption by U.S. Bank (Purchaser).

The COPs are secured by a pledge of the net revenue of the Electric Department. The revenue may not be used for any other purpose while any of the bonds remain outstanding.

The continuing covenant agreement for the bonds includes a provision that in an event of default, the repayment of the outstanding principal plus any accrued interest becomes immediately due. The City is responsible for cost increases caused by the adoption of a law or rule applicable to the bonds, changes in the taxes or tax basis of the Purchaser or Credit Protection Provider.

Note 4: Long-Term Debt (Continued)

The terms of this agreement were renewed on April 20, 2016, and will expire on November 1, 2019. The City originally entered into a 27-year interest rate swap agreement for the entire amount of the 2008A COPs, and the interest rate swap agreement remains outstanding after the refunding, but notional amount of the swap is based on the notional amount of the 2008A COPs. The combination of the variable rate COPs and a floating rate swap creates synthetic fixed-rate debt for the City. The synthetic fixed rate for the COPs was 4.191 percent for the year ended June 30, 2020. The COPs are subject to mandatory prepayment annually beginning February 1, 2023 through 2035. The balance outstanding as of June 30, 2021 is $54,000,000.

On November 1, 2019, the 2012 Electric COPs were paid down by $36,000,000 leaving a balance of $54,000,000. In addition, the Bank of America Merrill Lynch swap was terminated as of this date. As a result, the City paid $7,176,500 to terminate the interest rate swap agreement. The US Bank direct placement was renewed with new interest rate terms of 80% of one-month LIBOR plus 60 basis points with direct placement expiring May 1, 2023.

c. Certificates of Participation

2004 Electric System Revenue Certificates of Participation

On July 1, 2004, the City issued $39,940,000 of Certificates of Participation (COPs) to finance capital improvements to the City's Electric System. The COPs are repayable from net revenue of the Electric Utility System. The COPs bear interest at 3.00 percent to 5.25 percent and are due semi-annually on February 1 and August 1 of each year beginning February 1, 2005. Principal payments are due annually on February 1 through February 2034. The COPs were partially refunded by the 2013 Electric System Revenue Refunding Bonds as discussed in Note 4D below. In August 2014, the 2004 Electric System Revenue COP was partially refunded by the 2014 Electric System Revenue Refunding Bonds as discussed in Note 4g below, leaving partially a par amount of $5,000.

2009 Electric System Revenue Refunding Certificates of Participation

On November 24, 2009, the City issued COPs in the original principal amount of $27,010,000. The COPs were issued to refinance the remaining outstanding balance of the 2002 Electric System Revenue Certificates of Participation. The COPs bear interest at 2.00 percent to 5.25 percent and are due semi-annually on February 1 and August 1 of each year. In February 2017, the 2009 Electric System Revenue Refunding Certificates of Participation were partially refunded by the 2017 A and 2017 B Electric System Revenue Bonds as discussed in Note 4d. The bonds were paid off during fiscal year 2020-2021.

d. Revenue Bonds

2010 Electric System Revenue Refunding Bonds

On October 21, 2010, the City issued Revenue Bonds in the original principal amount of $55,845,000. The Bonds were issued to refinance the remaining outstanding balance of the 2008 Electric System Refunding Certificates of Participation Series B. The Revenue Bonds bear interest at 2.00 percent to 5.00 percent and are due semi- annually on February 1 and August 1 of each year. In February 2017, the 2010 Electric System Revenue Refunding Certificates of Participation were partially refunded by the 2017 A and 2017 B Electric System Revenue Bonds as discussed in Note 4d. The bonds were paid off during fiscal year 2020-2021.

Note 4: Long-Term Debt (Continued)

2013 Electric System Revenue Refunding Bonds

On November 14, 2013, the Roseville Finance Authority issued the Electric System Revenue Refunding Bonds, Series 2013, in the principal amount of $48,780,000 to refund a portion of each of the 2004 Electric System Revenue and 2005 Electric System Revenue, Series A, COPs. The Bonds bear interest at 2.00 percent to 5.00 percent, and are due semi-annually on February 1 and August 1 of each year. The Bonds are repayable by a pledge of net revenue from the Electric System. Principal payments are due annually on February 1 through 2029. In September 2020, the City issued the 2020 Taxable Electric System Revenue Refunding Bonds, which refunded a portion of the 2013 bonds, which are further described below. The balance outstanding as of June 30, 2021 is $6,290,000.

Roseville Financing Authority Electric System Revenue Refunding Bonds, Series 2014

On July 24, 2014, the Roseville Financing Authority issued Electric System Revenue Refunding Bonds, Series 2014, in the amount of $16,485,000 to refund the 2004 Electric System Revenue COPs. The bonds bear interest of 5.00 percent. Principal payments are due annually on February 1 beginning in 2030. Interest payments are due semi-annually on each August 1 and February 1, commencing on February 1, 2015 through February 1, 2034. In September 2020, the City issued the 2020 Taxable Electric System Revenue Refunding Bonds, which refunded a portion of the 2014 bonds, which are further described below. The balance outstanding as of June 30, 2021 was zero.

2017A Electric System Revenue Refunding Bonds

On February 8, 2017, the City issued Revenue Bonds in the original principal amount of $56,210,000. The Bonds were issued to refund a portion of the 2009 Electric System Revenue Refunding Certificates of Participation and the 2010 Electric System Revenue Refunding Bonds. The Revenue Bonds bear interest at 3.00 percent to 5.00 percent and are due semi-annually on February 1 and August 1 of each year. Principal payments are due annually on February 1 starting in 2022 and running through 2037. The balance outstanding as of June 30, 2021 is $56,210,000.

2017B Taxable Electric System Revenue Refunding Bonds

On February 8, 2017, the City issued Taxable Revenue Bonds in the original principal amount of $6,265,000. The Bonds were issued to refund a portion of the 2009 Electric System Revenue Refunding Certificates of Participation and the 2010 Electric System Revenue Refunding Bonds. The Revenue Bonds bear interest at 1.03 percent to 2.41 percent and are due semi-annually on February 1 and August 1 of each year. Principal payments are due annually on February 1 through 2022. The balance outstanding as of June 30, 2021 is $2,525,000.

2020 Electric System Revenue Refunding Bonds

On September 2020, the City issued Taxable Revenue Bonds in the original principal amount of $34,770,000. The Bonds were issued to refund a portion of the 2013 and 2014 Electric System Revenue Refunding Bonds. The Revenue Bonds bear interest at 0.389 percent to 2.081 percent and are due semi-annually on February 1 and August 1 of each year. Principal payments are due annually on February 1 through 2034. The balance outstanding as of June 30, 2021 is $34,450,000.

Note 4: Long-Term Debt (Continued)

e. Electric System Pledged Revenues

As of June 30, 2021, the total principal and interest remaining to be paid on the 2004 Electric System Revenue COPs, the 2013 Electric System Revenue Refunding Bonds, the 2017A Electric System Revenue Refunding bonds, the 2017B Electric System Refunding bonds, and the 2020 Electric System Revenue Refunding Bonds was $191,128,670. As disclosed in the official statements, all net revenues of the Electric System are expected to provide coverage over debt service of 110 percent over the lives of the Bonds. For fiscal year 2021, net revenues amounted to $69,159,018 which represents coverage of 504 percent over the $13,712,507 in debt service.

f. Interest Rate Swap Agreements

The City entered into interest swap agreements in connection with the 2008 Electric Revenue Certificates of Participation (COPs), Series A.

This transaction allows the City to create synthetic fixed rates on the COPs, protecting it against increases in short-term interest rates. The terms, fair value and credit risk of the swap agreements are disclosed below.

Terms: The terms, including the counterparty credit ratings of the outstanding swaps, as of June 30, 2021, are included below. The swap agreements contain scheduled reductions to the outstanding notional amount that are expected to follow scheduled reductions in the associated bond issue.

Related Bond Issue	Notional Amount	Effective Date	Counterparty	Credit Rating [A]	Fixed Rate Paid	Variable Rate Received	Termination Date
2012 Electric System Refunding COP	$ 54,000,000	5/13/2008	Morgan Stanley Capital Services, Inc.	A+	3.321%	70.5% 1m LIBOR plus 60 basis point	2/1/2035
	$ 54,000,000						

[A] Credit rating by Standard & Poor's Agency.

Based on the swap agreements, the city owes interest calculated at a fixed rate to the counterparty of the swap. In return, the counterparty owes the City interest based on the variable rate that approximates the rate required by the associated COPs. Debt principal is not exchanged; it is only the basis on which the swap receipts and payments are calculated.

Fair value – Fair value of the swaps takes into consideration the prevailing interest rate environment, the specific terms and conditions of each transaction and any upfront payments that may have been received. Hedging derivative instruments are classified as Level 2 and are valued using a discounted cash flow technique, which calculates the future net settlement payments, assuming that current forward rates implied by the yield curve correctly anticipate future spot interest rates (LIBOR or SIMFA). The payments are then discounted using the spot rates (LIBOR or SIMFA) implied by the current yield curve for hypothetical zero coupon bonds due on the date of each future net settlement on the swap.

As of June 30, 2021, the fair value of the swaps was not in favor of the Electric Fund as follows:

	Fair Value	
Related Bond Issue	2021	2020
2012 Electric System Refunding COP		
Bank of America, N.A.		
Morgan Stanley Capital Services, Inc.	$ (10,219,188)	$ (13,691,174)
	$ (10,219,188)	$ (13,691,174)

Note 4: Long-Term Debt (Continued)

Credit risk – Since the fair values of the swaps are negative, the City is not currently exposed to credit risk. The fair values may increase if interest rates increase in the future. Should interest rates increase to the point where the fair values become positive, the City would be exposed to credit risk on the outstanding swaps. The City will be exposed to interest rate risk only if a counterparty to a swap defaults or if the swap is terminated.

Basis risk – Basis risk is the risk that the interest rate paid by the City on the underlying variable rate bonds to the bondholders temporarily differs from the variable swap rates received from the applicable counterparty. The City bears basis risk on the swaps. The swaps have basis risk since the City receives a percentage of the LIBOR Index to offset the actual variable bond rates the City pays on the underlying COPs and Bonds. The City is exposed to basis risk should the floating rate that it receives on a swap be less than the actual variable rate the City pays on the bonds. Depending on the magnitude and duration of any basis risk shortfall, the expected cost of the basis risk may vary.

Termination risk – The City may terminate if the other party fails to perform under the terms of the contract. The City will be exposed to variable rates if the counterparty to the swap contract defaults or if the swap contract is terminated. A termination of the swap contract may also result in the City's making or receiving a termination payment based on market interest rates at the time of the termination. If at the time of termination, the swap has a negative fair value, the City would be liable to the counterparty for a payment equal to the swap's fair value.

Rollover Risk – Rollover risk is the risk that the swap associated with a debt issue matures or may be terminated prior to the maturity of the associated debt. When the swap terminates or a termination option is exercised by the counterparty, the City will be re-exposed to the risks being hedged by the swap. The would be exposed to rollover risk if the swap terminates before the maturity date.

Swap payments and associated debt – Using rates as of June 30, 2020, debt service requirements of the Electric Fund's outstanding variable-rate debt and net swap payments are as follows. As rates vary, variable-rate bond interest payments and net swap payments will vary. These payments below are included in the Debt Service Requirements at Note 4h:

For the Year Ending June 30,	Principal	Interest	Interest Rate Swaps, Net	Total
2022	$ -	$ 367,416	$ 1,755,080	$ 2,122,496
2023	2,925,000	359,124	1,755,080	5,039,204
2024	3,420,000	337,819	1,715,468	5,473,287
2025	3,555,000	314,166	1,613,698	5,482,864
2026	3,690,000	289,595	6,283,510	10,263,105
2027-2031	20,730,000	1,044,703	2,855,498	24,630,201
2032-2036	19,680,000	285,394	98,683	20,064,077
Total	$ 54,000,000	$ 2,998,217	$ 16,077,017	$ 73,075,234

g. Original Issue Discounts and Premiums, Deferred Amounts on Refunding

For proprietary fund types, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Any difference between proprietary refunded debt and the debt issued to refund it is amortized over the remaining life of either the refunded debt or the refunding debt, whichever is shorter.

Note 4: Long-Term Debt (Continued)

h. Debt Service Requirements

Annual debt service requirements are shown for all long-term debt:

			Direct Placement	
For the Year Ending June 30,	Principal	Interest	Principal	Interest
2022	$ 8,755,000	$ 3,283,417	$ -	$ 367,416
2023	4,280,000	2,939,934	2,925,000	359,124
2024	4,250,000	2,771,536	3,420,000	337,819
2025	4,320,000	2,586,017	3,555,000	314,166
2026	4,400,000	2,499,576	3,690,000	289,595
2027-2031	22,830,000	10,870,436	20,730,000	1,044,703
2032-2036	35,165,000	7,713,588	19,680,000	285,394
2037-2040	15,480,000	619,200	-	-
Total	$ 99,480,000	$ 33,283,704	$ 54,000,000	$ 2,998,217

Note 5: Pension Plan

a. Plan Description

Substantially all Electric Fund employees are eligible to participate in the City's Miscellaneous Plan, an agent multiple-employer defined benefit pension plan administered by the California Public Employees Retirement System (CalPERS), which acts as a common investment and administrative agent for its participating member employers. Benefit provisions under the Plan are established by State statute and may be amended by City resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

b. Benefits Provided

CalPERS provides retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

The Plan's provisions and benefits in effect at June 30, 2021 and 2020, are summarized as follows:

	Miscellaneous	
Hire date	Prior to January 1, 2013	After to January 1, 2013
Benefit vesting schedule	5 years service	5 years service
Benefit payments	monthly for life	monthly for life
Retirement age	50-55	52-67
Monthly benefits, as a % of annual salary	2.0-2.7%	1.0-2.5%
Required employee contribution rates	8.000%	6.250%
Required employer contribution rates*	10.847%	12.500%

*There was an additional contribution amount related to the payment of the Unfunded Actuarial Liability (UAL). This amount is allocated by the City to the City's various funds.

Note 5: Pension Plan (Continued)

c. Contributions

Section 20814(c) of the California Public Employees' Retirement law requires that the employer contribution rates for all public employers are determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in rate. Funding contributions for the Plan is determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The Electric Fund is required to contribute the difference between the actuarially determined rate and the contribution rates of employees.

The Electric Fund's proportionate share of the City's contributions to the Miscellaneous Plan was $7,058,610 and $5,888,148 for the year ended June 30, 2021 and 2020, respectively.

d. Pension Liability, Pension Expense and Deferred Outflows/Inflows of Resources Related to Pensions

As of June 30, 2021 and 2020, the Electric Fund reported a net pension liability of $68,619,020 and $63,291,847 respectively for its proportionate share of the City's Miscellaneous Plan's net pension liability.

The net pension liability of the Plan was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2019. The Electric Fund's proportion of the City's Miscellaneous Pension Plan's net pension liability was based on the Electric Fund's fiscal year 2020 contributions to the City's miscellaneous pension plan relative to the total contributions of the City has a whole. The Electric Fund's proportionate share of the City's miscellaneous pension plan net pension liability, measured as of June 30, 2019 and June 30, 2020, for June 30, 2020 and 2021 was 25.60 percent and 25.93 percent respectively.

For the year ended June 30, 2021 and 2020, the Electric Fund recognized pension expense of $11,155,925 and $6,759,168 respectively. At June 30, 2021 and 2020, the Electric Fund reported deferred outflows of resources and deferred inflows of resources related to pension from the following sources:

	2021	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Employer contributions subsequent to measurement date	$ 7,058,610	$ -
Differences between expected and actual experience	2,811,155	-
Changes in assumptions	-	396,847
Net differences between projected and actual earnings on pension plan investments	905,100	-
Total	$ 10,774,865	$ 396,847

Note 5: Pension Plan (Continued)

	2020	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Employer contributions subsequent to measurement date	$ 5,888,148	$ -
Differences between expected and actual experience	2,810,305	209,215
Changes in proportion	4,364,893	1,563,005
Changes in assumptions	2,151,550	747,236
Net differences between projected and actual earnings on pension plan investments	-	745,392
Total	$ 15,214,896	$ 3,264,848

The amount of $7,058,610 reported at June 30, 2021 in the enterprise fund as deferred outflows of resources related to pensions, resulting from the Electric Fund's contributions to the City's plan subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the year ended June 30, 2022. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized as a reduction to pension expense as follows:

For the Year Ending June 30,	Net Deferred Outflows of Resources
2022	$ 614,025
2023	1,251,040
2024	954,849
2025	499,494
Total	$ 3,319,408

e. Actuarial Assumptions

The Electric Fund's proportion of the City's Miscellaneous Plan total pension liability in the June 30, 2019 and 2018, actuarial valuation was determined using the following actuarial assumptions.

	Miscellaneous	
Valuation Date	June 30, 2019	June 30, 2018
Measurement Date	June 30, 2020	June 30, 2019
Actuarial Cost Method	Entry-Age Normal Cost Method	
Actuarial Assumptions:		
Discount Rate	7.15%	7.15%
Inflation	2.15%	2.75%
Payroll Growth	3.00%	3.00%
Projected Salary Increase	3.3-14.2% (1)	3.3-14.2% (1)
Invetment Rate of Return	7.15% (2)	7.15% (2)
Mortality	Derived using CalPERS membership data	

(1) Depending on age, service and type of employment
(2) Net of pension plan investment and administrative expenses, includes inflation

The underlying mortality assumptions and all other actuarial assumptions used in the June 30, 2019 valuation were based on the results of an actuarial experience study for the period of 1997 to 2015. Further details of the Experience Study can be found on the CalPERS website.

Note 5: Pension Plan (Continued)

The long-term expected rate of return on pension plan investments was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense an inflation) are developed for each major asset class.

In determining the long-term expected rate of return on pension plan investments, CalPERS took into account both short and long-term market return expectations as well as the expected pension fund cash flows. Such cash flows were developed assuming that both members and employers will make their required contributions on time and as scheduled in all future years. Using historical returns of all the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11+ years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

The table below reflects long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. These geometric rates of return are net of administrative expenses.

	2021		
Asset Class[1]	Assumed Asset Allocation	Real Return Years 1-10[2]	Real Return Years 11+[3]
Global Equity	50%	4.80%	5.98%
Fixed Income	28%	1.00%	2.62%
Inflation Assets	0%	0.77%	1.81%
Private Equity	8%	6.30%	7.23%
Real Assets	13%	3.75%	4.93%
Liquidity	1%	0.00%	-0.92%
Total	100%		

(1) - In the Basic Financial Statement, Fixed Income is included in Global Debt Securities; Liquidity is included in Short-Term Investment; Inflation Assets are included in both Global Equity Securities and Global Debt Securities.
(2) - An expected inflation of 2.0% used for this period
(3) - An expected inflation of 2.92% used for this period

Note 5: Pension Plan (Continued)

	2020		
Asset Class	Target	Real Return Years 1-10[(1)]	Real Return Years 11+[(2)]
Global Equity	50%	4.80%	5.98%
Fixed Income	28%	1.00%	2.62%
Inflation Assets	0%	0.77%	1.81%
Private Equity	8%	6.30%	7.23%
Real Assets	13%	3.75%	4.93%
Liquidity	1%	0.00%	-0.92%
Total	100%		

(1) - An expected inflation of 2.0% used for this period
(2) - An expected inflation of 2.92% used for this period

f. Discount Rate

The discount rate used to measure the total pension liability was 7.15 percent and 7.15 percent for the Plan as of the measurement date of June 30, 2020 and 2019, respectively. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that the City's contributions will be made at rates equal to the difference between actuarially determined contributions rates and the employee rate. Based on those assumptions, each pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

g. Sensitivity of the Electric Fund's proportionate share of the City's Miscellaneous Plan Net Pension Liability to Changes in the Discount Rate

The following presents the net pension liability of the Electric Fund for the Plan, calculated using the discount rate for the Plan, as well as what the Electric Fund's net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	2021	2020
1% Decrease	6.15%	6.15%
Net Pension Liability	$ 94,841,628	$ 88,161,654
Current Discount Rate	7.15%	7.15%
Net Pension Liability	$ 68,619,020	$ 63,291,847
1% Increase	8.15%	8.15%
Net Pension Liability	$ 46,951,276	$ 42,755,788

h. Pension Plan Fiduciary Net Position

Detailed information the City's collective net pension liability is available in the City's separately issued Annual Comprehensive Financial Report. The City's financial statements may be obtained by contacting the City of Roseville's Finance Department. That report may be obtained on the internet at www.roseville.ca.us.

Note 6: Post-Employment Benefits

Plan Description - The City provides medical benefits to substantially all retirees under the City of Roseville Retiree Healthcare Plan, a sole employer defined benefit healthcare plan administered by the Trust Investment Review Committee. The City is responsible for establishing and amending the funding policy of the Plan. The plan financial statements can be obtained by contacting the City of Roseville Finance Department at 311 Vernon Street, Roseville, California 95678. For financial reporting purposes, the Electric Fund reports a proportionate share of the City's net OPEB liability. Accordingly, the disclosures and required supplementary information (RSI) have been reported for the Electric Fund as a cost-sharing participant.

Benefits Provided – The Plan provides medical, dental, and vision insurance benefits to eligible retirees and their dependents. Benefits are provided through a third-party insurer, and the full cost of the benefits is covered by the Plan. Benefit provisions are established and may be amended by City labor agreements, which are approved by the City Council.

Contributions – Contribution requirements of the Electric Fund are established and may be amended by the City Council. The Council established rates based on an actuarially determined rate. For the year ended June 30, 2021 and 2020, the Electric Fund contributed $2,286,000 and $2,224,000 respectively.

OPEB Liability, OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

As of June 30, 2021 and 2020, the Electric Fund reported a net OPEB liability of $11,681,000 and $14,134,000 respectively for its proportionate share of the City's net OPEB liability.

The net OPEB liability of the Plan was measured as of June 30, 2021, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of June 30, 2019. The Electric Fund's proportion of the Plan's net OPEB liability was based on the Electric Fund's fiscal year 2019 contributions to the Plan relative to the total contributions of the City as a whole. The Electric Fund's proportionate share of the Plan's net OPEB liability, measured as of June 30, 2021 and 2020, was 11.72 percent 12.18 percent respectively.

For the year ended June 30, 2021 and 2020, the Electric Fund recognized OPEB credit of $795,000 and ($2,604,000) respectively. At June 30, 2021 and 2020, the Electric Fund reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	2021	
	Outflows of Resources	Deferred Inflows of Resources
Changes in assumptions	$ 1,325,000	$ 482,938
Differences between expected and actual experience	-	3,001,155
Net difference between projected and actual earnings on plan investments	-	2,055,907
Total	$ 1,325,000	$ 5,540,000

	2020	
	Deferred Outflows of	Deferred Inflows of Resources
Changes in assumptions	$ 3,656,000	$ 4,623,000

Note 6: Post-Employment Benefits (Continued)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized as an increase to pension expense for the year ending June 30, 2021 are as follows:

For the Year Ending June 30,	Deferred Outflows (Inflows) of Resources
2022	$ (1,115,768)
2023	(1,092,318)
2024	(987,266)
2025	(747,614)
2026	(244,453)
Therafter	(27,581)
Total	$ (4,215,000)

The Electric Fund's proportion of the City's total OPEB liability in the June 30, 2019 and 2018 actuarial valuations was determined using the following actuarial assumptions:

	Miscellaneous	
Valuation Date	June 30, 2019	June 30, 2019
Measurement Date	June 30, 2021	June 30, 2020
Actuarial Cost Method	Entry-Age Normal Cost Method; Level % of pay	
Actuarial Assumptions:		
Discount Rate	6.00%	6.25%
Inflation	2.75%	2.75%
Payroll Growth	3.00%	3.00%
Projected Salary Increase	3.00%	3.00%
Invetment Rate of Return	6.00%	6.25%
Healthcare cost trend rate	Non-medicare: 7.5% for 2020, decreasing to an ultimate rate of 4.0% in 2076.	
	Medicare: 6.5% for 2020, decreasing to an ultimate rate of 4.0% in 2076.	
Mortality	CalPERS 1997-2015 Experience Study 11 Experience Study.	

The underlying mortality assumptions and all other actuarial assumptions used in the June 30, 2019, valuation were based on the results of an actuarial experience study for the period of 1997 to 2011. Further details of the Experience Study can be found on the CalPERS website.

In measurement year ended June 30, 2021 and 2020, the discount rate was 6.00 percent and 6.25 percent respectively.

The table below reflects long-term expected real rate of return by asset class for the year ended June 30, 2021. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. These geometric rates of return are net of administrative expenses.

	2021	
Asset Class	Target	Expected Real Return
Equities	60%	4.65%
Fixed Income	40%	0.78%
Total	100%	

Assumed Long-Term Rate of Inflation is 2.75%

Note 6: Post-Employment Benefits (Continued)

The table below reflects long-term expected real rate of return by asset class for the year ended June 30, 2020. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. These geometric rates of return are net of administrative expenses.

	2020	
Asset Class	Target	Expected Real Return
Domestic Equity	39%	4.80%
International Equity	21%	4.00%
Fixed Income	40%	1.50%
Total	100%	

Assumed Long-Term Rate of Inflation is 2.75%

Discount Rate

The discount rate used to measure the total pension liability was 6.00 percent. The projection of cash flows used to determine the discount rate assumed that contributions will be made at rates equal to the actuarially determined rate. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

Sensitivity of the Electric Fund's proportionate share of the Plan's net OPEB Liability to changes in the discount rate

The following presents the Electric Fund's proportionate share of the net OPEB liability, calculated using the discount rate for the Plan, as well as what the Electric Fund's proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	2021		
	1% decrease 5.00%	Current 6.00%	1% increase 7.00%
Electric Fund's net OPEB liability	$ 15,839,666	$ 11,681,000	$ 8,312,113

	2020		
	1% decrease 5.25%	Current 6.25%	1% increase 7.25%
Electric Fund's net OPEB liability	$ 18,111,104	$ 14,134,000	$ 10,905,214

Note 6: Post-Employment Benefits (Continued)

Sensitivity of the Electric Fund's proportionate share of the Plan's net OPEB Liability to changes in the healthcare cost trend rate

The following presents the Electric Fund's proportionate share of the net OPEB liability, as well as what the Electric Fund's proportionate share of the net OPEB liability would be if it were calculated using a healthcare cost trend rates that are 1-percentage point lower or 1-percentage point higher than the current healthcare cost trend rate:

	2021		
	1% decrease (6.5% decreasing to 3%)	Current (7.5% decreasing to 4%)	1% increase (8.5% increasing to 5%)
Electric Fund's net OPEB liability	$ 8,532,058	$ 11,681,000	$ 14,791,695

	2020		
	1% decrease (6.5% decreasing to 3%)	Current (7.5% decreasing to 4%)	1% increase (8.5% increasing to 5%)
Electric Fund's net OPEB liability	$ 11,286,228	$ 14,134,000	$ 16,948,703

OPEB Plan Fiduciary Net Position – Detailed information about the City's collective net OPEB liability is available in the City's separately issued Annual Comprehensive Financial Report. The City's Annual Comprehensive Financial Report may be obtained at www.roseville.ca.us.

Note 7: Northern California Power Agency (NCPA)

a. General

The City participates in joint ventures through Joint Powers Authorities (JPAs) established under the Joint Exercise of Powers Act of the State of California. As separate legal entities, these JPAs exercise full powers and authorities within the scope of the related Joint Powers Agreement, including the preparation of annual budgets, accountability for all funds, the power to make and execute contracts and the right to sue and be sued. Obligations and liabilities of the JPAs are not those of the City.

Each JPA is governed by a board consisting of representatives from each member agency. Each board controls the operations of its respective JPA, including selection of management and approval of operating budgets, independent of any influence by member agencies beyond their representation on the Board.

The City is a member of NCPA, a joint powers agency which operates under a joint powers agreement among fifteen public agencies. The purpose of NCPA is to use the combined strength of its members to purchase, generate, sell and interchange electric energy and capacity through the acquisition and use of electrical generation and transmission facilities, and to optimize the use of those facilities and the member's position in the industry. Each agency member has agreed to fund a pro rata share of certain assessments by NCPA and certain members have entered into take-or-pay power supply contracts with NCPA. While NCPA is governed by its members, none of its obligations are those of its members unless expressly assumed by them.

Note 7: Northern California Power Agency (NCPA) (Continued)

The City receives no income from NCPA, and does not participate in all of its projects. Further, NCPA does not measure or determine the City's equity in NCPA as a whole. NCPA reports only the City's share of its General Operating Reserve, comprised of cash and investments, and the City's share of those Projects in which the City is a participant. These amounts are reflected in the financial statements as Investment in NCPA Reserve.

During the year ended June 30, 2021 and 2020, the City incurred expenses totaling $5,352,544 and $7,638,898 respectively for purchased power, regulatory and legislative assessments, association dues and prepaid assets paid to NCPA.

The City's interest in certain NCPA Projects and Reserve, as computed by NCPA using unaudited information, is set forth below.

	June 30, 2021	June 30, 2020
General Operation Reserve (including advances)	$ 3,974,683	$ 3,457,819
Associated Member Services (including advances)	85,739	82,649
Undivided equity interest, at cost, in certain NCPA Power Projects:		
Geothermal Projects	509,432	652,117
Calaveras Hydroelectric Project	419,706	837,089
Combustion Turbine Project No. 2	169,068	146,246
	$ 5,158,628	$ 5,175,920

The General Operating Reserve (GOR) is an additional operating reserve for non-budgeted items that are contingent or non-specific. Deposits to the GOR include items such as the City's portion of funds which resulted from the settlement with third parties of issues with financial consequences and reconciliations of prior years' budgets for programs. It is recognized that all the funds credited to the City are linked to the collection of revenue from the City's ratepayers, or to the settlement of disputes relating to electric power supply and that the money was collected from the City's ratepayers to pay power bills. Additionally, the NCPA Commission identified and approved the funding of specific reserves for working capital, accumulated employees post - retirement medical benefits, and billed property taxes for the geothermal project. The Commission also identified a number of contingent liabilities that may or may not be realized, the cost of which in most cases is difficult to estimate at this time. One such contingent liability is the steam field depletion which will require funding to cover debt service and operational costs in excess of the expected value of the electric power. The General Operating Reserve is intended to minimize the number and amount of individual reserves needed for each project, protect NCPA's financial condition and maintain its credit worthiness. These funds are available on demand, but the City maintains funds with NCPA as a reserve against these contingencies identified by NCPA.

Members of NCPA may participate in an individual project of NCPA without obligation for any other project. Member assessments collected for one project may not be used to finance other projects of NCPA without the member's permission.

Note 7: Northern California Power Agency (NCPA) (Continued)

b. Projects

Geothermal

Projects

NCPA's Geothermal Project has experienced a greater than originally anticipated decline in steam production from geothermal wells on its leasehold property. NCPA will continue to monitor the wells while pursuing alternatives for improving and extending reservoir performance, including supplemental water reinjection, plant equipment modifications, and changes in operating methodology. NCPA, along with other steam field operators, has observed a substantial increase in steam production in the vicinity of reinjection wells and is attempting to increase water reinjection at strategic locations. NCPA, together with other steam developers and the Lake County Sanitation District, has completed the construction of a wastewater pipeline project that greatly increased the amount of water available for reinjection.

Based on an internal assessment of the melded costs of power from the Geothermal Project and all other resources available to the members, NCPA believes its members will continue to be able to operate their electric utilities on a competitive basis, when compared to local investor-owned utility rates, while meeting all electric system obligations including those to NCPA. In March 2009, NCPA issued $35,610,000 Geothermal Project Number 3 Revenue Bonds (2009 Series A). The proceeds were used to finance and operate the two NCPA 110 MW geothermal steam powered generating plants, Plant Number 1 and Plant Number 2. In 2012, NCPA issued $12,910,000 in bonds for Plant Number 1 turbine upgrades. The City is obligated to pay its contractual share of 7.883 percent of the operating costs and debt service until it is fully satisfied, regardless of resulting cost or availability of energy. At June 30, 2021, the book value of this Project's plant, equipment and other assets was $136,571,820 while its long-term debt totaled $15,505,000 and other liabilities totaled $114,608,477. The City's share of the Project's long-term debt amounted to $1,222,259 at that date. At June 30, 2020, the book value of this Project's plant, equipment and other assets was $135,960,830 while its long-term debt totaled $20,100,000 and other liabilities totaled $107,592,397. The City's share of the Project's long-term debt amounted to $1,584,483 at that date.

Calaveras Hydroelectric Project

In July 1981, NCPA agreed with Calaveras County Water District to purchase the output of the North Fork Stanislaus River Hydroelectric Development Project and to finance its construction. Debt service payments to NCPA began in February 1990 when the project was declared substantially complete and power was delivered to the participants. Under its power purchase agreement with NCPA, the City is obligated to pay 12 percent of this Project's debt service and operating costs. In March 2018, NCPA refunded a portion of the outstanding Revenue Bonds with the $70,215,000 2018 Hydroelectric Project Number One Revenue Bonds. The City's share of the 2018 bonds is 4.586%. In April 2018, NCPA refunded a portion of the outstanding Revenue Bonds with the $39,250,000 2019 Hydroelectric Project Number One Revenue Bonds. At June 30, 2021, the book value of this Project's plant, equipment and other assets was $303,750,805, while its long-term debt totaled $255,822,613, and other liabilities totaled $44,430,637. The City's share of the Project's long-term debt amounted to $25,946,605 at that date. At June 30, 2020, the book value of this Project's plant, equipment and other assets was $333,196,518, while its long-term debt totaled $279,438,459, and other liabilities totaled $46,732,319. The City's share of the Project's long-term debt amounted to $27,457,243 at that date.

Note 7: Northern California Power Agency (NCPA) (Continued)

Combustion Turbine Project No. 2 (Steam Injected Gas Turbine Project)

The City is a participant in a 49.8 megawatt Steam Injected Gas Turbine project which was built under turnkey contract near the City of Lodi and declared substantially complete on April 23, 1996. In October 1992, NCPA issued $152,320,000 of Multiple Capital Facilities Revenue Bonds to finance this project. In January 2010, NCPA refinanced the outstanding Capital Facilities Revenue Bonds by the issuance of the $55,120,000 Capital Facilities Revenue Bonds Series A (2010 Refunding Series A). Under the NCPA power purchase agreement, the City is obligated to pay 36.50 percent of the debt service and operating costs for the Lodi unit.

The City's participation in procurement of natural gas for fuel for existing and new combustion turbine units was approved in 1993. Although there is currently no additional debt financing, the City and NCPA have committed to long-term payments for gas transmission pipeline capacity, and entered a purchase contract for natural gas. The City is obligated to pay 17.9218 percent of the natural gas purchase contract.

At June 30, 2021, the book value of this Project's plant, equipment and other assets was $22,057,438, while its long-term debt totaled $19,315,661 and other liabilities totaled $2,278,578. The City's share of the Project's long-term debt amounted to $7,050,216 at that date. At June 30, 2020, the book value of this Project's plant, equipment and other assets was $25,397,853, while its long-term debt totaled $22,457,231 and other liabilities totaled $2,539,948. The City's share of the Project's long-term debt amounted to $8,196,889 at that date.

c. NCPA Financial Information

NCPA's financial statements can be obtained from NCPA, 651 Commerce Drive, Roseville, California 95678.

Note 8: Risk Management

The Electric Fund, as a Fund of the City, is included in the City's risk management program. The City manages risk of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters by participating in the public entity risk pools described below and by retaining certain risks.

Public entity risk pools are formally organized and separate entities established under the Joint Exercise of Powers Act of the State of California. As separate legal entities, those entities exercise full powers and authorities within the scope of the related Joint Powers Agreements including the preparation of annual budgets, accountability for all funds, the power to make and execute contracts and the right to sue and be sued. Each risk pool is governed by a board consisting of representatives from member agencies. Each board controls the operations of the respective risk pool, including selection of management and approval of operating budgets, independent of any influence by member agencies beyond their representation on that board. Obligations and liabilities of these risk pools are not the City's responsibility.

The contributions made to the risk pools below equal the ratio of the respective member payrolls to the total payrolls of all entities participating in the same layer of each program, in each program year. Actual surpluses or losses are shared according to a formula developed from overall loss costs and spread to member entities on a percentage basis after a retrospective rating.

Note 8: Risk Management (Continued)

a. Risk Coverage

General Liability, Property and Boiler and Machinery

The City is a member of the California Joint Powers Risk Management Authority (CJPRMA) which covers general liability claims, property, and boiler and machinery losses. Once the City's self-insured retention (SIR) is met, CJPRMA becomes responsible for payment of all claims up to the limit. Financial statements for the risk pool and more information may be obtained from CJPRMA, 3201 Doolan Road, Suite 285, Livermore, California 94551.

General Liability Coverage

The City has a self-insured retention (SIR) of $500,000 per claim up to a $40,000,000 limit.

Property Coverage

CJPRMA has purchased commercial insurance against property damage, boiler machinery claims. The City has a SIR of $25,000 per claim up to a $400,000,000 limit.

Roseville Energy Park Property Coverage

The City purchased commercial property insurance specifically to cover the Roseville Energy Park. The City has a SIR of $250,000 per claim up to a $200,000,000 limit.

Fiduciary Coverage

The City purchased fiduciary insurance specifically to cover the OPEB Trust. The SIR is $25,000 per claim up to a $3,000,000 limit.

Workers' Compensation

The City is also a member of the Local Agency Workers' Compensation Excess Joint Powers Authority (LAWCX), which covers workers' compensation claims up to $5,000,000 and has excess coverage through CSAC-EIA up to the statutory limit. The City has a SIR of $500,000 per claim.

Financial statements for the risk pool and more information may be obtained from LAWCX, 1750 Creekside Oaks Drive, Suite 200, Sacramento, California 95833.

Claims have not exceeded coverage at any time in the last three years.

Note 9: Contingent Liabilities

a. NCPA, Transmission Agency of Northern California and Western Area Power Administration

Under the terms of its NCPA joint venture agreement, the City is contingently liable for a portion of the bonded indebtedness issued by these agencies under take-or-pay or similar agreements, as discussed in Note 7. The City's estimated share of such debt outstanding at June 30, 2021 and 2020, was $34,219,080 and $36,488,086, respectively. Under certain circumstances, the City may also be responsible for a portion of the costs of operating these entities. Under certain circumstances, such as default or bankruptcy of other participants, the City may also be liable to pay a portion of the debt of these joint ventures on behalf of the other participants.

Note 9: Contingent Liabilities (Continued)

The City is a member of the Transmission Agency of Northern California (TANC), a joint powers agency. The City is entitled to 2.1119 percent of TANC's share of transfer capability in the California-Oregon Transmission Project (approximately 29.35MW). The City is responsible for a share of debt service on debt issued by TANC under a take-or-pay agreement, approximately $400,000 annually through 2039. The City's estimated share of debt outstanding at June 30, 2021 and 2020 was $3,878,289 and $3,924,958, respectively.

In addition, the City has a long-term obligation to the United States Department of Energy, Western Area Power Administration, for 4.58533 percent of the output of the Central Valley Project, California. This contract, also known as the Western Base Resource, obligates the City to make payments on a "take-or-pay" basis through December 31, 2024. The City expects to pay approximately $4 million annually for the term of this contract. The City receives approximately 155,000 MWh of energy per year under average hydro and storage conditions.

b. Federal and State Grant Programs

The City participates in Federal and State grant programs. These programs have been audited by the City's independent accountants in accordance with the provisions of the federal Single Audit Act as amended and applicable State requirements. No cost disallowances were proposed as a result of these audits; however, these programs are still subject to further examination by the grantors and the amount, if any, of expenditures which may be disallowed by the granting agencies cannot be determined at this time. The City expects such amounts, if any, to be immaterial.

c. Litigation

The City is subject to litigation arising in the normal course of business. In the opinion of the City Attorney there is no pending litigation, other than disclosed above, which is likely to have a material adverse effect on the financial position of the City.

d. Other Commitments

The Electric Fund had the following outstanding significant commitments at June 30, 2021 and 2020:

Projects	2021 Amount (in millions)	2020 Amount (in millions)
Roseville Energy Park long-term service agreement	$ 36.5	$ 37.9
Net power purchase contracts	5.5	13.4
Natural Gas Forward Obligations	50.9	42.7
Renewable power purchase obligations	31.3	44.4
Advanced Metering Infrastructure	7.9	9.8

Note 10: Derivative Instruments

a. Summary of Notional Amounts and Fair Values

The City enters into contracts to hedge its price exposures to power and natural gas, and to procure energy supplies. These contracts are evaluated pursuant to GASB Statement No. 53, A*ccounting and Financial Reporting for Derivative Instruments*, to determine whether they meet the definition of derivative instruments, and, if so, whether they effectively hedge the expected cash flows associated with interest rate and energy exposures.

The City applies hedge accounting for derivatives that are deemed effective hedges. Under hedge accounting, the increase (decrease) in the fair value of a hedge is reported as a deferred inflow or outflow of resources on the statement of net position. For the reporting period, all of the City's derivatives are considered effective hedges.

For energy derivatives, fair values are estimated by comparing contract prices to forward market prices quoted by third party market participants or provided in relevant industry publications. The following is a summary of the fair values and notional amounts of derivative instruments outstanding as of June 30, 2021 and 2020.

	Change in Fair Value		Fair Value			
2021	Classification	Amount	Classification	Amount	Notional	Level
Effective Cash Flow Hedges						
Pay Fixed SWAP, Natural Gas	Deferred Outflow	(3,471,986)	Derivative	(10,219,188)	342,000 MWh	2
				$ (10,219,188)		

	Change in Fair Value		Fair Value			
2020	Classification	Amount	Classification	Amount	Notional	Level
Effective Cash Flow Hedges	Deferred Outflow	$ 6,538,818	Derivative	$ -	2,282,500 mmBtu	2
Pay Fixed SWAP, Natural Gas	Deferred Outflow	(4,090,830)	Derivative	(13,691,174)	342,000 MWh	2
Pay Fixed SWAP, Natural Gas				$ (13,691,174)		

b. Objective and Terms of Hedging Derivative Instruments

The objectives and terms of the City's hedging derivative instruments that were outstanding at June 30, 2021 and 2020, are summarized in the next table. The table is aggregated by the credit ratings of the City's counterparties. For counterparties having multiple ratings, the rating indicating the greatest degree of risk is used.

Note 10: Derivative Instruments (Continued)

Objectives and terms of the City's hedging derivative instruments that were outstanding at June 30, 2021 are summarized in the table below:

	June 30, 2021					
Type and Objective	Nototional Amount	Effective Date	Maturity Date	Terms	Counterparty	Counterparty Rating
Forward Countracts, Gas:						
Hedge Cash Flows on PG&E Citygate Gas	612,500 mmBtu	7/1/2020	8/31/2021	Pay $4.10; Receive NGI PG&E citygate price	BP Energy	A2
Hedge Cash Flows on PG&E Citygate Gas	1,372,500 mmBtu	8/1/2021	6/30/2022	Pay $3.54; Receive NGI PG&E citygate price	EDF Trading North America	Baa2
Hedge Cash Flows on PG&E Citygate Gas	2,282,500 mmBtu	8/1/2021	3/31/2022	Pay $3.24; Receive NGI PG&E citygate price	J Aron & Company	A2
Hedge Cash Flows on PG&E Citygate Gas	4,040,000 mmBtu	8/1/2021	6/30/2022	Pay $3.14; Receive NGI PG&E citygate price	Macquarie Energy	A2
Forward Countracts, Power:						
Hedge Cash Flows on NP15 Power	100,425 MWh	7/1/2021	12/31/2021	Average Cost/Unit at $4.00	Conoco Phillipa	A3
Hedge Cash Flows on NP15 Power	92,000 MWh	7/1/2021	3/31/2022	Average Cost/Unit at $4.00	EDF Trading North America	Baa2
Hedge Cash Flows on NP15 Power	64,600 MWh	9/1/2021	6/30/2023	Average Cost/Unit at $3.00	Exelon Generation	Baa2
Hedge Cash Flows on NP15 Power	30,800 MWh	7/1/2022	9/30/2022	Average Cost/Unit at $5.00	J Aron	A2
Hedge Cash Flows on NP15 Power	122,800 MWh	1/1/2022	12/31/2022	Average Cost/Unit at $3.00	Macquarie Energy	A2
Commodity Swaps, Gas						
Prepayment 20-year supply of Natural Gas	20,426,500 mmBtu	1/1/2008	12/31/2027	Pay index minus 0.68; Receive NGI	Merrill Lynch	Aa3
Hedge Cash Flows on prepayment of 20-year supply of Natural Gas	From 75,000 to 372,000 mmBty per month	1/24/2007	1/25/2028	Pay NGI PG&E Citygate price; Receive $7.7224 per MMBtu	JP Morgan Chase Bank, NA	Aa2

Note 10: Derivative Instruments (Continued)

Objectives and terms of the City's hedging derivative instruments that were outstanding at June 30, 2020 are summarized in the table below:

	June 30, 2020					
Type and Objective	Nototional Amount	Effective Date	Maturity Date	Terms	Counterparty	Counterparty Rating
Forward Countracts, Gas:						
Hedge Cash Flows on PG&E Citygate Gas	155,000 mmBtu	7/1/2020	1/31/2021	Pay $2.97; Receive NGI PG&E citygate price	BP Energy	A2
Hedge Cash Flows on PG&E Citygate Gas	612,500 mmBtu	8/1/2020	9/30/2022	Pay $3.01; Receive NGI PG&E citygate price	EDF Trading North America	Baa2
Hedge Cash Flows on PG&E Citygate Gas	3,722,500 mmBtu	8/1/2020	3/31/2022	Pay $3.04; Receive NGI PG&E citygate price	J Aron & Company	A3
Hedge Cash Flows on PG&E Citygate Gas	3,195,500 mmBtu	1/1/2021	3/31/2023	Pay $3.05; Receive NGI PG&E citygate price	Macquarie Energy	A2
Hedge Cash Flows on PG&E Citygate Gas	382,500 mmBtu	8/1/2020	12/31/2020	Pay $3.13; Receive NGI PG&E citygate price	Shell Trading Risk Management	A2
Forward Countracts, Power:						
Hedge Cash Flows on NP15 Power	145,025 MWh	7/1/2020	12/31/2021	Average Cost/Unit at $35.68	Conoco Phillipa	A3
Hedge Cash Flows on NP15 Power	184,400 MWh	7/1/2020	12/31/2021	Average Cost/Unit at $40.07	EDF Trading North America	Baa2
Hedge Cash Flows on NP15 Power	61,600 MWh	7/1/2020	12/31/2021	Average Cost/Unit at $38.25	Macquarie Energy	A2
Commodity Swaps, Gas						
Prepayment 20-year supply of Natural Gas	20,426,500 mmBtu	1/1/2008	12/31/2027	Pay index minus 0.68; Receive NGI	Merrill Lynch	Aa3
prepayment of 20-year supply of Natural Gas	From 75,000 to 372,000 mmBty per month	1/24/2007	1/25/2028	Pay NGI PG&E Citygate price; Receive $7.7224 per MMBtu	JP Morgan Chase Bank, NA	Aa2

c. Risks of Derivative Instruments

Credit risk – Credit risk is the risk of loss due to a counterparty defaulting on its obligations. The City seeks to minimize credit risk by transacting with creditworthy counterparties. Interest rate swap counterparties are evaluated at the time of transaction execution. The procedure prohibits the City from executing energy hedge transactions with counterparties rated lower than BBB by Standard & Poor's or Fitch rating services, or Baa2 by Moody's. Subsequent to entering into transactions, the credit ratings of one or more counterparties may deteriorate. If so, the City's credit risk management policies increase the amount of collateral that the counterparty must post with the City when the counterparty owes the City, thereby reducing credit risk associated with the decline in the counterparty's credit worthiness.

Note 10: Derivative Instruments (Continued)

Termination risk – Termination risk is the risk that a derivative will terminate prior to its scheduled maturity due to a contractual event. Contractual events include bankruptcy, illegality, default, and mergers in which the successor entity does not meet credit criteria. One aspect of termination risk is that the City would lose the hedging benefit of a derivative that becomes subject to a termination event. Another aspect of termination risk is that, if at the time of termination, the mark-to-market value of the derivative was a liability to the City, the City could be required to pay that amount to the counterparty. Termination risk is associated with all of the City's derivatives up to the fair value amounts.

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REQUIRED SUPPLEMENTARY INFORMATION

CITY OF ROSEVILLE ELECTRIC FUND

SCHEDULE OF THE ELECTRIC FUND'S PROPORTIONATE SHARE OF THE CITY'S MISCELLANEOUS PLAN NET PENSION LIABILITY AS OF JUNE 30, FOR THE LAST TEN FISCAL YEARS (1)

	2015	2016	2017	2018
Measurement date	6/30/2014	6/30/2015	6/30/2016	6/30/2017
Proportion of the City's miscellaneous plan net pension liability	21.27%	21.27%	15.10%	24.20%
Proportionate share of the City's mescellaneous plan net pension liability	$ 35,340,103	$ 37,644,806	$ 45,137,479	$ 55,319,523
Covered payroll	$ 14,222,485	$ 15,098,184	$ 16,397,168	$ 19,055,633
Proportionate share of the net pension liability as a percentage of covered payroll	248.48%	249.33%	275.28%	290.31%
Miscellaneous plan fiduciary net position as a percentage of the total pension liability	67.62%	66.97%	63.89%	63.85%

Notes to Schedule:

(1) Historical information is required only for measurement for which GASB 68 is applicable. Fiscal Year 2015 was the first year of implementation, therefore only seven years are shown.

2019	2020	2021
6/30/2018	6/30/2019	6/30/2020
24.80%	25.60%	25.93%
$ 58,193,004	$ 63,291,847	$ 68,619,020
$ 19,169,023	$ 20,288,169	$ 20,586,805
303.58%	311.96%	333.32%
65.21%	65.09%	64.55%

CITY OF ROSEVILLE ELECTRIC FUND

SCHEDULE OF PENSION CONTRIBUTIONS
LAST TEN YEARS**

	2015	2016	2017	2018
Valuation Date	June 30, 2013	June 30, 2014	June 30, 2015	June 30, 2016
	Miscellaneous	Miscellaneous	Miscellaneous	Miscellaneous
Actuarial Determined Contribution	$ 3,375,790	$ 3,884,489	$ 4,699,119	$ 4,463,913
Contribution in relation to the Actuarially Determined Contribution	(3,375,790)	(3,884,489)	(4,699,119)	(4,463,913)
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -
Covered payroll	$ 15,098,184	$ 16,397,168	$ 19,055,633	$ 19,169,023
Contributions as a percentage of covered payroll	22.36%	23.69%	24.66%	23.29%

Notes to Schedule:

Valuation date: June 30, 2018

Methods and assumptions used to determine contribution rates:

Actuarial cost method: Entry age normal cost method

Amortization method: Level percentage of pay, a summary of the current policy is provided in the table below:

	Source				
	(Gain)/Loss		Assumption/ Method		
Driver	Investment	Non-investment	Change	Benefit Change	Golden Handshake
Amortization Period	30 years	30 Years	20 Years	20 Years	5 Years
Escalation Rate					
- Active Plans	2.750%	2.750%	2.750%	2.750%	2.750%
- Inactive Plans	0%	0%	0%	0%	0%
Ramp Up	5	5	5	0	0
Ramp Down	5	5	5	0	0

Asset valuation method: Market Value

Inflation: 2.50%

Salary increases: Varies by Entry Age and Service

Payroll growth: 2.75%

Investment rate of return: 7.00%, net of pension plan investment expenses, including inflation.

Retirement age: All other actuarial assumptions used in the June 30, 2018 valuation were based on the results of an actuarial experience study for the period from 1997 to 2015, including updates to salary increase, mortality and retirement rates. The Experience Study report may be accessed on the CalPERS website at www.calpers.ca.gov under Forms and Publications.

Mortality: The mortality table used was developed based on CalPERS' specific data. The table includes 15 years of mortality improvements using 90 percent of Society of Actuaries' Scale 2016. For more details on this table, please refer to the 2017 experience study report.

**Historical information is required only for measurement periods for which GASB 68 is applicable. Fiscal Year 2015 was the first year of implementation, therefore only seven years are shown.

2019	2020	2021
June 30, 2017	June 30, 2018	June 30, 2019
Miscellaneous	Miscellaneous	Miscellaneous
$ 5,112,952	$ 5,888,148	$ 7,058,610
(5,112,952)	(5,888,148)	(7,058,610)
$ -	$ -	$ -
$ 20,288,169	$ 20,586,805	$ 22,270,720
25.20%	28.60%	31.69%

CITY OF ROSEVILLE ELECTRIC FUND

SCHEDULE OF THE ELECTRIC FUND'S
PROPORTIONATE SHARE OF THE CITY'S NET OPEB LIABILITY
LAST TEN YEARS**

	2018	2019	2020	2021
Measurement Date	June 30, 2018	June 30, 2019	June 30, 2020	June 30, 2021
Proportion of the City's mescellaneous plan net OPEB liability	11.11%	13.43%	12.18%	11.72%
Proportionate share of City's miscellaneous plans net OPEB liability	$ 15,897,000	$ 18,900,000	$ 14,134,000	$ 11,681,000
Covered payroll	$ 13,336,246	$ 17,651,501	$ 20,586,805	$ 22,270,720
Proportionate share of net OPEB liability as a percentage of covered payroll	119.20%	107.07%	68.66%	52.45%
Miscellaneous plan fiduciary net position as a percentage of the total OPEB liability	37.07%	41.04%	48.58%	58.95%

****** Historical information is required only for the measurement periods for which GASB 75 is applicable. Fiscal Year 2018 was the first year of implementation. Future years' information will be displayed up to 10 years as information becomes available.

CITY OF ROSEVILLE ELECTRIC FUND

SCHEDULE OF OPEB CONTRIBUTIONS
LAST TEN YEARS**

	2018	2019	2020	2021
Valuation Date	June 30, 2017	June 30, 2017	June 30, 2019	June 30, 2019
Actuarially Determined Contribution	$ 2,016,000	$ 2,079,000	$ 2,224,000	$ 2,286,000
Contribution in Relation to the Actuarially Determined Contributions	(2,016,000)	(2,079,000)	(2,224,000)	(2,286,000)
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -
Covered-employee payroll	$ 13,336,246	$ 17,651,501	$ 20,586,805	$ 22,270,720
Contributions as a percentage of covered-employee payroll	15.12%	11.78%	10.80%	10.26%

****** Historical information is required only for the measurement periods for which GASB 75 is applicable. Fiscal Year 2018 was the first year of implementation. Future years' information will be displayed up to 10 years as information becomes available.

Notes to Schedule:

*Actuarial methods and assumptions used to set the actuarially determined contribution for Fiscal Year 2021 were from the June 30, 2018 actuarial

Methods and assumptions used to determine contributions:

Most Recent Valuation Date	June 30, 2019
Actuarial Cost Method	Entry Age Normal, level percent of payroll
Amortization Method	Level percent of pay
Asset Valuation Method	Investment gains and losses spread over 5 year rolling period
Inflation	2.75%
Salary Increase	Aggregate of 3.00%
Discount rate	6.25%
Mortality	Derived using CalPERS membership data

ENVIRONMENTAL UTILITES ENTERPRISE FUNDS
ROSEVILLE, CALIFORNIA

JUNE 30, 2021

FINANCIAL STATEMENT

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ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS
ROSEVILLE, CALIFORNIA

FINANCIAL STATEMENTS

JUNE 30,2021

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INDEPENDENT AUDITORS' REPORT

Public Utilities Commission
Environmental Utilities Department
City of Roseville, California

Report on the Financial Statements

Opinions

We have audited the accompanying financial statements of the Environmental Utilities Enterprise Funds (Funds) of the City of Roseville (City), as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Funds, as of June 30, 2021, and the changes in financial position and, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the Environmental Utilities Enterprise Funds of the City and do no purport to, and do not, present fairly the financial position of the City, as of June 30, 2021, and the changes in its financial position and where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management 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; and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the date of the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with the GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if, there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Funds' internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Funds' ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Other Reporting Responsibilities

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the schedule of proportionate share of the Funds' miscellaneous plan net pension liability, schedule of pension contributions, schedule of proportionate share of the Funds' net OPEB liability and schedule of OPEB contributions. be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other

knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Funds' basic financial statements. The combining fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules are fairly stated, in all material respects in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 25, 2022 on our consideration of the Funds' internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Funds' internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Funds' internal control over financial reporting and compliance.

Lance, Soll & Lunghard, LLP

Sacramento, California
May 25, 2022

ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS

STATEMENT OF NET POSITION
JUNE 30, 2021

	Enterprise Funds			
	Water	**Wastewater**	**Waste Services**	**Total**
Assets:				
Current:				
Cash and investments in City Treasury	$ 134,154,868	$ 74,359,402	$ 35,949,144	$ 244,463,414
Restricted cash and investments with fiscal agents	8,173,965	-	-	8,173,965
Receivables:				
Accounts, net of allowance for doubtful accounts	4,715,645	4,887,547	3,264,559	12,867,751
Accrued interest	256,033	150,593	66,722	473,348
Notes and loans	48,147	4,344,362	-	4,392,509
Inventories	3,151,070	139,135	193,578	3,483,783
Developer permit fees receivable	4,405,019	4,248,216	410	8,653,645
Total Current Assets	**154,904,747**	**88,129,255**	**39,474,413**	**282,508,415**
Noncurrent:				
Land and construction in progress	29,043,404	81,807,710	1,088,866	111,939,980
Capital assets being depreciated, net	552,562,820	626,741,083	2,491,090	1,181,794,993
Total Noncurrent Assets	**581,606,224**	**708,548,793**	**3,579,956**	**1,293,734,973**
Total Assets	**736,510,971**	**796,678,048**	**43,054,369**	**1,576,243,388**
Deferred Outflows of Resources:				
Deferred charge on refunding	1,533,691	-	-	1,533,691
Deferred outflows related to OPEB	861,000	666,000	619,000	2,146,000
Deferred outflows related to pensions	3,448,622	4,382,146	2,491,150	10,321,918
Total Deferred Outflows of Resources	**5,843,313**	**5,048,146**	**3,110,150**	**14,001,609**
Liabilities:				
Current:				
Accounts payable	8,074,226	1,696,609	965,970	10,736,805
Accrued liabilities	398,355	427,298	262,405	1,088,058
Unearned revenues	6,303	3	-	6,306
Deposits payable	39	61,703	50,794	112,536
Current portion of compensated absences	732,944	1,226,573	656,164	2,615,681
Current portion of long-term debt	2,825,000	-	-	2,825,000
Total Current Liabilities	**12,036,867**	**3,412,186**	**1,935,333**	**17,384,386**
Noncurrent:				
Net Investment in SPWA reserves	-	13,227,399	-	13,227,399
Landfill closure and post closure liability	-	-	784,378	784,378
Compensated absences	613,062	772,722	435,971	1,821,755
Net OPEB liability	7,580,000	5,869,000	5,457,000	18,906,000
Net pension liability	21,962,323	27,907,407	15,864,731	65,734,461
Long-term debt, noncurrent portion	28,972,679	4,344,362	-	33,317,041
Total Noncurrent Liabilities	**59,128,064**	**52,120,890**	**22,542,080**	**133,791,034**
Total Liabilities	**71,164,931**	**55,533,076**	**24,477,413**	**151,175,420**
Deferred Inflows of Resources:				
Deferred inflows related to OPEB	3,595,000	2,784,000	2,588,000	8,967,000
Deferred inflows related to pensions	127,016	161,398	91,751	380,165
Total Deferred Inflows of Resources	**3,722,016**	**2,945,398**	**2,679,751**	**9,347,165**
Net Position:				
Net investment in capital assets	551,342,236	704,204,431	3,579,956	1,259,126,623
Restricted for capital projects	8,173,965	-	-	8,173,965
Restricted for debt service	4,134,075	5,516,260	-	9,650,335
Unrestricted	103,817,061	33,527,029	15,427,399	152,771,489
Total Net Position	**$ 667,467,337**	**$ 743,247,720**	**$ 19,007,355**	**$ 1,429,722,412**

See Notes to Financial Statements.

ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
YEAR ENDED JUNE 30, 2021

	Enterprise Funds			
	Water	**Wastewater**	**Waste Services**	**Total**
Operating Revenues:				
Charges for services	$ 36,887,506	$ 43,609,275	$ 28,638,281	$ 109,135,062
Other	89,293	292,707	196,957	578,957
Total Operating Revenues	**36,976,799**	**43,901,982**	**28,835,238**	**109,714,019**
Operating Expenses:				
Operations	24,682,407	35,108,437	22,519,205	82,310,049
Administration	2,884,655	2,435,389	2,411,170	7,731,214
Depreciation and amortization	10,908,056	14,092,506	152,482	25,153,044
Total Operating Expenses	**38,475,118**	**51,636,332**	**25,082,857**	**115,194,307**
Operating Income (Loss)	(1,498,319)	(7,734,350)	3,752,381	(5,480,288)
Nonoperating Revenues (Expenses):				
Subventions and grants	2,808	2,258,834	17,660	2,279,302
Interest and rents revenue	279,041	29,286	1,486	309,813
Interest and fiscal charges	(1,431,438)	(7,548)	-	(1,438,986)
Decrease in SPWA reserves	-	(22,644,322)	-	(22,644,322)
Loss on disposal of capital assets	(14,661)	(222,189)	-	(236,850)
Total Nonoperating Revenues (Expenses)	**(1,164,250)**	**(20,585,939)**	**19,146**	**(21,731,043)**
Income (Loss) Before Transfers and Capital Contributions	(2,662,569)	(28,320,289)	3,771,527	(27,211,331)
Connection/impact fees	16,766,432	17,431,213	893,912	35,091,557
Contributions from developers and other agencies	55,238,582	94,027,219	-	149,265,801
Transfers out	(1,113,032)	(736,672)	(445,331)	(2,295,035)
Changes in Net Position	68,229,413	82,401,471	4,220,108	154,850,992
Net Position - Beginning	599,237,924	660,846,249	14,787,247	1,274,871,420
Net Position - Ending	**$ 667,467,337**	**$ 743,247,720**	**$ 19,007,355**	**1,429,722,412**

See Notes to Financial Statements.

ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS

STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2021

	Enterprise Funds			
	Water	**Wastewater**	**Waste Services**	**Total**
Cash Flows from Operating Activities:				
Receipts from customers	$ 36,644,695	$ 45,523,861	$ 28,404,266	$ 110,572,822
Payments to suppliers	(11,339,374)	(25,978,005)	(22,218,180)	(59,535,559)
Payments to employees	(9,444,390)	(9,307,594)	(4,310,605)	(23,062,589)
Net Cash Provided by Operating Activities	**15,860,931**	**10,238,262**	**1,875,481**	**27,974,674**
Cash Flows from Non-Capital Financing Activities:				
Cash transfers out	(1,113,032)	(725,431)	(445,331)	(2,283,794)
(Increase) decrease in developer permit receivables	(1,487,885)	(1,592,970)	129,970	(2,950,885)
Increase (decrease) in deposits	-	(1,432)	(161)	(1,593)
(Increase) decrease in notes and loans receivable	10,942	(4,344,362)	-	(4,333,420)
Subventions and grants	2,808	2,258,834	17,660	2,279,302
Net Cash Used by Non-Capital Financing Activities	**(2,587,167)**	**(4,405,361)**	**(297,862)**	**(7,290,390)**
Cash Flows from Capital and Related Financing Activities:				
Contributions	1,118,349	52,727,022	-	53,845,371
Acquisition and construction of capital assets	(17,892,474)	(52,957,188)	(759,275)	(71,608,937)
Principal paid on capital debt	(2,695,000)	-	-	(2,695,000)
Interest paid on capital debt	(1,431,438)	(7,548)	-	(1,438,986)
Proceeds from capital debt issued	-	4,344,362	-	4,344,362
Connection/impact fees	16,766,432	17,431,213	893,912	35,091,557
Net Cash Provided (Used) by Capital and Related Financing Activities	**(4,134,131)**	**21,537,861**	**134,637**	**17,538,367**
Cash Flows from Investing Activities:				
Investment in SPWA Reserves	-	(16,601,916)	-	(16,601,916)
Interest received	378,278	102,578	39,119	519,975
Net Cash Provided (Used) by Investing Activities	**378,278**	**(16,499,338)**	**39,119**	**(16,081,941)**
Net Increase in Cash and Cash Equivalents	**9,517,911**	**10,871,424**	**1,751,375**	**22,140,710**
Cash and Cash Equivalents at Beginning of Year	132,810,922	63,487,978	34,197,769	230,496,669
Cash and Cash Equivalents at End of Year	**$ 142,328,833**	**$ 74,359,402**	**$ 35,949,144**	**$ 252,637,379**

See Notes to Financial Statements.

ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS

STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2021

	Enterprise Funds			
	Water	**Wastewater**	**Waste Services**	**Total**
Reconciliation of Operating Income to Net Cash Provided by Operating Activities:				
Operating income (loss)	$ (1,498,319)	$ (7,734,350)	$ 3,752,381	$ (5,480,288)
Adjustments to Reconcile Operating Income (Loss) Net Cash Provided by Operating Activities:				
Depreciation and amortization	10,908,056	14,092,506	152,482	25,153,044
Current year adjustment to CIP	-	39,852	22,484	62,336
(Increase) decrease in receivables	(311,796)	1,622,879	(430,972)	880,111
(Increase) decrease in inventory	(32,348)	(32,388)	(46,731)	(111,467)
Increase (decrease) in accounts payable	3,516,229	(478,033)	(485,216)	2,552,980
Increase (decrease) in accrued liabilities	36,967	55,040	46,105	138,112
Increase (decrease) in unearned revenue	(20,308)	(1,000)	-	(21,308)
Increase (decrease) in net pension liability	4,594,953	1,851,824	277,617	6,724,394
Increase (decrease) in OPEB liability	31,000	(2,079,000)	(1,122,000)	(3,170,000)
(Increase) decrease in deferred pension related items	(4,090,642)	1,558,927	1,736,444	(795,271)
(Increase) decrease in deferred OPEB related items	2,820,000	1,500,000	(2,050,000)	2,270,000
Increase (decrease) in compensated absences	(92,861)	(157,995)	22,887	(227,969)
Total Adjustments	**17,359,250**	**17,972,612**	**(1,876,900)**	**33,454,962**
Net Cash Provided (Used) by Operating Activities	**$ 15,860,931**	**$ 10,238,262**	**$ 1,875,481**	**$ 27,974,674**
Non-Cash Investing, Capital, and Financing Activities:				
Capital assets transferred to governmental activities	$ -	$ (11,241)	$ -	$ (11,241)
Acquisition and construction of capital assets in accounts payable	2,959,935	13,692	-	2,973,627
Net amortization of premium and deferred loss	291,555	-	-	291,555
Capital contributions	54,120,233	41,300,197	-	95,420,430

See Notes to Financial Statements.

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Note 1: Summary of Significant Accounting Policies

a. General

The City of Roseville – Environmental Utilities Enterprise Funds (Funds) are enterprise funds of the City of Roseville (City) that own and operate the water, wastewater, and waste services and provide these services to the businesses and residents of the City. The Funds are under the policy control of the City Council. The accompanying financial statements only reflect the activity of the Funds. The Funds are an integral part of the City and the Funds' financial statements are included in the basic financial statements of the City.

The financial statements are intended to reflect the financial position and changes in financial position and cash flows of the Funds only. Accordingly, the financial statements do not purport to, and do not, present fairly the financial position of the City and changes in financial position, or, its cash flows thereof for the year then ended in conformity with generally accepted accounting principles in the United States of America.

b. Basis of Presentation

The financial statements of the Funds are prepared in conformity with accounting principles generally accepted in the United States of America. The Governmental Accounting Standards Board (GASB) is the acknowledged standard setting body for establishing accounting and financial reporting standards followed by governmental entities in the United States of America.

The Funds include the following funds:

Water Funds – These funds account for all financial transactions relating to the City's Water service. Services are on a user charge basis to residents and business owners located in Roseville. The Water Funds include the Water Operations, Water Construction, Water Rehabilitation, Water Meter Retrofit, Water Rate Stabilization, and Utility Shared Services Funds.

Wastewater Funds – These funds account for all financial transactions relating to the City's Wastewater Collection and Treatment. Services are on a user charge basis to residents and business owners located in Roseville. The Wastewater Funds include the Wastewater Operations, Wastewater Construction, Wastewater Rehabilitation, Wastewater Regional Rehabilitation and Wastewater Rate Stabilization Funds.

Waste Services Funds – These funds account for all financial transactions relating to the City's waste services. Services are on a user charge basis to residents and business owners located in Roseville. The Waste Services Funds include the Waste Services Operations, Waste Services Capital Purchases, Waste Services Rehabilitation and Waste Services Rate Stabilization Funds.

c. Basis of Accounting

The Funds are accounted for as enterprise funds (proprietary fund type). A fund is an accounting entity with a self-balancing set of accounts established to record the financial position and results of operations of a specific governmental activity. The activities of enterprise funds closely resemble those of the private sector in which the purpose is to conserve and add to economic resources. Enterprise funds account for operations that provide services on a continuous basis and are substantially financed by revenues derived from user charges.

Note 1: Summary of Significant Accounting Policies (Continued)

The financial statements are reported using the economic resources measurement focus and the full accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place.

When both restricted and unrestricted resources are available for use, it is the Fund's policy to use restricted resources first, then unrestricted resources as they are needed.

d. Cash and Investments

Cash and investments with original maturities of three months or less are treated as cash and equivalents for purpose of preparing the statements of cash flows. Also, each Fund's portion of the City's overall cash and investment pool is treated as cash and equivalents since these amounts are in substance demand deposits. Further information related to the City's cash and investment pool can be found in the City's Annual Comprehensive Financial Report.

e. Inventories

Inventories are valued at cost, using the weighted-average method and consist primarily of merchandise held for internal consumption.

f. Deposits from Customers

Deposits from Customers may be required by the Funds from commercial and residential customers when they establish their account as specified in section 14.04.030 of the City's Municipal Code.

g. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. Deferred outflows of resources represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense) until then. The Funds have three items that qualify for reporting in this category. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. The deferred outflows related to pensions are described in note 6. The deferred outflows related to OPEB are described in note 7.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. Deferred inflows of resources represents an acquisition of net position or fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Funds have two items that qualify for reporting in this category. The deferred inflows related to pensions are described in note 6. The deferred inflows related to OPEB are described in note 7.

h. Revenue Recognition and Classification of Revenues

Revenues are recognized when earned based on cycle billings rendered to customers. All residential and commercial utility customers are billed once per month. There are twenty-two billing cycles per month which include all types of customers, based on their location within the City. Revenues for services provided but not billed at the end of a fiscal year are accrued.

Contributions of cash or assets to proprietary funds from state and federal agencies, developers and others are recorded as revenue when earned.

Note 1: Summary of Significant Accounting Policies (Continued)

Operating revenues consist mainly of charges for services. Operating revenues are used to finance the cost of operations, including the cost of delivering and providing services, maintenance and recurring capital replacement. All other revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

i. Compensated Absences

Compensated Absences including accumulated unpaid vacation, sick pay and other employee benefits are accounted for as expenses in the year earned.

Changes in compensated absences payable in the Funds consist of the following:

Beginning Balance	$ 4,665,405
Additions	1,226,093
Payments	(1,454,062)
Ending Balance	$ 4,437,436
Current Portion	$ 2,615,681

j. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles (GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

k. Fair Value Measurement

The funds categorize the fair value measurements of their investments based on the hierarchy established by generally accepted accounting principles. The fair value hierarchy, which has three levels, is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

l. Pension

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pension, and pension expense, information about the fiduciary net position of the City's California Public Employees' Retirement System (CalPERS) plan and additions to/deductions from the plan's fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Note 1: Summary of Significant Accounting Policies (Continued)

m. Other postemployment benefits (OPEB)

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the City of Roseville Retiree Healthcare Plan (Plan) and additions to/deductions from the Plan's fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

n. Capital Assets

All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Contributed capital assets are valued at their estimated acquisition value on the date contributed. The City has recorded all its public domain (infrastructure) capital assets, which include roads, bridges, curbs and gutters, streets and sidewalks, drainage systems and lighting systems.

Capital assets with limited useful lives are depreciated over their estimated useful lives. The purpose of depreciation is to spread the cost of capital assets equitably among all users over the life of these assets. The amount charged to depreciation expense each year represents that year's pro rata share of the cost of capital assets.

Depreciation is calculated using the straight-line method which means the cost of the asset is divided by its expected useful life in years and the result is charged to expense each year until the asset is fully depreciated. The City has assigned the useful lives and capitalization thresholds listed below to capital assets:

	Useful Lives	Capitalization Thresholds
Buildings	40 years	$ 20,000
Improvements	20-75 years	no threshold
Machinery and Equipment	6-20 years	5,000
Plants and Substations:		
Sewer	50 years	5,000
Water	50 years	5,000
Distribution System:		
Sewer	75 years	no threshold
Water	75 years	no threshold

Major outlays for capital assets and improvements are capitalized as projects are constructed. Interest incurred during the construction phase is reflected in the capitalized value of the asset constructed, net of interest earned on the invested proceeds over the same period.

o. Net Position

Net Position is the excess of a fund's assets and deferred outflows of resources over all its liabilities and deferred inflows of resources. Net Position is divided into three categories described below:

*Net investment in capital asset*s describes the portion of Net Position which is represented by the current net book value of the capital assets, less the outstanding balance of any debt issued to finance these assets.

Note 1: Summary of Significant Accounting Policies (Continued)

Restricted describes the portion of Net Position which is restricted as to use by the terms and conditions of agreements with outside parties, governmental regulations, laws, or other restrictions which the City cannot unilaterally alter. Restricted for debt service represents the portion of net position held in reserve in the event other resources of the Authority are not adequate to make required debt service payments.

Unrestricted describes the portion of Net Position which is not restricted as to use.

p. New Accounting Pronouncements

Effective in Future Fiscal Years

GASB Statement No. 87 – In June 2017, GASB issued Statement No. 87, *Leases*. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases; enhancing the comparability of financial statements between governments; and also enhancing the relevance, reliability (representational faithfulness), and consistency of information about the leasing activities of governments. This Statement is effective for reporting periods beginning after June 15, 2021. The City has not determined the effect on the Fund's financial statements.

GASB Statement No. 89 – In June 2018, the GASB issued Statement No. 89, *Accounting for Interest Cost Incurred Before the End of a Construction Period*. The objectives of this Statement are (a) to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and (b) to simplify accounting for certain interest costs. This Statement is effective for reporting periods beginning after December 15, 2020. The City has not determined the effect on the Fund's financial statements.

GASB Statement No. 91 – In May 2019, the GASB issued Statement No. 91, *Conduit Debt Obligations*. The objectives of this Statement are to provide a single method for reporting conduit debt obligations by issuers and eliminate diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. The Statement is effective for reporting periods beginning after December 15, 2021. The City has not determined the effect on the Fund's financial statements.

GASB Statement No. 92 – In January 2020, the GASB issued Statement No. 92, *Omnibus 2020*. The objectives of this Statement are to enhance comparability in accounting and financial reporting to improve the consistency of authoritative literature by addressing practices issues that have been identified during implementation and application of certain GASB Statements. The Statement is effective for reporting periods beginning after June 15, 2021. The City has not determined the effect on the Fund's financial statements.

GASB Statement No. 93 – In March 2020, the GASB issued Statement No. 93, *Replacement of Interbank Offered Rates*. The objective of this Statement is to address the accounting and financial reporting implications that result from the replacement of an interbank offered rate (IBOR). The Statement is effective for reporting periods beginning after June 15, 2021. The City has not determined the effect on the Fund's financial statements.

GASB Statement No. 94– In March 2020, the GASB issued Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*. The objective of this Statement is improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs). The Statement is effective for reporting periods beginning after June 15, 2022. The City has not determined the effect on the Fund's financial statements.

Note 1: Summary of Significant Accounting Policies (Continued)

GASB Statement No. 96– In May 2020, the GASB issued Statement No. 96, *Subscription-based Information Technology Arrangements*. The objective of this Statement is to provide guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). The Statement is effective for reporting periods beginning after June 15, 2022. The City has not determined the effect on the Fund's financial statements.

GASB Statement No. 97– In June 2020, the GASB issued Statement No. 97, Certain Component Unit Criteria, and Accounting and Financial Reporting For Internal Revenue Code Section 457 Deferred Compensation Plans – An Amendment of GASB Statement No.14 and No.84 and A Supersession of GASB Statement No.32. The objective of this Statement is (1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans. The Statement is effective for reporting periods beginning after June 15, 2021. The City has not determined the effect on the Fund's financial statements.

Note 2: Cash and Investments

The City pools cash from all sources and all funds, except certain specific investments within funds and cash with fiscal agents, so that it can be invested at the maximum yield, consistent with safety and liquidity, while individual funds can make expenditures at any time.

The City and its fiscal agents invest in individual investments and in investment pools. Individual investments are evidenced by an electronic entry registering the owner in the records of the institution issuing the security, called the book entry system. Individual investments are generally made by the City's fiscal agents as required under its debt issues. In order to maximize security, the City employs the trust department of a bank as the custodian of all City managed investments, regardless of their form.

The City's investments are carried at fair value, as required by generally accepted accounting principles. The City adjusts the carrying value of its investments to reflect their fair value at each fiscal year end, and it includes the effects of these adjustments in income for that fiscal year.

Cash and investments in City Treasury	$ 244,463,414
Restricted cash and investments with fiscal agent	8,173,965
Total cash and investments	$ 252,637,379

a. Classification

Cash and investments of the Funds are classified in the financial statements as shown below, based on whether or not their use is restricted under the terms of City debt instruments or agreements.

Note 2: Cash and Investments (Continued)

Cash and investments as of June 30, 2021, consist of the following:

Cash on Hand	$ 500
City pooled cash and investments	244,462,914
Investments	8,173,965
Total cash and investments	$ 252,637,379

b. Investments Authorized by the California Government Code and the City's Investment Policy

The City's Investment Policy and the California Government Code allow the City to invest in the following, provided the credit ratings of the issuers are acceptable to the City; and approved percentages and maturities are not exceeded. The table below also identifies certain provisions of the California Government Code or the City's Investment Policy where it is more restrictive:

Authorized Investment Type	Maximum Maturity	Minimum Credit Quality	Maximum Percentage Allowed	Maximum Investment in One Issuer
U.S. Treasury Obligations (a)	5 Years	None	None	None
U.S. Agency Securities (a)	5 Years	None	None	None
Mortgage Pass-Through Securities	5 Years	AA	20%	None
Forward Delivery Agreements	N/A	A	None	None
Local Agency Bonds	5 Years	None	None	None
Repurchase Agreements	1 Years	None	None	None
Bankers' Acceptances	180 Days	None	40%	30%
Commercial Paper	270 Days	A-1	25%	10% (b)
Medium-Term Notes (Corporate Notes)	5 Years	A	30%	None
Collateralized Time Deposits	5 Years	None	30%	None
Negotiable Certificates of Deposit	5 Years	A	30%	None
Local Agency Investment Fund	N/A	None	None	LAIF Limit
Insured Saving Accounts	N/A	None	None	None
Money Market Mutual Funds	N/A	None	20%	10%
Shares in a California Common Law Trust	N/A	None	None	None
Interest Rate Swaps (c)	N/A	None	None	None
Supranationals	5 Years	AA	30%	None

(a) In specified fund accounts where liquidity is not the primary investment objective, the maximum maturity can be up to ten years with granted express authority by the City Council. Such investments cannot be made less than three months following the approval of extended investment terms. All longer-term investments must be federal Treasury or Agency securities.

(b) Eligible Commercial Paper may not represent more than 10 percent of the outstanding paper of an issuing corporation.

(c) Interest rate swaps may only be used in conjunction with enterprise fund debt or investments, not the General Fund.

Note 2: Cash and Investments (Continued)

c. Investments Authorized by Debt Agreements

The City must maintain required amounts of cash and investments with trustees or fiscal agents under the terms of certain debt issues. These funds are unexpended bond proceeds or are pledged reserves to be used if the City fails to meet its obligations under these debt issues. The California Government Code requires these funds to be invested in accordance with City resolutions, bond indentures or State statutes. The table below identifies the investment types that are authorized for investments held by fiscal agents. The table also identifies certain provisions of these debt agreements:

Authorized Investment Type	Maximum Maturity	Minimum Credit Quality
U.S. Treasury Obligations (a)	N/A	None
U.S. Agency Securities (a)	N/A	None
Mortgage Pass-Through Securities	N/A	AAAm-G
Certificates of Deposit	360 days	None to A-1
Savings Accounts Deposit Account (fully insured)	N/A	None
Investment Agrements	N/A	A+ to AA
State or Municipality Bonds/Notes	N/A	One of two highest rating categories
Federal Funds or Bankers' Acceptances	270 days	None to A-1
Commercial Paper (b)	270 days	A-1 to AA
Local Agency Investment Fund (LAIF)	N/A	None
California Asset Management Program	N/A	None

(a) Bonds, debentures, notes or other evidence of indebtedness issued or guaranteed by the Agency, provided they are backed by the full faith and credit of the United States of America, as follows:

a. Certificates of beneficial ownership of the Farmers Home
b. Federal Housing Administration debentures
c. Participation certificates of the General Services Administration
d. Guaranteed mortgage-backed bonds or guaranteed pass through obligations of the Government National Mortgage Association
e. Guaranteed Title XI financings of the U.S. Maritime Administration
f. Project notes, local authority bonds, new communities debentures and U.S. public housing notes and bonds of the U.S. Department of Housing and Urban Development

(b) Bonds, debentures, notes or other evidence or indebtedness issued or guaranteed by any of the following non-full faith and credit of the U.S. government agencis:

a. Senior debt obligations of the Federal Home Loan Bank System
b. Participation certificates and senior debt obligations of the Federal Home Loan Mortgage Corporation
c. Mortgage-backed securities and senior debt obligations of the Federal National Mortgage Association
d. Senior debt obligations of the Student Loan Marketing Association
e. Obligations of the Resolution Funding Corporation
f. Consolidated system-wide bonds and notes of the Farm Credit System

Note 2: Cash and Investments (Continued)

d. Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Normally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The City also manages its interest rate risk by holding most investments to maturity.

Information about the sensitivity of the fair values of the investments (including investments held by bond trustees) to market interest rate fluctuations is provided by the following table that shows the distribution of the investments by maturity or earliest call date:

	Remaining Maturity (in Months)			
June 30, 2021	12 Months or Less	1 year to 3 years	More than 5 years	Total
Cash held in City's Investment Pool	$ 244,462,914	$ -	$ -	$ 244,462,914
Investments held with fiscal agent:				
Guaranteed Investment Contract	-	-	3,491,881	3,491,881
Money Market Mutual Funds	4,682,084	-	-	4,682,084
Total investments	$ 249,144,998	$ -	$ 3,491,881	$ 252,636,879

e. Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party.

All of the City's investments in securities are held in the name of the City and held at the location of the City's third party custodian. Therefore, the City is not exposed to custodial credit risk.

f. Credit Risk

Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization.

Presented below is the actual rating as of June 30, 2021, for each investment type as provided by Standard and Poor's investment rating system:

	AAA/AAAm	Total
Investments:		
Money Market Mutual Funds	$ 4,682,084	$ 4,682,084
Totals	$ 4,682,084	4,682,084
Not Rated:		
Cash held in City's investment pool		244,462,914
Guaranteed Investment Contract		3,491,881
Total investments		$ 252,636,879

Note 2: Cash and Investments (Continued)

g. Fair Value Measurements

The Funds categorize their fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The City's assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset or liability.

The cash and investments held by the City are not categorized.

The Funds have the following recurring fair value measurements as of June 30, 2021:

	Level 1	Level 2	Level 3	Total
MoneyMarket Mutual Funds	$ 4,682,084	$ -	$ -	$ 4,682,084
Total investments at fair value	$ 4,682,084	$ -	$ -	4,682,084
Investments with uncategorized inputs				
Cash held in City's investment pool				244,462,914
Guaranteed Investment Contract				3,491,881
				247,954,795
Total investments				$ 252,636,879

Pooled cash and investments

The Funds' cash balance was pooled with various other City funds for deposit and investment purposes. The City's treasury is responsible for the cash management of the Fund's cash balance, which pools available cash for investment purposes. Each City fund owns a share of pooled cash and investments, which are separately maintained, and interest income was apportioned based on its average month-end cash balances to the total of the pooled cash and investments.

The Funds' pooled cash and investments balance at June 30, 2021 is $244,462,914. The deposit and investment disclosures required by GASB Statement No. 40, *Deposit and Investment Risk Disclosures*, are reported in the annual report of the City. The Fund recognizes its position in the City investment pool at fair value based on information provided by the City. Deposits and withdrawals to the pool are made on the basis of $1 and not fair value. Accordingly, the inputs used to measure fair value are uncategorized and not defined as Level 1, Level 2 or Level 3. Additional information regarding interest rate risk, concentration of credit risk, custodial credit risk and fair value measurements of the City's pooled cash and investments is presented in the City's Annual Comprehensive Financial Report.

Note 3: Interfund Transactions

a. Transfers Among Funds and with Other City Funds

With City Council approval, resources may be transferred from one fund to another. Transfers between funds during the fiscal year ended June 30, 2021, were as follows:

Fund Receiving Transfers	Fund Making Transfers	Amount Transferred	
Water Construction	Water Operations	$ 58,350	(D)
Water Rehabilitation	Water Operations	14,612,471	(B)
Water Rate Stabilization	Water Operations	3,850,000	(C)
Wastewater Construction	Wastewater Rehabilitation	6,876,614	(D)
Wastewater Rehabilitation	Wastewater Operations	8,471,114	(B)
Wastewater Regional Rehabilitation	Wastewater Operations	1,700,000	(B)
	Wastewater Rehabilitation	3,000,000	(B)
Wastewater Rate Stabilization	Wastewater Operations	10,750,000	(C)
Waste Services Operations	Waste Services Rate Stabilization	500,000	(C)
Waste Services Rehabilitation	Waste Services Operations	2,616,122	(B)
	Waste Services Rate Stabilization	500,000	(B)
Waste Services Rate Stabilization	Waste Services Operations	5,600,000	(C)
	Gross Transfers In	$ 58,534,671	
	Intrafund Eliminations	(58,534,671)	
	Total Transfers In	$ -	

Fund Receiving Transfers	Fund Making Transfers	Amount Transferred	
City of Roseville Non-Major Governmental Funds	Water Operations	$ 1,113,032	(A)
	Wastewater Operations	736,672	(A)
	Waste Services Operations	445,331	(A)
	Gross Transfers Out	$ 2,295,035	
	Total net transfers out	$ 2,295,035	

(A) Transfers to fund utility impact reimbursement, debt service, and/or shared project costs.
(B) Transfers to fund future rehabilitation costs.
(C) Transfers within utility to support rates.
(D) Transfers to fund project.

b. Current Interfund Balances

Current interfund balances arise in the normal course of business and are expected to be repaid shortly after the end of the fiscal year. At June 30, 2021, interfund balances comprised the following:

Due from Other Funds	Due to Other Funds	Amount
Water Operations	Utility Shared Services	$ 287
Water Rehabilitation	Water Operations	368
Wastewater Operations	Wastewater Regional Rehabilitation	770
		1,425
	Intrafund Eliminations	(1,425)
	Total	$ -

Note 3: Interfund Transactions (Continued)

Long-Term Interfund Advances

At June 30, 2021, the funds below had made advances which were not expected to be repaid within the next year.

Due from Other Funds	Fund Receiving Advance	Amount
Water Construction	Water Operations	$ 3,075,000
	Water Rehabilitation	281,130
		3,356,130
	Intrafund Eliminations	(3,356,130)
	Total	$ -

Water Operations advance bears interest from 3 to 5 percent. It will be repaid over a period of 13 years ending in 2030.

Water Rehabilitation advance bears interest of 2.42 percent. It will be repaid over a period of 20 years ending in 2023.

Note 4: Capital Assets

a. Capital Asset Additions, Retirements, and Transfers

Capital assets at June 30, 2021 comprise of the following:

	Balance at June 30, 2020	Adjustments	Additions	Retirements	Transfers*	Balance at June 30, 2021
Capital assets, not being depreciated						
Land	$ 10,658,813	$ -	$ -	$ -	$ -	$ 10,658,813
Easements	19,000	-	-	-	-	19,000
Construction in progress	26,868,078	-	74,405,330	-	(11,241)	101,262,167
Total capital assets not being depreciated	37,545,891	-	74,405,330	-	(11,241)	111,939,980
Capital assets, being depreciated						
Buildings	4,460,793	-	-	-	-	4,460,793
Improvements	36,732,099	(67,948)	-	-	-	36,664,151
Machinery and equipment	12,650,094	67,948	105,334	-	-	12,823,376
Plant and substations	297,544,620	-	-	-	-	297,544,620
Distribution	1,178,637,271	-	95,429,996	(299,628)	-	1,273,767,639
Total capital assets being depreciated	1,530,024,877	-	95,535,330	(299,628)	-	1,625,260,579
Less accumulated depreciation for						
Buildings	(1,291,908)	-	(111,519)	-	-	(1,403,427)
Improvements	(2,024,152)	-	(813,582)	-	-	(2,837,734)
Machinery and equipment	(7,367,325)	-	(1,426,601)	-	-	(8,793,926)
Plant and substations	(122,921,141)	-	(6,555,765)	-	-	(129,476,906)
Distribution	(284,178,985)	-	(16,837,386)	62,778	-	(300,953,593)
Total accumulated depreciation	(417,783,511)	-	(25,744,853)	62,778	-	(443,465,586)
Net capital assets being depreciated	1,112,241,366	-	69,790,477	(236,850)	-	1,181,794,993
Environmental Utilities Enterprise Funds Capital Assets, net	$1,149,787,257	$ -	$ 144,195,807	$ (236,850)	$ (11,241)	$1,293,734,973

* Net transfers of $11,241 represent transfers to funds of the City of Roseville not presented in this report.

Note 4: Capital Assets (Continued)

b. Depreciation Allocation

Depreciation expense is charged to individual enterprise funds based on their usage of the related assets. The amount allocated to each individual fund is as follows:

Water Operations	$ 8,223,447
Water Construction	2,051,411
Water Rehabilitation	452,492
Water Meter Retrofit	472,260
Wastewater Operations	6,517,511
Wastewater Construction	6,082,782
Wastewater Rehabilitation	1,492,213
Waste Services Operations	307,606
Waste Services Capital Purchases	17,336
Waste Services Rehabilitation	127,795
Total Environmental Utilities Enterprise Funds	$ 25,744,853

Note 5: Long-Term Debt

The Funds generally incur long-term debt to finance projects or purchase assets, which will have useful lives equal to or greater than the related debt.

a. Current Year Transactions and Balances

	Original Issue Amount	Balance at June 30, 2020	Adjustments*	Additions	Retirements	Balance at June 30, 2021	Current Position
Certificate of Participation:							
2015 Water Utility Revenue							
2.00% - 5.00%, due 12/1/29	$ 42,565,000	$ 30,335,000	$ -	$ -	$ (2,695,000)	$ 27,640,000	$ 2,825,000
Add: bond premium	6,899,891	4,619,644	-	-	(461,965)	4,157,679	-
Total certificates of participation	49,464,891	34,954,644	-	-	(3,156,965)	31,797,679	2,825,000
Revenue Bonds:							
2011 Refunding Wastewater Revenue Bonds, Series C							
1.00% - 5.25%, due 11/1/25	36,315,568	3,412,525	(3,412,525)	-	-	-	-
Add: bond premium	2,839,017	80,694	(80,694)	-	-	-	-
2017 Refunding Wastewater Revenue Bonds							
5.00%, due 11/1/37	46,109,348	48,285,446	(48,285,446)	-	-	-	-
Add: bond premium	10,618,219	9,451,438	(9,451,438)	-	-	-	-
2020 Refunding Wastewater Revenue Bonds							
5.00%, due 11/1/35	30,296,244	30,296,244	(30,296,244)	-	-	-	-
Add: bond premium	10,372,759	10,372,759	(10,372,759)	-	-	-	-
Total revenue bonds	136,551,155	101,899,106	(101,899,106)	-	-	-	-
Direct Placement Loans:							
State Revolving Fund Loan - PGWWTP Energy Recovery	2,078,586	-	(2,078,586)	2,078,586	-	-	-
State Revolving Fund Loan - PGWWTP Expansion	4,344,362	-	-	4,344,362	-	4,344,362	-
Total direct placement loans	6,422,948	-	(2,078,586)	6,422,948	-	4,344,362	-
Total Environmental Utilities Enterprise Funds Debt	$ 192,438,994	$ 136,853,750	$ (103,977,692)	$ 6,422,948	$ (3,156,965)	$ 36,142,041	$ 2,825,000

* See Note 9 for additional information regarding the Revenue Bond adjustments and Note 5.c for the Direct Placement Loans adjustment.

Note 5: Long-Term Debt (Continued)

b. 2015 Water Utility Revenue Refunding Certificates of Participation

On August 20, 2015, the Roseville Finance Authority issued the Water Revenue Certificates of Participation, Series 2015, in the principal amount of $42,565,000 to refund the 2007 Water Utility Certificates of Participation. The certificates bear interest at 2.00 percent to 5.00 percent and are due semi-annually on December 1 and June 1 of each year. The certificates are repayable by a pledge of net revenue from the Water Utility System. Principal payments are due annually on December 1 through 2030.

As of June 30, 2021, the total principal and interest remaining to be paid on the certificates was $33,550,700. As disclosed in the official statement, all net revenues of the Water Utility System are expected to provide coverage over debt service of 120 percent over the life of the certificates. For fiscal year 2021, net revenues amounted to $31,850,248 which represented coverage of 773 percent over the $4,122,845 in debt service. The balance outstanding as of June 30, 2021, was $27,640,000.

c. 2020 State Revolving Fund Loans

In June 2020, the City entered into two loan agreements with the State Water Resources Control Board to secure funding for the Pleasant Grove Wastewater Treatment Plant Expansion (Expansion) project and the Pleasant Grove Wastewater Treatment Plant Energy Recovery (Energy Recovery) project in the form of loans from the Clean Water State Revolving Fund. In addition, the City entered into agreements with the South Placer Wastewater Authority (Authority), which is responsible for these projects, for the City to reimburse project costs to the Authority from loan disbursements and for the Authority to reimburse the City for costs of the loans. The loans bear interest at 1.30 percent and require net revenues equal to at least 120 percent of the maximum annual debt service with respect to the City's share of outstanding wastewater obligations. For fiscal year 2021, wastewater net revenues amounted to $16,940,320 which represented coverage of 385 percent over the $4.4 million in maximum annual debt service. Interest accrues on the loans as project cost reimbursements are disbursed. Beginning one year after completion of construction, repayment of the principal and accrued interest will be paid annually. The projects are currently under construction with estimated completion dates in July 2023.

The Expansion project loan is approved for up to $78,347,000 and has a balance outstanding of $4,344,362 as of June 30, 2021. The Energy Recovery project loan is approved for up to $29,674,755 and allows for up to $4 million in loan forgiveness. As of June 30, 2021, a total of $2,078,586 of this loan has been disbursed and forgiven.

Note 5: Long-Term Debt (Continued)

Annual debt service requirements are shown below for all long-term debt of the Funds:

	Certificates of Participation		Loans		Total	
For the Year Ending June 30,	Principal	Interest	Principal	Interest	Principal	Interest
2022	$ 2,825,000	$ 1,301,075	$ -	$ -	$ 2,825,000	$ 1,301,075
2023	2,975,000	1,156,075	119,332	56,477	3,094,332	1,212,552
2024	3,125,000	1,003,575	120,884	54,925	3,245,884	1,058,500
2025	3,290,000	843,200	122,455	53,354	3,412,455	896,554
2026	3,455,000	674,575	124,047	51,762	3,579,047	726,337
2027-2031	11,970,000	932,200	644,846	234,198	12,614,846	1,166,398
2032-2036	-	-	687,865	191,178	687,865	191,178
2037-2041	-	-	733,755	145,289	733,755	145,289
2042-2046	-	-	782,705	96,339	782,705	96,339
2047-2051	-	-	834,921	44,122	834,921	44,122
2052	-	-	173,552	2,256	173,552	2,256
Totals	27,640,000	$ 5,910,700	4,344,362	$ 929,900	31,984,362	$ 6,840,600
Reconciliation of long-term debt						
Add deferred bond premium	4,157,679		-		4,157,679	
Net long-term debt	$ 31,797,679		$ 4,344,362		$ 36,142,041	

d. Original Issue Discounts and Premiums

Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

Note 6: Pension Plan

Plan Description – The Funds participate and contribute to the City's Miscellaneous Plan (Plan), an agent multiple-employer defined benefit pension plan administered by the California Public Employees' Retirement System (CalPERS), which acts as a common investment and administrative agent for its participating member employers. Benefit provisions under the Plan is established by State statute and may be amended by City resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website. For financial reporting purposes, the Funds report a proportionate share of the City's net pension liability. Accordingly, the disclosures and required supplementary information (RSI) has been reported for the Funds as a cost-sharing participant.

Benefits Provided – CalPERS provides retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full time employment. Members with five years of total service are eligible to retire at age 50 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for each plan are applied as specified by the Public Employees' Retirement Law.

Note 6: Pension Plan (Continued)

Pension Liability, Pension Expense and Deferred Outflows/Inflows of Resources Related to Pensions

The Plan's provisions and benefits in effect at June 30, 2021, are summarized as follows:

	Miscellaneous	
Hire date	Prior to January 1, 2013	After to January 1, 2013
Benefit vesting schedule	5 years service	5 years service
Benefit payments	monthly for life	monthly for life
Retirement age	50-55	52-67
Monthly benefits, as a % of annual salary	2.0-2.7%	1.0-2.5%
Required employee contribution rates	8.00%	6.25%
Required employer contribution rates*	10.85%	12.50%

Contributions – Section 20814(c) of the California Public Employees' Retirement law requires that the employer contribution rates for all public employers are determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in rate. Funding contributions for the Plan are determined annually on an actuarial basis as of June 30 by CalPERS. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The Funds are required to contribute the difference between the actuarially determined rate and the contribution rates of employees.

Employee contribution rates for the fiscal year ended June 30, 2021, were 8.0 percent for the Classic Plan Members and 6.25 percent for the PEPRA Plan members. The Funds' proportionate share of the City's contributions to the miscellaneous plan is $6,761,884 for the year ended June 30, 2021.

As of June 30, 2021, the Funds reported a combined net pension liability of $65,734,461 for their proportionate share of the Plan's net pension liability.

The net pension liability of the Plan was measured as of June 30, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2019 rolled forward to June 30, 2020. The Funds' proportion of the Plan's net pension liability was based on the Funds' fiscal year 2021 contributions to the Plan relative to the total contributions of the City has a whole.

The Funds' proportionate share of the City's miscellaneous pension plan net pension liability, measured as of June 30, 2020 was 24.84 percent, which is a 4.19 percent increase from the prior year.

Note 6: Pension Plan (Continued)

For the year ended June 30, 2021, the Funds recognized pension expense of $12,073,798. At June 30, 2021, the Funds reported deferred outflows of resources and deferred inflows of resources related to pension from the following sources:

	2021	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to the measurement date	$ 6,761,884	$ -
Changes in assumptions	-	380,165
Differences between expected and actual experience	2,692,982	-
Net differences between projected and actual earnings on pension plan investments	867,052	-
Total	$ 10,321,918	$ 380,165

The amount of $6,761,884, reported as pension contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the year ended June 30, 2022. Other amounts will be recognized as a reduction to pension expense as follows:

Year Ending June 30,	Net Deferred Outflows of Resources
2022	$ 588,321
2023	1,198,671
2023	914,878
2024	477,999
Total	$ 3,179,869

Actuarial Assumptions – The Funds' proportion of the City's total pension liabilities in the June 30, 2019 actuarial valuation was determined using the following actuarial assumptions.

	Miscellaneous
Valuation Date	June 30, 2019
Measurement Date	June 30, 2020
Actuarial Cost Method	Entry-Age Normal Cost Method
Actuarial Assumptions:	
Discount Rate	7.15%
Inflation	2.50%
Payroll Growth	3.00%
Projected Salary Increase	3.3-14.2% (1)
Invetment Rate of Return	7.150%
Mortality	Derived using CalPERS membership data

(1) Depending on age, service and type of employment

The underlying mortality assumptions and all other actuarial assumptions used in the June 30, 2019 valuation were based on the results of a December 2017 actuarial experience study for the period of 1997 to 2015. Further details of the experience study can be found on the CalPERS website.

The long-term expected rate of return on pension plan investments was determined using a building block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense an inflation) are developed for each major asset class.

Note 6: Pension Plan (Continued)

In determining the long-term expected rate of return on pension plan investments, CalPERS took into account both short and long-term market return expectations as well as the expected pension fund cash flows. Such cash flows were developed assuming that both members and employers will make their required contributions on time and as scheduled in all future years. Using historical returns of all the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11+ years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

The table below reflects long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. These geometric rates of return are net of administrative expenses.

	2021		
Asset Class(1)	Assumed Asset Allocation	Real Return Years 1-10(2)	Real Return Years 11+(3)
Global Equity	50%	4.80%	5.98%
Fixed Income	28%	1.00%	2.62%
Inflation Assets	0%	0.77%	1.81%
Private Equity	8%	6.30%	7.23%
Real Assets	13%	3.75%	4.93%
Liquidity	1%	0.00%	-0.92%
Total	100%		

1- In the Basic Financial Statement, Fixed Income is included in Global Debt Securities; Liquidity is included in Short-Term Investment; Inflation Assets are included in both Global Equity Securities and Global Debt Securities.
2- An expected inflation of 2.0% used for this period
3- An expected inflation of 2.92% used for this period

Discount Rate – The discount rate used to measure the total pension liability was 7.15 percent for each plan. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that the district's contributions will be made at rates equal to the difference between actuarially determined contributions rates and the employee rate. Based on those assumptions, each pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Subsequent Events- Discount Rate – On November 15, 2021, the CalPERS Board of Administration selected a new asset allocation mix that will guide the fund's investment portfolio for the next for years, while at the same time retaining the current target rate of return. The Board also approved adding 5 percent leverage to increase investment diversification. The new asset allocation takes effect July 1, 2022.

Note 6: Pension Plan (Continued)

Sensitivity of the Funds' proportionate share of the City's Miscellaneous Plan Net Pension Liability to Changes in the Discount Rate – The following presents the Funds' proportionate share of the net pension liability of the Plan, calculated using the discount rate for the Plan, as well as what the Funds' proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1- percentage point higher than the current rate:

	Miscellaneous
1% Decrease	6.15%
Net Pension Liability	$ 90,854,741
Current Discount Rate	7.15%
Net Pension Liability	$ 65,734,461
1% Increase	8.15%
Net Pension Liability	$ 44,977,571

Pension Plan Fiduciary Net Position – Detailed information regarding the City's collective net pension liability is available in the City's separately issued Annual Comprehensive Financial Report (ACFR). The City's financial statements may be obtained by contacting the City of Roseville's Finance Department. That report may also be obtained on the internet at www.roseville.ca.us.

Note 7: Post-Employment Health Care Benefits

Plan Description

The City provides medical benefits to substantially all retirees under the City of Roseville Other Post-Employment Benefit Plan (Plan), a single employer defined benefit healthcare plan administered by the Trust Investment Review Committee. The City is responsible for establishing and amending the funding policy of the Plan. The Plan financial statements can be obtained at www.roseville.ca.us or by contacting the City of Roseville Finance Department at 311 Vernon Street, Roseville, California 95678. For financial reporting purposes, the Funds reports a proportionate share of the City's net OPEB liability. Accordingly, the disclosures and required supplementary information (RSI) has been reported for the Funds as a cost-sharing participant.

Benefits Provided – The Plan provides medical, dental, and vision insurance benefits to eligible retirees and their dependents. Benefits are provided through a third-party insurer, and the full cost of the benefits is covered by the Plan. Benefit provisions are established and may be amended by City labor agreements, which are approved by the City Council.

Contributions – The contribution requirements of plan members and the City are established and may be amended by the City Council. The City Council establishes rates based on actuarially determined rates. For the year ended June 30, 2021, the Funds contributed $2,914,000 to the Plan.

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB – At June 30, 2021, the Funds reported a liability of $18,906,000 for their proportionate share of the City's net OPEB liability.

Note 7: Post-Employment Health Care Benefits (Continued)

The net OPEB liability was measured as of June 30, 2021, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of June 30, 2019, rolled forward to June 30, 2021. The Funds' proportion of the net OPEB liability was based on the Fund's fiscal year 2021 contributions to the Plan relative to the total contributions of the City as a whole. At June 30, 2021, the Funds' proportion was 18.98 percent, which is an increase of 0.74 percent from its proportion measured as of June 30, 2021.

For the year ended June 30, 2021, the Funds recognized an OPEB credit of $900,000. At June 30, 2021, the Funds reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	2021	
	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes in assumptions	$ 2,146,000	$ 782,000
Differences between expected and actual experience	-	4,858,000
Net differences between projected and actual earnings on pension plan investments	-	3,327,000
Total	$ 2,146,000	$ 8,967,000

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized as a reduction to OPEB expense as follows:

Year Ending June 30,	Net Deferred Inflows of Resources
2022	$ (1,806,000)
2023	(1,768,000)
2024	(1,598,000)
2025	(1,210,000)
2026	(396,000)
Thereafter	(43,000)
Total	$ (6,821,000)

Note 7: Post-Employment Health Care Benefits (Continued)

Actuarial Assumptions - The total OPEB liability in the June 30, 2019, actuarial valuation was determined using the following actuarial assumptions applied to all periods included in the measurement, unless otherwise specified:

Valuation Date	June 30, 2019
Measurement Date	June 30, 2021
Contribution Policy	Prefunded with pay-go plus percent of pay which varies by employee group.
Discount Rate	6.00%
Expected Long-Term Rate of Return	6.00%
Inflation	2.75%
Mortality, Retirement, Disability, Termination	CalPERS 1997-2015 Experience Study
Mortality Improvement	Mortality projected fully generational with Scale MP-2019
Salary Increase	3.00%
Medical Trend	Non-Medicare - 7.5% for 2020, decreasing to an ultimate rate of 4.0% in 2076 Medicare - 6.5% for 2020, decreasing to an ultimate rate of 4.0% in 2076
Healthcare participation	Tier 1: 100% Tier 2 & Tier 3 RFF: 80% at 50% of cap to 100% of cap Tier 3 Non-RFF & Tier 4: 60%
Mortality	Derived using CalPERS membership data

(1) Depending on age, service and type of employment

The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of OPEB plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Real Return[1]
Equities	60%	4.65%
Fixed Income	40%	0.78%
Total	100%	

[1]An expected of Inflation is 2.75% used

Discount rate. The discount rate used to measure the total OPEB liability was 6.00 percent. The projection of cash flows used to determine the discount rate assumed that City contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the OPEB plan's fiduciary net position was projected to be available to make all projected OPEB payments for current active and inactive employees. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

Note 7: Post-Employment Health Care Benefits (Continued)

Sensitivity of the Environmental Funds' proportionate share of the net OPEB liability to changes in the discount rate

The following presents the Funds' proportionate share of the net OPEB liability, as well as what the Funds' proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.00 percent) or 1-percentage-point higher (7.00 percent) than the current discount rate:

	1% Decrease (5.00%)	Discount Rate (6.00%)	1% Increase (7.00%)
Net OPEB Liability	$ 25,636,908	$ 18,906,000	$ 13,453,370

Sensitivity of the Environmental Funds' proportionate share of the net OPEB liability to changes in the healthcare cost trend rate

The following presents the Funds' proportionate share of the net OPEB liability, as well as what the Funds' proportionate share of the net OPEB liability would be if it were calculated using a healthcare cost trend rate that is 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rates:

	1% Decrease (Non- Medicare 6.5% decreasing to 3%)	Discount Rate (Non- Medicare 7.5% decreasing to 4%)	1% Increase (Non- Medicare 8.5% decreasing to 5%)
Net OPEB Liability	$ 13,809,356	$ 18,906,000	$ 23,940,740

OPEB plan fiduciary net position – Detailed information about the Plan's fiduciary net position is available in the separately issued City of Roseville Other Postemployment Benefits Trust financial report.

Note 8: Risk Management

The Funds are included in the City's risk management program. The City is exposed to various risks of loss related to worker's compensation, torts, theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the City self-insures and/or carries commercial insurance. Earthquake damage is not included in the property insurance coverage carried by the City. All funds of the City participate in the program and make payments to the Risk Management Internal Service Fund based on estimates of the amounts needed to pay operating costs, insurance premiums, and prior and current year claims.

Note 9: South Placer Wastewater Authority

The City is a member of the South Placer Wastewater Authority (SPWA), a joint powers agency which operates under a joint powers agreement among three public agencies, the City of Roseville, South Placer Municipal Utility District and Placer County. The purpose of SPWA is to provide for the planning, financing, acquisition, construction and operation of the Regional Wastewater Facilities. Under the terms of the amended and restated funding agreement, effective January 31, 2019, the City will own and operate the Regional Wastewater Facilities and the member agencies will share the operating costs of the Facilities after construction is complete. The Regional Wastewater Facilities include the Dry Creek Plant and the Pleasant Grove Plant.

Note 9: South Placer Wastewater Authority (Continued)

Under the terms of the Reallocation and Repayment Agreement, effective January 31, 2019, the three agencies are responsible for the repayment of all the revenue bonds. The City's share of this obligation is 64.57%. During the year, the City changed its method for calculating its investment in SPWA reserves. In prior years, the City's proportionate share of SPWA debt was reported as a separate line with the Wastewater Fund balance sheet. This debt is now included in the SPWA reserves calculation. The City's net investment in SPWA Reserves at June 30, 2021, was a liability of $13,227,399, which includes the City's rate stabilization fund balance of $46,904,402.

During the year ended June 30, 2021, the City paid $16,601,916 to SPWA based on connection fees collected during the fiscal year.

SPWA's financial statements can be obtained from the City of Roseville, 311 Vernon Street, Roseville, California, 95678.

Note 10: Municipal Solid Waste Landfill Closure and Post Closure Care Costs

State and federal laws and regulations require that the City perform certain maintenance and monitoring functions at the Roseville sanitary landfill site, which is closed, through the year 2024. Accordingly, the City has recorded a liability and expense in the Waste Services Enterprise Fund for the estimated postclosure care cost. The recorded amount is based on applicable state and local laws and regulations concerning closure and postclosure care. If additional postclosure care requirements are determined (due to changes in technology or applicable laws or regulations, for example), these costs may result in increased charges to future landfill users or the usage of future tax revenues. During fiscal year 2021, the changes of landfill closure liabilities were as follows:

Beginning Balance	$ 1,084,633
Deductions	(300,255)
Ending Balance	$ 784,378

REQUIRED SUPPLEMENTARY INFORMATION

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ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS

SCHEDULE OF THE ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS' PROPORTIONATE SHARE OF THE CITY'S MISCELLANEOUS PLAN NET PENSION LIABILITY AS OF JUNE 30, FOR THE LAST TEN FISCAL YEARS (1)

	2015	2016	2017	2018
Proportion of the City's miscellaneous plan net pension liability	23.04%	22.92%	22.24%	23.89%
Proportionate share of the City's miscellaneous plan net pension liability	$ 38,280,956	$ 40,337,310	$ 45,402,874	$ 54,604,965
Covered payroll	$ 15,090,600	$ 15,784,820	$ 16,538,824	$ 18,089,649
Proportionate share of the net pension liability as a percentage of covered payroll	253.67%	255.54%	274.52%	301.86%
Miscellaneous plan fiduciary net position as a percentage of the total pension liability	67.62%	66.97%	63.89%	63.85%
Measurement date	6/30/2014	6/30/2015	6/30/2016	6/30/2017

(1) Historical information is required only for measurement for which GASB 68 is applicable. Fiscal Year 2015 was the first year of implementation, therefore only seven years are shown.

2019	2020	2021
24.38%	23.84%	24.84%
$ 56,591,332	$ 59,010,067	$ 65,734,461
$ 18,632,338	$ 16,513,256	$ 17,837,256
303.73%	357.35%	368.52%
65.21%	65.09%	64.55%
6/30/2018	6/30/2019	6/30/2020

ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS

SCHEDULE OF PENSION CONTRIBUTIONS
LAST TEN YEARS**

Valuation Date	2015 June 30, 2013 Miscellaneous	2016 June 30, 2014 Miscellaneous	2017 June 30, 2015 Miscellaneous	2018 June 30, 2016 Miscellaneous
Actuarial Determined Contribution	$ 3,657,536	$ 3,906,008	$ 4,656,142	$ 4,392,306
Contribution in relation to the Actuarially Determined Contribution	(3,657,536)	(3,906,008)	(4,656,142)	(4,392,306)
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -
Covered payroll	$ 15,784,820	$ 16,538,824	$ 18,089,649	$ 18,632,338
Contributions as a percentage of covered payroll	23.17%	23.62%	25.74%	23.57%

Notes to Schedule:

Methods and assumptions used to determine contribution rates:

Actuarial cost method	Entry age normal cost method
Amortization method	Level percentage of pay, a summary of the current policy is provided in the table below:

	Source				
	(Gain)/Loss		Assumption/ Method		
Driver	Investment	Non-investment	Change	Benefit Change	Golden Handshake
Amortization Period	30 years	30 Years	20 Years	20 Years	5 Years
Escalation Rate					
- Active Plans	2.750%	2.750%	2.750%	2.750%	2.750%
- Inactive Plans	0%	0%	0%	0%	0%
Ramp Up	5	5	5	0	0
Ramp Down	5	5	5	0	0

Asset valuation method	Market Value
Inflation	2.50%
Salary increases	Varies by Entry Age and Service
Payroll growth	2.75%
Investment rate of return	7.00%, net of pension plan investment expenses, including inflation.
Retirement age	All other actuarial assumptions used in the June 30, 2018 valuation were based on the results of an actuarial experience study for the period from 1997 to 2015, including updates to salary increase, mortality and retirement rates. The Experience Study report may be accessed on the CalPERS website at www.calpers.ca.gov under Forms and Publications.
Mortality	The mortality table used was developed based on CalPERS' specific data. The table includes 15 years of mortality improvements using 90 percent of Society of Actuaries' Scale 2016. For more details on this table, please refer to the 2017 experience study report.

**Historical information is required only for measurement periods for which GASB 68 is applicable. Fiscal Year 2015 was the first year of implementation, therefore only seven years are shown.

2019	2020	2021
June 30, 2017	June 30, 2018	June 30, 2019
Miscellaneous	Miscellaneous	Miscellaneous
$ 4,962,133	$ 5,489,807	$ 6,761,884
(4,962,133)	(5,489,807)	(6,761,884)
$ -	$ -	$ -
$ 16,513,256	$ 17,837,256	$ 21,891,924
30.05%	30.78%	30.89%

ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS

SCHEDULE OF THE ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS' PROPORTIONATE SHARE OF THE CITY'S NET OPEB LIABILITY LAST TEN YEARS**

	2018	2019	2020	2021
Measurement Date	June 30, 2018	June 30, 2019	June 30, 2020	June 30, 2021
Proportion of the City's miscellaneous plan net OPEB liability	17.65%	18.74%	18.84%	18.98%
Proportionate share of City's miscellaneous plans net OPEB liability	$ 25,203,000	$ 26,400,000	$ 22,076,000	$ 18,906,000
Covered payroll	$ 18,089,649	$ 18,632,338	$ 16,513,256	$ 17,837,256
Proportionate share of net OPEB liability as a percentage of covered payroll	139.32%	141.69%	133.69%	105.99%
Miscellaneous plan fiduciary net position as a percentage of the total OPEB liability	37.07%	40.98%	48.58%	

** Historical information is required only for the measurement periods for which GASB 75 is applicable. Fiscal Year 2018 was the first year of implementation. Future years' information will be displayed up to 10 years as information becomes available.

ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS

SCHEDULE OF OPEB CONTRIBUTIONS
LAST TEN YEARS**

	2018	2019	2020	2021
Valuation Date	June 30, 2017	June 30, 2017	June 30, 2019	June 30, 2019
Actuarially Determined Contribution	$ 2,796,000	$ 2,873,000	$ 3,106,000	$ 2,914,000
Contribution in Relation to the Actuarially Determined Contributions	(2,796,000)	(2,873,000)	(3,106,000)	(2,914,000)
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -
Covered-employee payroll	$ 18,089,649	$ 18,632,338	$ 16,513,256	$ 17,837,256
Contributions as a percentage of covered-employee payroll	15.46%	15.42%	18.81%	16.34%

** Historical information is required only for the measurement periods for which GASB 75 is applicable. Fiscal Year 2018 was the first year of implementation. Future years' information will be displayed up to 10 years as information becomes available.

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SUPPLEMENTARY INFORMATION

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FUND DESCRIPTIONS

Water Enterprise Fund:

Water Operations Fund – accounts for all revenues and expenses related to the operations of the City owned and operated water utility. This is funded primarily by customer user charges.

Water Construction Fund – accounts for water utility capital projects funded primarily by development fees and grants.

Water Rehabilitation Fund – accounts for water utility rehabilitation projects funded by customer user charges.

Water Meter Retrofit Fund – accounts for all revenues and expenses related to installing water meters.

Water Rate Stabilization Fund – accounts for all revenues and expenses related to maintaining the short-term and long-term financial health of the water utility and mitigating risks associated with financial exposures. This is funded primarily by customer user charges.

Utility Shared Services – accounts for utility billing and meter reading activity for all utility funds.

Wastewater Enterprise Fund:

Wastewater Operations Fund – accounts for all revenues and expenses related to the operations of the City owned and operated wastewater utility. This is funded primarily by customer user charges.

Wastewater Construction Fund – accounts for regional development fees, local connection fees and deferred development fees.

Wastewater Rehabilitation Fund – accounts for wastewater utility rehabilitation projects funded by customer user charges.

Wastewater Regional Rehabilitation Fund – accounts for regional wastewater utility rehabilitation projects. This is funded by the regional wastewater facilities member agencies comprised of the City, South Placer Municipal Utility District and Placer County.

Wastewater Rate Stabilization Fund – accounts for all revenues and expenses related to maintaining the short- term and long-term financial health of the wastewater utility and mitigating risks associated with financial exposures. This is funded primarily by customer user charges.

Waste Services Enterprise Fund:

Waste Services Operations Fund – accounts for all revenues and expenses related to the operations of the City owned and operated solid waste utility. This is funded primarily by customer user charges.

Waste Services Capital Purchase Fund – accounts for waste services utility capital purchases funded by development fees.

Waste Services Rehabilitation Fund – accounts for waste services utility rehabilitation projects funded by customer user charges.

Waste Services Rate Stabilization Fund – accounts for all revenues and expenses related to maintaining the short-term and long-term financial health of the waste services utility and mitigating risks associated with financial exposures. This is funded primarily by customer user charges.

ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS

COMBINING STATEMENT OF NET POSITION
JUNE 30, 2021

	Water Enterprise Fund			
	Operations	**Construction**	**Rehabilitation**	**Meter Retrofit**
Assets:				
Current:				
Cash and investments in City Treasury	$ 31,986,150	$ 56,958,735	$ 30,241,826	$ 1,427,519
Restricted cash and investments with fiscal agents	-	8,173,965	-	-
Receivables:				
Accounts, net of allowance for doubtful accounts	4,714,384	266	-	995
Accrued interest	60,167	125,964	29,550	2,575
Notes and loans	2,189	-	-	45,958
Due from other funds	287	-	368	-
Inventories	3,151,070	-	-	-
Developer permit fee receivable	596	4,404,423	-	-
Total Current Assets	**39,914,843**	**69,663,353**	**30,271,744**	**1,477,047**
Noncurrent:				
Advances to other funds	-	3,356,130	-	-
Land and construction in progress	3,525,670	20,184,781	5,332,953	-
Capital assets being depreciated, net	442,085,906	90,466,549	16,808,146	3,202,219
Total Noncurrent Assets	**445,611,576**	**114,007,460**	**22,141,099**	**3,202,219**
Total Assets	**485,526,419**	**183,670,813**	**52,412,843**	**4,679,266**
Deferred Outflows of Resources:				
Deferred charge on refunding	-	1,533,691	-	-
Deferred outflows related to OPEB	861,000	-	-	-
Deferred outflows related to pensions	3,448,622	-	-	-
Total Deferred Outflows of Resources	**4,309,622**	**1,533,691**	**-**	**-**
Liabilities:				
Current:				
Accounts payable	1,032,566	3,730,265	3,311,395	-
Accrued liabilities	284,048	114,307	-	-
Uneared revenues	6,303	-	-	-
Deposits payable	39	-	-	-
Due to other funds	368	-	-	-
Current portion of compensated absences	732,944	-	-	-
Current portion of long-term debt	-	2,825,000	-	-
Total Current Liabilities	**2,056,268**	**6,669,572**	**3,311,395**	**-**
Noncurrent:				
Advances from other funds	3,075,000	-	281,130	-
Net Investment in SPWA reserves	-	-	-	-
Landfill closure and post closure liability	-	-	-	-
Compensated absences	613,062	-	-	-
Net OPEB liability	7,580,000	-	-	-
Net pension liability	21,962,323	-	-	-
Long-term debt, non-current portion	-	28,972,679	-	-
Total Noncurrent Liabilities	**33,230,385**	**28,972,679**	**281,130**	**-**
Total Liabilities	**35,286,653**	**35,642,251**	**3,592,525**	**-**
Deferred Inflows of Resources:				
Deferred OPEB related items	3,595,000	-	-	-
Deferred pension related items	127,016	-	-	-
Total Deferred Inflows of Resources	**3,722,016**	**-**	**-**	**-**
Net Position:				
Net Investment in capital assets	445,611,576	80,387,342	22,141,099	3,202,219
Restricted for capital projects	-	8,173,965	-	-
Restricted for debt service	-	4,134,075	-	-
Unrestricted	5,215,796	56,866,871	26,679,219	1,477,047
Total Net Position	**$ 450,827,372**	**$ 149,562,253**	**$ 48,820,318**	**$ 4,679,266**

	Water Enterprise Fund			
	Rate Stabilization	Utility Shared Services	Interfund Eliminations	Total
Assets:				
Current:				
Cash and investments in City Treasury	$ 13,498,783	$ 41,855	$ -	$ 134,154,868
Restricted cash and investments with fiscal agents	-	-	-	8,173,965
Receivables:				
Accounts, net of allowance for doubtful accounts	-	-	-	4,715,645
Accrued interest	22,449	15,328		256,033
Notes and loans	-	-	-	48,147
Due from other funds	-	-	(655)	-
Inventories	-	-	-	3,151,070
Developer permit fee receivable	-	-	-	4,405,019
Total Current Assets	**13,521,232**	**57,183**	**(655)**	**154,904,747**
Noncurrent:				
Advances to other funds	-	-	(3,356,130)	-
Land and construction in progress	-	-	-	29,043,404
Capital assets being depreciated, net	-	-	-	552,562,820
Total Noncurrent Assets	**-**	**-**	**(3,356,130)**	**581,606,224**
Total Assets	**13,521,232**	**57,183**	**(3,356,785)**	**736,510,971**
Deferred Outflows of Resources:				
Deferred charge on refunding	-	-	-	1,533,691
Deferred outflows related to OPEB	-	-	-	861,000
Deferred outflows related to pensions	-	-	-	3,448,622
Total Deferred Outflows of Resources	**-**	**-**	**-**	**5,843,313**
Liabilities:				
Current:				
Accounts payable	-	-	-	8,074,226
Accrued liabilities	-	-	-	398,355
Uneared revenues	-	-	-	6,303
Deposits payable	-	-	-	39
Due to other funds	-	287	(655)	-
Current portion of compensated absences	-	-	-	732,944
Current portion of long-term debt	-	-	-	2,825,000
Total Current Liabilities	**-**	**287**	**(655)**	**12,036,867**
Noncurrent:				
Advances from other funds	-	-	(3,356,130)	-
Net Investment in SPWA reserves	-	-	-	-
Landfill closure and post closure liability	-	-	-	-
Compensated absences	-	-	-	613,062
Net OPEB liability	-	-	-	7,580,000
Net pension liability	-	-	-	21,962,323
Long-term debt, non-current portion	-	-	-	28,972,679
Total Noncurrent Liabilities	**-**	**-**	**(3,356,130)**	**59,128,064**
Total Liabilities	**-**	**287**	**(3,356,785)**	**71,164,931**
Deferred Inflows of Resources:				
Deferred OPEB related items	-	-	-	3,595,000
Deferred pension related items	-	-	-	127,016
Total Deferred Inflows of Resources	**-**	**-**	**-**	**3,722,016**
Net Position:				
Net Investment in capital assets	-	-	-	551,342,236
Restricted for capital projects	-	-	-	8,173,965
Restricted for debt service	-	-	-	4,134,075
Unrestricted	13,521,232	56,896	-	103,817,061
Total Net Position	**$ 13,521,232**	**$ 56,896**	**$ -**	**$ 667,467,337**

ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS

COMBINING STATEMENT OF NET POSITION
JUNE 30, 2021

	Wastewater Enterprise Fund			
	Operations	**Construction**	**Rehabilitation**	**Regional Rehabilitation**
Assets:				
Current:				
Cash and investments in City Treasury	$ 17,213,125	$ 6,316,907	$ 27,176,780	$ 4,490,153
Restricted cash and investments with fiscal agents	-	-	-	-
Receivables:				
Accounts, net of allowance for doubtful accounts	4,662,547	180,000	45,000	-
Accrued interest	48,924	9,084	80,418	-
Notes and loans	-	4,344,362	-	-
Due from other funds	770	-	-	-
Inventories	139,135	-	-	-
Developer permit fee receivable	-	4,248,216	-	-
Total Current Assets	**22,064,501**	**15,098,569**	**27,302,198**	**4,490,153**
Noncurrent:				
Advances to other funds	-	-	-	-
Land and construction in progress	5,556,242	73,852,140	2,176,469	222,859
Capital assets being depreciated, net	356,342,169	204,336,656	66,062,258	-
Total Noncurrent Assets	**361,898,411**	**278,188,796**	**68,238,727**	**222,859**
Total Assets	**383,962,912**	**293,287,365**	**95,540,925**	**4,713,012**
Deferred Outflows of Resources:				
Deferred charge on refunding	-	-	-	-
Deferred outflows related to OPEB	666,000	-	-	-
Deferred outflows related to pensions	4,382,146	-	-	-
Total Deferred Outflows of Resources	**5,048,146**	**-**	**-**	**-**
Liabilities:				
Current:				
Accounts payable	1,496,923	-	185,994	13,692
Accrued liabilities	419,367	5,648	2,283	-
Uneared revenues	3	-	-	-
Deposits payable	61,703	-	-	-
Due to other funds	-	-	-	770
Current portion of compensated absences	1,226,573	-	-	-
Current portion of long-term debt	-	-	-	-
Total Current Liabilities	**3,204,569**	**5,648**	**188,277**	**14,462**
Noncurrent:				
Advances from other funds	-	-	-	-
Net Investment in SPWA reserves	-	13,227,399	-	-
Landfill closure and post closure liability	-	-	-	-
Compensated absences	772,722	-	-	-
Net OPEB liability	5,869,000	-	-	-
Net pension liability	27,907,407	-	-	-
Long-term debt, non-current portion	-	4,344,362	-	-
Total Noncurrent Liabilities	**34,549,129**	**17,571,761**	**-**	**-**
Total Liabilities	**37,753,698**	**17,577,409**	**188,277**	**14,462**
Deferred Inflows of Resources:				
Deferred OPEB related items	2,784,000	-	-	-
Deferred pension related items	161,398	-	-	-
Total Deferred Inflows of Resources	**2,945,398**	**-**	**-**	**-**
Net Position:				
Net Investment in capital assets	361,898,411	273,844,434	68,238,727	222,859
Restricted for capital projects	-	-	-	-
Restricted for debt service	-	5,516,260	-	-
Unrestricted	(13,586,449)	(3,650,738)	27,113,921	4,475,691
Total Net Position	**$ 348,311,962**	**$ 275,709,956**	**$ 95,352,648**	**$ 4,698,550**

ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS

COMBINING STATEMENT OF NET POSITION
JUNE 30, 2021 **(CONTINUED)**

	Wastewater Enterprise Fund			Waste Services Enterprise Fund
	Rate Stabilization	Interfund Eliminations	Total	Operations
Assets:				
Current:				
Cash and investments in City Treasury	$ 19,162,437	$ -	$ 74,359,402	$ 19,808,076
Restricted cash and investments with fiscal agents	-	-	-	-
Receivables:				
Accounts, net of allowance for doubtful accounts	-	-	4,887,547	3,264,559
Accrued interest	12,167	-	150,593	45,591
Notes and loans	-	-	4,344,362	-
Due from other funds	-	(770)	-	-
Inventories	-	-	139,135	193,578
Developer permit fee receivable	-	-	4,248,216	-
Total Current Assets	**19,174,604**	**(770)**	**88,129,255**	**23,311,804**
Noncurrent:				
Advances to other funds	-	-	-	-
Land and construction in progress	-	-	81,807,710	304,618
Capital assets being depreciated, net	-	-	626,741,083	1,837,636
Total Noncurrent Assets	**-**	**-**	**708,548,793**	**2,142,254**
Total Assets	**19,174,604**	**(770)**	**796,678,048**	**25,454,058**
Deferred Outflows of Resources:				
Deferred charge on refunding	-	-	-	-
Deferred outflows related to OPEB	-	-	666,000	619,000
Deferred outflows related to pensions	-	-	4,382,146	2,491,150
Total Deferred Outflows of Resources	**-**	**-**	**5,048,146**	**3,110,150**
Liabilities:				
Current:				
Accounts payable	-	-	1,696,609	924,904
Accrued liabilities	-	-	427,298	262,251
Uneared revenues	-	-	3	-
Deposits payable	-	-	61,703	50,794
Due to other funds	-	(770)	-	-
Current portion of compensated absences	-	-	1,226,573	656,164
Current portion of long-term debt	-	-	-	-
Total Current Liabilities	**-**	**(770)**	**3,412,186**	**1,894,113**
Noncurrent:				
Advances from other funds	-	-	-	-
Net Investment in SPWA reserves	-	-	13,227,399	-
Landfill closure and post closure liability	-	-	-	784,378
Compensated absences	-	-	772,722	435,971
Net OPEB liability	-	-	5,869,000	5,457,000
Net pension liability	-	-	27,907,407	15,864,731
Long-term debt, non-current portion	-	-	4,344,362	-
Total Noncurrent Liabilities	**-**	**-**	**52,120,890**	**22,542,080**
Total Liabilities	**-**	**(770)**	**55,533,076**	**24,436,193**
Deferred Inflows of Resources:				
Deferred OPEB related items	-	-	2,784,000	2,588,000
Deferred pension related items	-	-	161,398	91,751
Total Deferred Inflows of Resources	**-**	**-**	**2,945,398**	**2,679,751**
Net Position:				
Net Investment in capital assets	-	-	704,204,431	2,142,254
Restricted for capital projects	-	-	-	-
Restricted for debt service	-	-	5,516,260	-
Unrestricted	19,174,604	-	33,527,029	(693,990)
Total Net Position	**$ 19,174,604**	**$ -**	**$ 743,247,720**	**$ 1,448,264**

ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS

COMBINING STATEMENT OF NET POSITION
JUNE 30, 2021

	Waste Services Enterprise Fund				
	Capital Purchase	Rehabiliation	Rate Stabilization	Interfund Eliminations	Total
Assets:					
Current:					
Cash and investments in City Treasury	$ 5,108,110	$ 4,162,640	$ 6,870,318	$ -	$ 35,949,144
Restricted cash and investments with fiscal agents	-	-	-	-	-
Receivables:					
Accounts, net of allowance for doubtful accounts	-	-	-	-	3,264,559
Accrued interest	8,228	7,188	5,715	-	66,722
Notes and loans	-	-	-	-	-
Due from other funds	-	-	-	-	-
Inventories	-	-	-	-	193,578
Developer permit fee receivable	410	-	-	-	410
Total Current Assets	**5,116,748**	**4,169,828**	**6,876,033**	**-**	**39,474,413**
Noncurrent:					
Advances to other funds	-	-	-	-	-
Land and construction in progress	-	784,248	-	-	1,088,866
Capital assets being depreciated, net	192,730	460,724	-	-	2,491,090
Total Noncurrent Assets	**192,730**	**1,244,972**	**-**	**-**	**3,579,956**
Total Assets	**5,309,478**	**5,414,800**	**6,876,033**	**-**	**43,054,369**
Deferred Outflows of Resources:					
Deferred charge on refunding	-	-	-	-	-
Deferred outflows related to OPEB	-	-	-	-	619,000
Deferred outflows related to pensions	-	-	-	-	2,491,150
Total Deferred Outflows of Resources	**-**	**-**	**-**	**-**	**3,110,150**
Liabilities:					
Current:					
Accounts payable	-	41,066	-	-	965,970
Accrued liabilities	-	154	-	-	262,405
Uneared revenues	-	-	-	-	-
Deposits payable	-	-	-	-	50,794
Due to other funds	-	-	-	-	-
Current portion of compensated absences	-	-	-	-	656,164
Current portion of long-term debt	-	-	-	-	-
Total Current Liabilities	**-**	**41,220**	**-**	**-**	**1,935,333**
Noncurrent:					
Advances from other funds	-	-	-	-	-
Net Investment in SPWA reserves	-	-	-	-	-
Landfill closure and post closure liability	-	-	-	-	784,378
Compensated absences	-	-	-	-	435,971
Net OPEB liability	-	-	-	-	5,457,000
Net pension liability	-	-	-	-	15,864,731
Long-term debt, non-current portion	-	-	-	-	-
Total Noncurrent Liabilities	**-**	**-**	**-**	**-**	**22,542,080**
Total Liabilities	**-**	**41,220**	**-**	**-**	**24,477,413**
Deferred Inflows of Resources:					
Deferred OPEB related items	-	-	-	-	2,588,000
Deferred pension related items	-	-	-	-	91,751
Total Deferred Inflows of Resources	**-**	**-**	**-**	**-**	**2,679,751**
Net Position:					
Net Investment in capital assets	192,730	1,244,972	-	-	3,579,956
Restricted for capital projects	-	-	-	-	-
Restricted for debt service	-	-	-	-	-
Unrestricted	5,116,748	4,128,608	6,876,033	-	15,427,399
Total Net Position	**$ 5,309,478**	**$ 5,373,580**	**$ 6,876,033**	**$ -**	**$ 19,007,355**

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ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS

COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
YEAR ENDED JUNE 30, 2021

	Water Enterprise Fund			
	Operations	**Construction**	**Rehabilitation**	**Meter Retrofit**
Operating Revenues:				
Charges for services	$ 36,887,506	$ -	$ -	$ -
Other	89,293	-	-	-
Total Operating Revenues	**36,976,799**	**-**	**-**	**-**
Operating Expenses:				
Operations	24,108,885	224,256	349,266	-
Administration	1,634,647	252,022	995,703	256
Depreciation and amortization	8,223,447	1,759,857	452,492	472,260
Total Operating Expenses	**33,966,979**	**2,236,135**	**1,797,461**	**472,516**
Operating Income (Loss)	3,009,820	(2,236,135)	(1,797,461)	(472,516)
Nonoperating Revenues (Expenses):				
Subventions and grants	2,808	-	-	-
Interest and rents revenue	40,150	185,203	(1,430)	251
Interest and fiscal charges (expense)	-	(1,431,438)	-	-
Increase (decrease) in SPWA reserves	-	-	-	-
Gain (loss) on disposal of capital assets	(14,661)	-	-	-
Total Nonoperating Revenues (Expenses)	**28,297**	**(1,246,235)**	**(1,430)**	**251**
Income (Loss) Before Transfers and Capital Contributions	3,038,117	(3,482,370)	(1,798,891)	(472,265)
Connection/impact fees	-	16,659,155	-	107,277
Contributions from developers and other agencies	55,205,060	25,905	-	7,617
Transfers in	-	58,350	14,612,471	-
Transfers out	(19,633,853)	-	-	-
Changes in Net Position	38,609,324	13,261,040	12,813,580	(357,371)
Net Position - Beginning	412,218,048	136,301,213	36,006,738	5,036,637
Net Position - Ending	**$ 450,827,372**	**$ 149,562,253**	**$ 48,820,318**	**$ 4,679,266**

	Water Enterprise Fund			
	Rate Stabilization	Utility Shared Services	Interfund Eliminations	Total
Operating Revenues:				
Charges for services	$ -	$ -	$ -	$ 36,887,506
Other	-	-	-	89,293
Total Operating Revenues	**-**	**-**	**-**	**36,976,799**
Operating Expenses:				
Operations	-	-	-	24,682,407
Administration	2,027	-	-	2,884,655
Depreciation and amortization	-	-	-	10,908,056
Total Operating Expenses	**2,027**	**-**	**-**	**38,475,118**
Operating Income (Loss)	(2,027)	-	-	(1,498,319)
Nonoperating Revenues (Expenses):				
Subventions and grants	-	-	-	2,808
Interest and rents revenue	(2,029)	56,896	-	279,041
Interest and fiscal charges (expense)	-	-	-	(1,431,438)
Increase (decrease) in SPWA reserves	-	-	-	-
Gain (loss) on disposal of capital assets	-	-	-	(14,661)
Total Nonoperating Revenues (Expenses)	**(2,029)**	**56,896**	**-**	**(1,164,250)**
Income (Loss) Before Transfers and Capital Contributions	(4,056)	56,896	-	(2,662,569)
Connection/impact fees	-	-	-	16,766,432
Contributions from developers and other agencies	-	-	-	55,238,582
Transfers in	3,850,000	-	(18,520,821)	-
Transfers out	-	-	18,520,821	(1,113,032)
Changes in Net Position	3,845,944	56,896	-	68,229,413
Net Position - Beginning	9,675,288	-	-	599,237,924
Net Position - Ending	**$ 13,521,232**	**$ 56,896**	**$ -**	**$ 667,467,337**

ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS

COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
YEAR ENDED JUNE 30, 2021

	Wastewater Enterprise Fund			
	Operations	**Construction**	**Rehabilitation**	**Regional Rehabilitation**
Operating Revenues:				
Charges for services	$ 42,788,401	$ -	$ 820,874	$ -
Other	247,707	-	45,000	-
Total Operating Revenues	**43,036,108**	**-**	**865,874**	**-**
Operating Expenses:				
Operations	31,658,297	2,078,586	1,369,009	2,545
Administration	1,306,574	427	1,126,850	-
Depreciation and amortization	6,517,511	6,082,782	1,492,213	-
Total Operating Expenses	**39,482,382**	**8,161,795**	**3,988,072**	**2,545**
Operating Income (Loss)	3,553,726	(8,161,795)	(3,122,198)	(2,545)
Nonoperating Revenues (Expenses):				
Subventions and grants	248	2,258,586	-	-
Interest and rents revenue	34,214	(18,191)	9,786	1,095
Interest and fiscal charges (expense)	(1,900)	(5,648)	-	-
Increase (decrease) in SPWA reserves	-	(22,644,322)	-	-
Gain (loss) on disposal of capital assets	(222,189)	-	-	-
Total Nonoperating Revenues (Expenses)	**(189,627)**	**(20,409,575)**	**9,786**	**1,095**
Income (Loss) Before Transfers and Capital Contributions	3,364,099	(28,571,370)	(3,112,412)	(1,450)
Connection/impact fees	-	17,431,213	-	-
Contributions from developers and other agencies	41,357,827	52,669,392	-	-
Transfers in	-	6,876,614	8,471,114	4,700,000
Transfers out	(21,657,786)	-	(9,876,614)	-
Changes in Net Position	23,064,140	48,405,849	(4,517,912)	4,698,550
Net Position - Beginning	325,247,822	227,304,107	99,870,560	-
Net Position - Ending	**$ 348,311,962**	**$ 275,709,956**	**$ 95,352,648**	**$ 4,698,550**

ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS

COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
YEAR ENDED JUNE 30, 2021 **(CONTINUED)**

	Wastewater Enterprise Fund			Waste Services Enterprise Fund
	Rate Stabilization	Interfund Eliminations	Totals	Operations
Operating Revenues:				
Charges for services	$ -	$ -	$ 43,609,275	$ 28,638,281
Other	-	-	292,707	196,957
Total Operating Revenues	**-**	**-**	**43,901,982**	**28,835,238**
Operating Expenses:				
Operations	-	-	35,108,437	21,750,347
Administration	1,538	-	2,435,389	2,290,852
Depreciation and amortization	-	-	14,092,506	7,351
Total Operating Expenses	**1,538**	**-**	**51,636,332**	**24,048,550**
Operating Income (Loss)	(1,538)	-	(7,734,350)	4,786,688
Nonoperating Revenues (Expenses):				
Subventions and grants	-	-	2,258,834	17,660
Interest and rents revenue	2,382	-	29,286	5,494
Interest and fiscal charges (expense)	-	-	(7,548)	-
Increase (decrease) in SPWA reserves	-	-	(22,644,322)	-
Gain (loss) on disposal of capital assets	-	-	(222,189)	-
Total Nonoperating Revenues (Expenses)	**2,382**	**-**	**(20,585,939)**	**23,154**
Income (Loss) Before Transfers and Capital Contributions	844	-	(28,320,289)	4,809,842
Connection/impact fees	-	-	17,431,213	-
Contributions from developers and other agencies	-	-	94,027,219	-
Transfers in	10,750,000	(30,797,728)	-	500,000
Transfers out	-	30,797,728	(736,672)	(8,661,453)
Changes in Net Position	10,750,844	-	82,401,471	(3,351,611)
Net Position - Beginning	8,423,760	-	660,846,249	4,799,875
Net Position - Ending	**$ 19,174,604**	**$ -**	**$ 743,247,720**	**$ 1,448,264**

ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS

COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
YEAR ENDED JUNE 30, 2021

	Waste Services Enterprise Fund				
	Capital Purchase	Rehabilitation	Rate Stabilization	Interfund Eliminations	Totals
Operating Revenues:					
Charges for services	$ -	$ -	$ -	$ -	$ 28,638,281
Other	-	-	-	-	196,957
Total Operating Revenues	**-**	**-**	**-**	**-**	**28,835,238**
Operating Expenses:					
Operations	520,304	248,554	-	-	22,519,205
Administration	4,730	115,588	-	-	2,411,170
Depreciation and amortization	17,336	127,795	-	-	152,482
Total Operating Expenses	**542,370**	**491,937**	**-**	**-**	**25,082,857**
Operating Income (Loss)	(542,370)	(491,937)	-	-	3,752,381
Nonoperating Revenues (Expenses):					
Subventions and grants	-	-	-	-	17,660
Interest and rents revenue	1,430	(1,111)	(4,327)	-	1,486
Interest and fiscal charges (expense)	-	-	-	-	-
Increase (decrease) in SPWA reserves	-	-	-	-	-
Gain (loss) on disposal of capital assets	-	-	-	-	-
Total Nonoperating Revenues (Expenses)	**1,430**	**(1,111)**	**(4,327)**	**-**	**19,146**
Income (Loss) Before Transfers and Capital Contributions	(540,940)	(493,048)	(4,327)	-	3,771,527
Connection/impact fees	893,912	-	-	-	893,912
Contributions from developers and other agencies	-	-	-	-	-
Transfers in	-	3,116,122	5,600,000	(9,216,122)	-
Transfers out	-	-	(1,000,000)	9,216,122	(445,331)
Changes in Net Position	352,972	2,623,074	4,595,673	-	4,220,108
Net Position - Beginning	4,956,506	2,750,506	2,280,360	-	14,787,247
Net Position - Ending	**$ 5,309,478**	**$ 5,373,580**	**$ 6,876,033**	**$ -**	**$ 19,007,355**

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ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS

COMBINING STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2021

	Water Enterprise Fund			
	Operations	**Construction**	**Rehabilitation**	**Meter Retrofit**
Cash Flows from Operating Activities:				
Cash received from customers	$ 36,627,637	$ 21,351	$ 6,950	$ 408
Cash paid to suppliers	(12,576,990)	2,583,587	(1,343,662)	(260)
Cash paid to employees	(9,431,824)	(11,230)	(1,336)	-
Net Cash Provided (Used) by Operating Activities	**14,618,823**	**2,593,708**	**(1,338,048)**	**148**
Cash Flows from Non-Capital Financing Activities:				
Cash transfers out	(19,633,853)	-	-	-
Cash transfers in	-	58,350	14,612,471	-
Payments (receipts) on advances to (from) other funds	(385,000)	659,310	(274,310)	-
(Increase) decrease in due from other funds	(287)	652,770	(368)	-
Increase (decrease) in due to other funds	(384,632)	-	(267,770)	-
(Increase) decrease in developer permit receivables	184,172	(1,693,975)	-	21,918
Increase (decrease) in deposits	-	-	-	-
(Increase) decrease in notes and loans receivable	-	-	-	10,942
Subventions and grants	2,808	-	-	-
Net Cash Provided (Used) by Non-Capital Financing Activities	**(20,216,792)**	**(323,545)**	**14,070,023**	**32,860**
Cash Flows from Capital and Related Financing Activities:				
Contributions	1,084,827	25,905	-	7,617
Acquisition and construction of capital assets	(1,212,831)	(15,533,483)	(1,146,160)	-
Principal paid on capital debt	-	(2,695,000)	-	-
Interest paid on capital debt	-	(1,431,438)	-	-
Proceeds from capital debt issued	-	-	-	-
Connection/impact fees	-	16,659,155		107,277
Net Cash Provided (Used) by Capital and Related Financing Activities	**(128,004)**	**(2,974,861)**	**(1,146,160)**	**114,894**
Cash Flows from Investing Activities:				
Investment in SPWA Reserves	-	-	-	-
Interest received	40,150	250,975	19,885	1,748
Net Cash Provided (Used) by Investing Activities	**40,150**	**250,975**	**19,885**	**1,748**
Net Increase (Decrease) in Cash and Cash Equivalents	**(5,685,823)**	**(453,723)**	**11,605,700**	**149,650**
Cash and Cash Equivalents at Beginning of Year	37,671,973	65,586,423	18,636,126	1,277,869
Cash and Cash Equivalents at End of Year	**$ 31,986,150**	**$ 65,132,700**	**$ 30,241,826**	**$ 1,427,519**
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities:				
Operating income (loss)	$ 3,009,820	$ (2,236,135)	$ (1,797,461)	$ (472,516)
Adjustments to Reconcile Operating Income (Loss) Net Cash Provided (Used) by Operating Activities:				
Depreciation and amortization	8,223,447	1,759,857	452,492	472,260
Current year adjustment to CIP	-	-	-	-
(Increase) decrease in receivables	(328,854)	21,351	6,950	408
(Increase) decrease in inventory	(32,348)	-	-	-
Increase (decrease) in accounts payable	456,390	3,059,865	-	(4)
Increase (decrease) in accrued liabilities	48,226	(11,230)	(29)	-
Increase (decrease) in unearned revenue	(20,308)	-	-	-
Increase (decrease) in net pension liability	4,594,953	-	-	-
Increase (decrease) in net OPEB liability	31,000	-	-	-
(Increase) decrease in deferred pension related items	(4,090,642)	-	-	-
(Increase) decrease in deferred OPEB related items	2,820,000	-	-	-
Increase (decrease) in compensated absences	(92,861)	-	-	-
Total Adjustments	**11,609,003**	**4,829,843**	**459,413**	**472,664**
Net Cash Provided (Used) by Operating Activities	**$ 14,618,823**	**$ 2,593,708**	**$ (1,338,048)**	**$ 148**
Non-Cash Investing, Capital, and Financing Activities:				
Capital assets transferred to governmental activities	$ -	$ -	$ -	$ -
Acquisition and construction of capital assets in accounts payable	-	-	2,959,935	-
Net amortization of premium and deferred loss	-	291,555	-	-
Capital contributions	54,120,233	-	-	-

COMBINING STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2021 **(CONTINUED)**

	Water Enterprise Fund			
	Rate Stabilization	Utility Shared Services	Interfund Eliminations	Total
Cash Flows from Operating Activities:				
Cash received from customers	$ 3,677	$ (15,328)	$ -	$ 36,644,695
Cash paid to suppliers	(2,049)	-	-	(11,339,374)
Cash paid to employees	-	-	-	(9,444,390)
Net Cash Provided (Used) by Operating Activities	**1,628**	**(15,328)**	**-**	**15,860,931**
Cash Flows from Non-Capital Financing Activities:				
Cash transfers out	-	-	18,520,821	(1,113,032)
Cash transfers in	3,850,000	-	(18,520,821)	-
Payments (receipts) on advances to (from) other funds	-	-	-	-
(Increase) decrease in due from other funds	-	-	(652,115)	-
Increase (decrease) in due to other funds	-	287	652,115	-
(Increase) decrease in developer permit receivables	-	-	-	(1,487,885)
Increase (decrease) in deposits	-	-	-	-
(Increase) decrease in notes and loans receivable	-	-	-	10,942
Subventions and grants	-	-	-	2,808
Net Cash Provided (Used) by Non-Capital Financing Activities	**3,850,000**	**287**	**-**	**(2,587,167)**
Cash Flows from Capital and Related Financing Activities:				
Contributions	-	-	-	1,118,349
Acquisition and construction of capital assets	-	-	-	(17,892,474)
Principal paid on capital debt	-	-	-	(2,695,000)
Interest paid on capital debt	-	-	-	(1,431,438)
Proceeds from capital debt issued	-	-	-	-
Connection/impact fees	-	-	-	16,766,432
Net Cash Provided (Used) by Capital and Related Financing Activities	**-**	**-**	**-**	**(4,134,131)**
Cash Flows from Investing Activities:				
Investment in SPWA Reserves	-	-	-	-
Interest received	8,624	56,896	-	378,278
Net Cash Provided (Used) by Investing Activities	**8,624**	**56,896**	**-**	**378,278**
Net Increase (Decrease) in Cash and Cash Equivalents	**3,860,252**	**41,855**	**-**	**9,517,911**
Cash and Cash Equivalents at Beginning of Year	9,638,531	-	-	132,810,922
Cash and Cash Equivalents at End of Year	**$ 13,498,783**	**$ 41,855**	**$ -**	**$ 142,328,833**
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities:				
Operating income (loss)	$ (2,027)	$ -	$ -	$ (1,498,319)
Adjustments to Reconcile Operating Income (Loss) Net Cash Provided (Used) by Operating Activities:				
Depreciation and amortization	-	-	-	10,908,056
Current year adjustment to CIP	-	-	-	-
(Increase) decrease in receivables	3,677	(15,328)	-	(311,796)
(Increase) decrease in inventory	-	-	-	(32,348)
Increase (decrease) in accounts payable	(22)	-	-	3,516,229
Increase (decrease) in accrued liabilities	-	-	-	36,967
Increase (decrease) in unearned revenue	-	-	-	(20,308)
Increase (decrease) in net pension liability	-	-	-	4,594,953
Increase (decrease) in net OPEB liability	-	-	-	31,000
(Increase) decrease in deferred pension related items	-	-	-	(4,090,642)
(Increase) decrease in deferred OPEB related items	-	-	-	2,820,000
Increase (decrease) in compensated absences	-	-	-	(92,861)
Total Adjustments	**3,655**	**(15,328)**	**-**	**17,359,250**
Net Cash Provided (Used) by Operating Activities	**$ 1,628**	**$ (15,328)**	**$ -**	**$ 15,860,931**
Non-Cash Investing, Capital, and Financing Activities:				
Capital assets transferred to governmental activities	$ -	$ -	$ -	$ -
Acquisition and construction of capital assets in accounts payable	-	-	-	2,959,935
Net amortization of premium and deferred loss	-	-	-	291,555
Capital contributions	-	-	-	54,120,233

ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS

COMBINING STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2021

	Wastewater Enterprise Fund			
	Operations	Construction	Rehabilitation	Regional Rehabilitation
Cash Flows from Operating Activities:				
Cash received from customers	$ 44,528,884	$ (179,498)	$ 1,171,271	$ -
Cash paid to suppliers	(20,227,122)	(2,549,345)	(3,197,436)	(2,545)
Cash paid to employees	(9,280,272)	5,648	(32,970)	-
Net Cash Provided (Used) by Operating Activities	**15,021,490**	**(2,723,195)**	**(2,059,135)**	**(2,545)**
Cash Flows from Non-Capital Financing Activities:				
Cash transfers out	(21,646,545)	-	(9,876,614)	-
Cash transfers in	-	6,876,614	8,471,114	4,700,000
Payments (receipts) on advances to (from) other funds	-	-	-	-
(Increase) decrease in due from other funds	(770)	-	-	-
Increase (decrease) in due to other funds	-	-	-	770
(Increase) decrease in developer permit receivables	-	(1,710,844)	117,874	-
Increase (decrease) in deposits	(1,432)	-	-	-
(Increase) decrease in notes and loans receivable	-	(4,344,362)	-	-
Subventions and grants	248	2,258,586	-	-
Net Cash Provided (Used) by Non-Capital Financing Activities	**(21,648,499)**	**3,079,994**	**(1,287,626)**	**4,700,770**
Cash Flows from Capital and Related Financing Activities:				
Contributions	57,630	52,669,392	-	-
Acquisition and construction of capital assets	(78,629)	(52,669,392)	-	(209,167)
Principal paid on capital debt	-	-	-	-
Interest paid on capital debt	(1,900)	(5,648)	-	-
Proceeds from capital debt issued		4,344,362	-	-
Connection/impact fees	-	17,431,213	-	-
Net Cash Provided (Used) by Capital and Related Financing Activities	**(22,899)**	**21,769,927**	**-**	**(209,167)**
Cash Flows from Investing Activities:				
Investment in SPWA Reserves	-	(16,601,916)	-	-
Interest received	66,528	(22,290)	44,958	1,095
Net Cash Provided (Used) by Investing Activities	**66,528**	**(16,624,206)**	**44,958**	**1,095**
Net Increase (Decrease) in Cash and Cash Equivalents	**(6,583,380)**	**5,502,520**	**(3,301,803)**	**4,490,153**
Cash and Cash Equivalents at Beginning of Year	23,796,505	814,387	30,478,583	-
Cash and Cash Equivalents at End of Year	**$ 17,213,125**	**$ 6,316,907**	**$ 27,176,780**	**$ 4,490,153**
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities:				
Operating income (loss)	$ 3,553,726	$ (8,161,795)	$ (3,122,198)	$ (2,545)
Adjustments to Reconcile Operating Income (Loss) Net Cash Provided (Used) by Operating Activities:				
Depreciation and amortization	6,517,511	6,082,782	1,492,213	-
Current year adjustment to CIP	-	-	39,852	-
(Increase) decrease in receivables	1,493,776	(179,498)	305,397	-
(Increase) decrease in inventory	(32,388)	-	-	-
Increase (decrease) in accounts payable	769,000	(470,332)	(776,682)	-
Increase (decrease) in accrued liabilities	47,109	5,648	2,283	-
Increase (decrease) in unearned revenue	(1,000)	-	-	-
Increase (decrease) in net pension liability	1,851,824	-	-	-
Increase (decrease) in net OPEB liability	(2,079,000)	-	-	-
(Increase) decrease in deferred pension related items	1,558,927	-	-	-
(Increase) decrease in deferred OPEB related items	1,500,000	-	-	-
Increase (decrease) in compensated absences	(157,995)	-	-	-
Total Adjustments	**11,467,764**	**5,438,600**	**1,063,063**	**-**
Net Cash Provided (Used) by Operating Activities	**$ 15,021,490**	**$ (2,723,195)**	**$ (2,059,135)**	**$ (2,545)**
Non-Cash Investing, Capital, and Financing Activities:				
Capital assets transferred to governmental activities	$ (11,241)	$ -	$ -	$ -
Acquisition and construction of capital assets in accounts payable	-	-	-	13,692
Net amortization of premium and deferred loss	-	-	-	-
Capital contributions	41,300,197	-	-	-

ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS

COMBINING STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2021 **(CONTINUED)**

	Wastewater Enterprise Fund			Waste Services Enterprise
	Rate Stabilization	Interfund Eliminations	Total	Operations
Cash Flows from Operating Activities:				
Cash received from customers	$ 3,204	$ -	$ 45,523,861	$ 28,398,502
Cash paid to suppliers	(1,557)	-	(25,978,005)	(21,305,990)
Cash paid to employees	-	-	(9,307,594)	(4,302,342)
Net Cash Provided (Used) by Operating Activities	**1,647**	**-**	**10,238,262**	**2,790,170**
Cash Flows from Non-Capital Financing Activities:				
Cash transfers out	-	30,797,728	(725,431)	(8,661,453)
Cash transfers in	10,750,000	(30,797,728)	-	500,000
Payments (receipts) on advances to (from) other funds	-	-	-	-
(Increase) decrease in due from other funds	-	770	-	-
Increase (decrease) in due to other funds	-	(770)	-	-
(Increase) decrease in developer permit receivables	-	-	(1,592,970)	-
Increase (decrease) in deposits	-	-	(1,432)	(161)
(Increase) decrease in notes and loans receivable	-	-	(4,344,362)	-
Subventions and grants	-	-	2,258,834	17,660
Net Cash Provided (Used) by Non-Capital Financing Activities	**10,750,000**	**-**	**(4,405,361)**	**(8,143,954)**
Cash Flows from Capital and Related Financing Activities:				
Contributions	-	-	52,727,022	-
Acquisition and construction of capital assets	-	-	(52,957,188)	-
Principal paid on capital debt	-	-	-	-
Interest paid on capital debt	-	-	(7,548)	-
Proceeds from capital debt issued	-	-	4,344,362	-
Connection/impact fees	-	-	17,431,213	-
Net Cash Provided (Used) by Capital and Related Financing Activities	**-**	**-**	**21,537,861**	**-**
Cash Flows from Investing Activities:				
Investment in SPWA Reserves	-	-	(16,601,916)	-
Interest received	12,287	-	102,578	35,627
Net Cash Provided (Used) by Investing Activities	**12,287**	**-**	**(16,499,338)**	**35,627**
Net Increase (Decrease) in Cash and Cash Equivalents	**10,763,934**	**-**	**10,871,424**	**(5,318,157)**
Cash and Cash Equivalents at Beginning of Year	8,398,503	-	63,487,978	25,126,233
Cash and Cash Equivalents at End of Year	**$ 19,162,437**	**$ -**	**$ 74,359,402**	**$ 19,808,076**
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities:				
Operating income (loss)	$ (1,538)	$ -	$ (7,734,350)	$ 4,786,688
Adjustments to Reconcile Operating Income (Loss) Net Cash Provided (Used) by Operating Activities:				
Depreciation and amortization	-	-	14,092,506	7,351
Current year adjustment to CIP	-	-	39,852	22,484
(Increase) decrease in receivables	3,204	-	1,622,879	(436,736)
(Increase) decrease in inventory	-	-	(32,388)	(46,731)
Increase (decrease) in accounts payable	(19)	-	(478,033)	(453,971)
Increase (decrease) in accrued liabilities	-	-	55,040	46,137
Increase (decrease) in unearned revenue	-	-	(1,000)	-
Increase (decrease) in net pension liability	-	-	1,851,824	277,617
Increase (decrease) in net OPEB liability	-	-	(2,079,000)	(1,122,000)
(Increase) decrease in deferred pension related items	-	-	1,558,927	1,736,444
(Increase) decrease in deferred OPEB related items	-	-	1,500,000	(2,050,000)
Increase (decrease) in compensated absences	-	-	(157,995)	22,887
Total Adjustments	**3,185**	**-**	**17,972,612**	**(1,996,518)**
Net Cash Provided (Used) by Operating Activities	**$ 1,647**	**$ -**	**$ 10,238,262**	**$ 2,790,170**
Non-Cash Investing, Capital, and Financing Activities:				
Capital assets transferred to governmental activities	$ -	$ -	$ (11,241)	$ -
Acquisition and construction of capital assets in accounts payable	-	-	13,692	-
Net amortization of premium and deferred loss	-	-	-	-
Capital contributions	-	-	41,300,197	-

ENVIRONMENTAL UTILITIES ENTERPRISE FUNDS

COMBINING STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2021

	Waste Services Enterprise Fund				
	Capital Purchase	Rehabilitation	Rate Stabilization	Interfund Eliminations	Totals
Cash Flows from Operating Activities:					
Cash received from customers	$ 1,775	$ 3,122	$ 867	$ -	$ 28,404,266
Cash paid to suppliers	(555,743)	(356,442)	(5)	-	(22,218,180)
Cash paid to employees	-	(8,263)	-	-	(4,310,605)
Net Cash Provided (Used) by Operating Activities	**(553,968)**	**(361,583)**	**862**	**-**	**1,875,481**
Cash Flows from Non-Capital Financing Activities:					
Cash transfers out	-	-	(1,000,000)	9,216,122	(445,331)
Cash transfers in	-	3,116,122	5,600,000	(9,216,122)	-
Payments (receipts) on advances to (from) other funds	-	-	-	-	-
(Increase) decrease in due from other funds	-	-	-	-	-
Increase (decrease) in due to other funds	-	-	-	-	-
(Increase) decrease in developer permit receivables	129,970	-	-	-	129,970
Increase (decrease) in deposits	-	-	-	-	(161)
(Increase) decrease in notes and loans receivable	-	-	-	-	-
Subventions and grants	-	-	-	-	17,660
Net Cash Provided (Used) by Non-Capital Financing Activities	**129,970**	**3,116,122**	**4,600,000**	**-**	**(297,862)**
Cash Flows from Capital and Related Financing Activities:					
Contributions	-	-	-	-	-
Acquisition and construction of capital assets	-	(759,275)	-	-	(759,275)
Principal paid on capital debt	-	-	-	-	-
Interest paid on capital debt	-	-	-	-	-
Proceeds from capital debt issued	-	-	-	-	-
Connection/impact fees	893,912	-	-	-	893,912
Net Cash Provided (Used) by Capital and Related Financing Activities	**893,912**	**(759,275)**	**-**	**-**	**134,637**
Cash Flows from Investing Activities:					
Investment in SPWA Reserves	-	-	-	-	-
Interest received	6,993	(1,111)	(2,390)	-	39,119
Net Cash Provided (Used) by Investing Activities	**6,993**	**(1,111)**	**(2,390)**	**-**	**39,119**
Net Increase (Decrease) in Cash and Cash Equivalents	**476,907**	**1,994,153**	**4,598,472**	**-**	**1,751,375**
Cash and Cash Equivalents at Beginning of Year	4,631,203	2,168,487	2,271,846	-	34,197,769
Cash and Cash Equivalents at End of Year	**$ 5,108,110**	**$ 4,162,640**	**$ 6,870,318**	**$ -**	**$ 35,949,144**
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities:					
Operating income (loss)	$ (542,370)	$ (491,937)	$ -	$ -	$ 3,752,381
Adjustments to Reconcile Operating Income (Loss) Net Cash Provided (Used) by Operating Activities:					
Depreciation and amortization	17,336	127,795	-	-	152,482
Current year adjustment to CIP	-	-	-	-	22,484
(Increase) decrease in receivables	1,775	3,122	867	-	(430,972)
(Increase) decrease in inventory	-	-	-	-	(46,731)
Increase (decrease) in accounts payable	(30,709)	(531)	(5)	-	(485,216)
Increase (decrease) in accrued liabilities	-	(32)	-	-	46,105
Increase (decrease) in unearned revenue	-	-	-	-	-
Increase (decrease) in net pension liability	-	-	-	-	277,617
Increase (decrease) in net OPEB liability	-	-	-	-	(1,122,000)
(Increase) decrease in deferred pension related items	-	-	-	-	1,736,444
(Increase) decrease in deferred OPEB related items	-	-	-	-	(2,050,000)
Increase (decrease) in compensated absences	-	-	-	-	22,887
Total Adjustments	**(11,598)**	**130,354**	**862**	**-**	**(1,876,900)**
Net Cash Provided (Used) by Operating Activities	**$ (553,968)**	**$ (361,583)**	**$ 862**	**$ -**	**$ 1,875,481**
Non-Cash Investing, Capital, and Financing Activities:					
Capital assets transferred to governmental activities	$ -	$ -	$ -	$ -	$ -
Acquisition and construction of capital assets in accounts payable	-	-	-	-	-
Net amortization of premium and deferred loss	-	-	-	-	-
Capital contributions	-	-	-	-	-

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS*

Public Utilities Commission
Environmental Utilities Department
City of Roseville, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Environmental Utilities Enterprise Funds (Funds) of the City of Roseville, California, (City) as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Funds' basic financial statements, and have issued our report thereon dated May 25, 2022.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Funds' internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Funds' internal control. Accordingly, we do not express an opinion on the effectiveness of the Funds' internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did identify one deficiency in internal control, described in the accompanying schedule of findings and questioned costs, that we consider to be a significant deficiency: (2021-001)

Public Utilities Commission
Environmental Utilities Department
City of Roseville, California

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Funds' financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Management's Response to Findings

Management's response to the findings identified in our audit was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Department's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Department's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Lance, Soll & Lunghard, LLP

Sacramento, California
May 25, 2022

Public Utilities Commission
Environmental Utilities Department
City of Roseville, California

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Bank Reconciliations – Significant deficiency

Reference Number: 2021-001

Condition:
Bank statements in some instances were accumulated for several months before they were reconciled to the appropriate general ledger controls.

Criteria:
Bank statements are expected to be reconciled to the general ledger on a monthly basis.

Cause of Condition:
The employee responsible for reconciling the bank statements left the City during fiscal year 2021. As a result, a new employee was trained to perform the bank reconciliations, which resulted in a delay in the reconciliation of bank statements to the general ledger.

Effect or Potential Effect of Condition:
Not reconciling the accounts on a monthly basis means that errors or other problems might not be recognized and resolved on a timely basis. Also, it is generally easier and less time-consuming to reconcile accounts while transactions are fresh in mind.

Recommendation:
We recommend that all bank accounts be reconciled each month prior to preparation of the annual financial statements.

Management's Response and Corrective Action:
The delay in bank reconciliation was an issue due to the timing of the retirement of a key employee within the finance department. Bank reconciliations are now being performed timely.

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CITY OF ROSEVILLE
OTHER POST-EMPLOYMENT BENEFIT TRUST

JUNE 30, 2021

ANNUAL FINANCIAL REPORT

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CITY OF ROSEVILLE
OTHER POST-EMPLOYMENT BENEFIT TRUST

ANNUAL FINANCIAL REPORT

JUNE 30, 2021

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INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and Members of the City Council
City of Roseville, California

Report on the Financial Statements

Opinions

We have audited the accompanying statement of fiduciary net position of the City of Roseville Other Post-Employment Benefit Trust (OPEB Trust), a retirement trust fund of the City of Roseville, California, (the City) as of and for the year ended June 30, 2021, and the related statement of changes in fiduciary net position for the year then ended, and the related notes to the financial statements, which collectively comprise the OPEB Trust's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the OPEB Trust of the City, as of June 30, 2021, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the OPEB Trust and do not purport to, and do not, present fairly the financial positions of the City as of June 30, 2021, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and OPEB Trust and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management 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; and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the OPEB Trust's ability to continue as a going concern for twelve months beyond the date of the financial statements.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with the GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if, there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the OPEB Trust's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Other Reporting Responsibilities

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the schedule of changes in net OPEB liability and related ratios, the schedule of employer contributions, and the schedule of investment returns be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

To the Honorable Mayor and Members of the City Council
City of Roseville, California

Management has omitted the management discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 15, 2022 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Lance, Soll & Lunghard, LLP

Sacramento, California
March 15, 2022

CITY OF ROSEVILLE OTHER POST-EMPLOYMENT BENEFIT TRUST
STATEMENT OF FIDUCIARY NET POSITION
JUNE 30, 2021

Assets:	
Cash held with City investment pool	$ 644,119
Investments:	
Equity funds	96,021,844
Fixed income security funds	41,892,086
Real estate investment partnership	4,520,608
Total Assets	**143,078,657**
Liabilities:	
Accounts payable	1,532
Total Liabilities	**1,532**
Net Position:	
Net Position restricted for postemployment benefits other than pensions	143,077,125
Total Net Position	**$ 143,077,125**

See Notes to Financial Statements.

CITY OF ROSEVILLE OTHER POST-EMPLOYMENT BENEFIT TRUST
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
YEAR ENDED JUNE 30, 2021

Additions:	
Employer contributions	$ 13,124,359
Investment income	28,429,784
Total Additions	**41,554,143**
Deductions:	
Retiree health plan benefit payments	8,099,464
Contract services	58,764
Total Deductions	**8,158,228**
Net increase in fiduciary net position	**33,395,915**
Net position restricted for postemployement benefits other than pensions	
Beginning of the Year	109,681,210
End of the Year	**$ 143,077,125**

See Notes to Financial Statements.

Note 1: Summary of Significant Accounting Policies

Plan Description

The City of Roseville, California, (City) sponsors and administers a defined benefit other post-employment benefit plan (Plan) for benefits other than pension. The Plan is a single-employer system and an integral part of the City. The accompanying financial statements are included as an other post-employment benefits trust fund in the basic financial statements of the City.

Basis of Accounting

The Plan's financial statements are prepared using the accrual basis of accounting. Contributions are recognized when they become due. Trust maintenance and professional service fees are recognized when they are incurred.

Fair Value Measurement and Application

Fair value measurements are categorized within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are described as follows:

Level 1 – Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Trust has the ability to access.

Level 2 – Inputs to the valuation methodology include:

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in inactive markets;
- Inputs other than quoted prices that are observable for the asset or liability; and
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

Level 3 – Inputs to the valuation methodology are unobservable and significant to the fair value measurement. Unobservable inputs reflect the Trust's own assumptions about the inputs market participants would use in pricing the asset or liability (including assumptions about risk).

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Actual results could differ from those estimates.

Note 2: Plan Description

The City provides medical benefits to substantially all retirees covered by the Plan. Authority to establish and amend the benefit terms with the Plan is granted to the City Council.

Plan Membership

Plan membership at June 30, 2021 consisted of the following:

Inactive plan members currently receiving benefits	826
Inactive plan members entitled to benefit payments	63
Active Members	1,343
Total	2,232

Contributions

City Council has the authority to establish and amend contribution requirements. City Council establishes contributions based on actuarially determined amounts. For the year ended June 30, 2021 contributions to the Plan were $13,124,359.

Benefits Provided

Benefits are provided pursuant to agreements with individual labor units, documented through memorandums of understanding and resolved by City Council. A summary of eligibility and benefits offered are shown on the following page:

Note 2: Plan Description (Continued)

Eligibility: Retire directly from the City under CalPERS (age 50(a) and 5 years of CalPERS service or disability retirement)

Benefit:

Tier 1

Hired prior to January 1, 2004

City paid premium, subject to the following caps:

Group	2021
Management/Confidential	$ 1,347
Roseville Police Association	1,347
Roseville Firefighters Association	1,347
International Brotherhood of Electrical Workers	1,347

Hired on or after January 1, 2005

City paid premium, subject to the following caps:

Group	2021
Stationary Engineers Local 39	$ 1,347
Roseville Police Officers Association	1,347

Tier 3

Hired after January 1, 2012 and before August 15, 2015

$720/month - subject to Tier 2 vesting schedule based on City Service Employees contribute to percent of payroll to PFM trust starting 2012:

Years of City Service	Payroll %
1	1%
2	2%
3	3%
4	4%
5+	5%

Tier 3 Non-RFF

Hired on or after January 1, 2014(c)

Stationary Engineers Local 39
Management/Confidential
International Brotherhood of Electrical Workers
Roseville Police Officers Association

Hired on or after October 1, 2013(c)

Roseville Police Association

PEMHCA Minimum
Roseville Health Savings Account:
Employee contribute percent of payroll to health savings account

Years of City Service	Payroll %
1	1%
2	2%
3	3%
4	4%
5+	5%

City contribution of $100/month after 5 years City Service. 10 years of City Service required

Tier 2

Hired on or after January 1, 2004

Management/Confidential
Roseville Police Association
Roseville Firefighters Association
International Brotherhood of Electrical Workers

Hired on or after January 1, 2005

Stationary Engineers Local 39
Roseville Police Officers Association

Subject to vesting schedule

CalPERS Service	Percent of CAP	
Less than 10 years	0%	(b)
10 years	50%	
11 years	55%	
12 years	60%	
13 years	65%	
14 years	70%	
15 years	75%	
16 years	80%	
17 years	85%	
18 years	90%	
19 years	95%	
20+ years	100%	

Five years City service required
100% vested if disabled
Must retire from City to receive City health Savings account contributions

Tier 4 RFF

Hired on or after January 1, 2004

PEMHCA Minimum
Roseville Health Savings Account:
Employee contribute percent of payroll to health savings account

Years of City Service	Payroll %
1	1%
2	2%
3	3%
4	4%
5+	5%

City contribution of $100/month after 5 years City Service. 10 years of City Service required

Non-Represented: Eligible for PEMHCA

Dental Vision and Life: None

Surviving Spouse Contribution: Retiree medical benefit continues to surviving spouse if retire elects CalPERS survivor annuity.

(a) Age 52 for Miscellaneous PEPRA employees.
(b) City must pay at least the PEMHCA minimum.
(c) Eligible for PEMHCA minimum only.

The City of Roseville Other Post-Employment Benefit Plan reports the assets and activities of all benefit tiers in a trust fund. All assets accumulated for the payment of benefits may be used to pay benefits of any of the plan members or beneficiaries.

Note 3: Investments

Investment Policy

The Plan's policy regarding the allocation of invested assets is established and may be amended by the City Council by a majority vote of its members. It is the policy of the City Council to pursue an investment strategy that reduces risk through the prudent diversification of the portfolio across a broad selection of distinct asset classes. The Plan's investment policy aims to achieve long-term growth of trust assets. The following was the adopted asset allocation policy as of June 30, 2021:

	Target
Equities	60%
Fixed Income	40%
	100%

Concentrations

The following investments were greater than 5% of the pool:

Investment Type	Fair Value	%
PFM Multi-Manager Fixed Income Fund	$ 41,892,086	29.38%
PFM Multi-Manager Domestic Equity Fund	57,368,532	40.24%
PFM Multi-Manager International Equity Fund	30,824,220	21.62%

Money-weighted rate of return

For the year ended June 30, 2021, the annual money-weighted rate of return on OPEB plan investments, net of OPEB plan investment expense, was 5.75%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

Fair Value Measurements

The Trust has the following recurring fair value measurements as of June 30, 2021:

Investment Type	Balance at	Level
Cash held with City investment pool	$ 644,119	Uncategorized
Mutual Funds - Equity	96,021,844	2
Mutual Funds - Fixed Income	41,892,086	2
Real Estate Investment Partnership	4,520,608	3
Total Investments by Fair Value Level	$ 143,078,657	

The Money Market Funds are based on cost as the amounts are due within 90 days and are not traded on the market.

Note 4: Net OPEB Liability of the City

The components of the net OPEB liability of the City measured as of June 30, 2021 are shown below. The total OPEB liability is based on an actuarial valuation as of June 30, 2019, rolled forward to June 30, 2021.

Total OPEB Liability	$ 242,704,968
Plan Fiduciary Net Position	143,077,125
City's Net OPEB Liability	$ 99,627,843
Plan fiduciary net position as a percentage of the total OPEB liability	58.95%

Actuarial assumptions

The total OPEB liability was determined by an actuarial valuation as of June 30, 2019, rolled forward to June 30, 2021, using the following actuarial assumptions, applied to all periods included in the measurement.

Inflation	2.75%
Payroll increase	3.00%
Investment rate of return	6.00%
Healthcare cost trend	7.5% for 2020 for Non-Medicare, decreasing to 4.0% in 2076; 6.5% for 2020 for Medicare, decreasing to 4.0% in 2076

Mortality, withdrawal and disability rates for service retirements and beneficiaries were based on CalPERS 1997 - 2015 Mortality Table projected fully generational with Scale MP-2019 modified to converge to ultimate improvement rates in 2022.

Long-term expected rate of return

The 6.00% long-term expected rate of return was derived based on the inflation assumption of 2.75% and long- term asset allocation of 39% domestic equities, 21% international equity, and 40% fixed income. The geometric real rates of return for each major asset class included in the Plan's target asset allocation as of June 30, 2021 are summarized in the following table:

Asset Class Component	Expected Real Rate of Return
Mutual Funds-Equality	4.65%
Fixed Income	0.78%
International Equity	4.65%

Discount rate

The discount rate was set equal to the long-term expected rate of return. The long-term expected rate of return of 6.00% was used since current assets, future City contributions, and future member contributions are projected to be sufficient to cover all future benefit payments and expenses.

Note 4: Net OPEB Liability of the City (Continued)

Sensitivity of the net OPEB liability to changes in the discount rate

The following presents the net OPEB liability of the City, calculated using the discount rate of 6.00%, as well as what the City's net OPEB liability would be if it were calculated using a discount rate that is 1 percentage-point lower (5.00%) or 1 percentage-point higher (7.00%) than the current rate:

	1% Decrease (5.00%)	Current Discount Rate (6.00%)	1% Increase (7.00%)
City's Net OPEB Liability	$ 135,097,316	$ 99,627,843	$ 70,894,437

Sensitivity of the net OPEB liability to changes in the healthcare cost trend rate

The following presents the net OPEB liability of the City, calculated using the healthcare cost trend rate of 7.5% with annual decreases from prior year decreasing to 4%, as well as what the City's net OPEB liability would be if it were calculated using a healthcare cost trend rate that is 1 percentage point lower (6.5% with annual decreases from prior year decreasing to 3%) or 1 percentage point higher (8.5% with annual decreases from prior year decreasing to 5%):

	1% Decrease (6.5% decreasing to 3%)	Current Healthcare Cost Trend Rate (7.5% decreasing to 4%)	1% Increase (8.5% decreasing to 5%)
City's Net OPEB Liability	$ 72,770,355	$ 99,627,843	$ 126,159,118

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF ROSEVILLE

SCHEDULE OF CHANGES IN THE CITY'S NET OPEB LIABILITY AND RELATED RATIOS
LAST TEN YEARS**

	2017	2018	2019	2020	2021
Measurement Date	June 30, 2018	June 30, 2018	June 30, 2019	June 30, 2020	June 30, 2020
Total OPEB Liability					
Service cost	$ 6,814,000	$ 6,665,000	$ 6,021,000	$ 5,701,000	$ 5,414,588
Interest on the total OPEB liability	14,435,000	15,256,000	14,291,000	14,961,000	14,125,117
Differences between expected and actual experiences	-	(29,958,000)	-	(17,999,000)	-
Changes in assumptions	-	11,123,000	-	(5,591,000)	7,744,727
Benefit payments, including refunds of employee contributions	(8,475,000)	(8,449,000)	(8,550,000)	(9,988,000)	(10,333,464)
Net change in total OPEB liability	**12,774,000**	**(5,363,000)**	**11,762,000**	**(12,916,000)**	**16,950,968**
Total OPEB liability - beginning	**219,497,000**	**232,271,000**	**226,908,000**	**238,670,000**	**225,754,000**
Total OPEB liability - ending (a)	**232,271,000**	**226,908,000**	**238,670,000**	**225,754,000**	**242,704,968**
Plan Fiduciary Net Position					
Contributions - employer	12,129,300	14,213,477	15,342,178	16,425,867	15,353,152
Miscellaneous revenue	-	-	69,429	-	-
Net investment income	6,832,238	5,902,312	7,122,750	5,318,871	28,457,424
Benefit payments	(6,886,960)	(8,449,000)	(8,550,000)	(9,988,000)	(10,333,464)
Administrative expenses	(183,025)	(210,775)	(144,591)	(34,934)	(81,197)
Net change in plan fiduciary net position	**11,891,553**	**11,456,014**	**13,839,766**	**11,721,804**	**33,395,915**
Plan fiduciary net position - beginning	**60,772,073**	**72,663,626**	**84,119,640**	**97,959,406**	**109,681,210**
Plan fiduciary net position - ending (b)	**72,663,626**	**84,119,640**	**97,959,406**	**109,681,210**	**143,077,125**
Net OPEB Liability/(Assets) - ending (a) - (b)	**$ 159,607,374**	**$ 142,788,360**	**$ 140,710,594**	**$ 116,072,790**	**$ 99,627,843**
Plan fiduciary net position as a percentage of the total OPEB liability	31.28%	37.07%	41.04%	48.58%	58.95%
Covered-employee payroll	$ 101,578,000	$ 106,770,729	$ 108,508,739	$ 107,995,767	$ 115,547,480
Net OPEB liability as a percentage of covered-employee payroll	157.13%	133.73%	129.68%	107.48%	86.22%

** Historical information is required only for the measurement periods for which GASB 75 is applicable. Fiscal Year 2017 was the first year of implementation. Future years' information will be displayed up to 10 years as information becomes available.

Notes to Schedule:

Changes in assumptions: In 2018, both the long-term rate of return and discount rate were reduced from 6.50% to 6.25%.Also, inflation was reduced from 3.0% to 2.75%. Payroll increase was reduced from 3.25% to 3.0%. The healthcare cost trend rates was revised from 7.0% until 2021 for all plans to 7.5% for 2019, decreasing to 4.0% in 2076 for non-Medicare and 6.5% for 2019, decreasing to 4.0% in 2076 for Medicare. In 2021, both the long-term rate of return and discount rate were reduced from 6.25% to 6.00%.

CITY OF ROSEVILLE

SCHEDULE OF EMPLOYER CONTRIBUTIONS
LAST TEN YEARS**

	2017	2018	2019	2020	2021
Valuation Date	June 30, 2015	June 30, 2017	June 30, 2017	June 30, 2019	June 30, 2019
Actuarially Determined Contribution	$ 16,740,000	$ 15,132,000	$ 15,342,000	$ 13,739,000	$ 14,026,000
Contribution in Relation to the Actuarially Determined Contributions	(12,129,300)	(14,213,000)	(15,226,000)	(16,485,000)	(15,353,152)
Contribution Deficiency (Excess)	$ 4,610,700	$ 919,000	$ 116,000	$ (2,746,000)	$ (1,327,152)
Covered-employee payroll	$ 101,578,000	$ 106,770,729	$ 108,508,739	$ 107,995,767	$ 115,547,480
Contributions as a percentage of covered-employee payroll	11.94%	13.31%	14.03%	15.26%	13.29%

** Historical information is required only for the measurement periods for which GASB 75 is applicable. Fiscal Year 2017 was the first year of implementation. Future years' information will be displayed up to 10 years as information becomes available.

Notes to Schedule:
Actuarial methods and assumptions used to set the actuarially determined contribution for Fiscal Year 2021 were from the June 30, 2019 actuarial valuation.

Methods and assumptions used to determine contributions:

Most Recent Valuation Date	June 30, 2019				
Actuarial Cost Method	Entry Age Normal, level percent of payroll				
Amortization Method	Level percent of pay				
Asset Valuation Method	Investment gains and losses spread over 5 year rolling period				
Inflation	3.00%	2.75%	2.75%	2.75%	2.75%
Salary Increase	3.25% CPI plus merit increases	3.00% CPI plus merit increases	3.00% CPI plus merit increases	3.00% CPI plus merit increases	3.00% CPI plus merit increases
Investment rate of return	6.50%	6.25%	6.25%	6.25%	6.00%

Retirement age

Tiers	CalPERS Hire Age	Estimated Retirement Age
Misc.	32.9	57.9
Police	25.7	54.0
Fire	26.7	55.6
Misc.	36.6	60.9
Police	27.1	56.8
Fire	27.0	57.6

Mortality: CalPERS 1997-2015 Mortality Tables with Scale MP-2019

CITY OF ROSEVILLE

SCHEDULE OF INVESTMENT RETURNS
LAST TEN YEARS**

	2017	2018	2019	2020	2021
Annual money weighted rate of return, net investment expense	2.05%	8.07%	6.93%	5.75%	25.81%

Notes to Schedule:

Fiscal year 2017 was the first year of implementation, therfore only five years are shown.

ROSEVILLE NATURAL GAS FINANCING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF ROSEVILLE, CALIFORNIA)

JUNE 30, 2021

BASIC FINANCIAL STATEMENTS

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ROSEVILLE NATURAL GAS FINANCING AUTHORITY
(A COMPONENT UNIT OF THE CITY OF ROSEVILLE, CALIFORNIA)

BASIC FINANCIAL STATEMENTS

JUNE 30, 2021

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Roseville Natural Gas Financing Authority
City of Roseville, California

Report on the Financial Statements

Opinions

We have audited the accompanying financial statements of the Roseville Natural Gas Financing Authority (Authority), a component unit of the City of Roseville, California, (City) as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Authority, as of June 30, 2021, and the changes in financial position and, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1, the financial statements present only the Roseville Natural Gas Financing Authority Fund of the City and do no purport to, and do not, present fairly the financial position of the City, as of June 30, 2021, and the changes in its financial position and where applicable, its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management 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; and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the date of the financial statements.

PrimeGlobal
An Association of Independent Accounting Firms

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with the GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if, there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Other Reporting Responsibilities

Required Supplementary Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

To the Board of Directors
Roseville Natural Gas Financing Authority
City of Roseville, California

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 15, 2022 on our consideration of the Authority's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control over financial reporting and compliance.

Lance, Soll & Lunghard, LLP

Sacramento, California
March 15, 2022

ROSEVILLE NATURAL GAS FINANCING AUTHORITY

STATEMENT OF NET POSITION
JUNE 30, 2021

Assets:		
Current:		
Restricted cash and investments with fiscal agents	$	8,949,953
Accounts receivable		28
Total Current Assets		**8,949,981**
Noncurrent:		
Prepaid purchased gas		102,898,775
Derivative instruments - fair value		80,477,824
Total Noncurrent Assets		**183,376,599**
Total Assets		**192,326,580**
Liabilities:		
Current:		
Accounts payable		170
Accrued interest payable		1,824,188
Deposits payable		4,691,755
Due to City funds		44,226
Revenue bonds - current		11,920,000
Total Current Liabilities		**18,480,339**
Noncurrent:		
Revenue bonds		89,785,462
Total Noncurrent Liabilities		**89,785,462**
Total Liabilities		**108,265,801**
Deferred Inflows of Resources:		
Accumulated increase in fair value of hedging derivatives		80,477,824
Total Deferred Inflows of Resources		**80,477,824**
Net Position:		
Restricted for debt service		8,949,953
Unrestricted		(5,366,998)
Total Net Position	**$**	**3,582,955**

See Notes to Financial Statements.

ROSEVILLE NATURAL GAS FINANCING AUTHORITY

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
YEAR ENDED JUNE 30, 2021

Operating Revenues:		
Gas supply revenue	$	14,568,504
Total Operating Revenues		**14,568,504**
Operating Expenses:		
Natural gas purchases		18,133,391
Administration		9,190
Total Operating Expenses		**18,142,581**
Operating Loss		(3,574,077)
Nonoperating Revenues (Expenses):		
Interest revenue		7,844,889
Interest, fiscal charges (expense), and amortization		(4,506,920)
Total Nonoperating Revenues (Expenses)		**3,337,969**
Changes in Net Position		(236,108)
Total Net Position - Beginning		3,819,063
Total Net Position - Ending	**$**	**3,582,955**

See Notes to Financial Statements.

ROSEVILLE NATURAL GAS FINANCING AUTHORITY

STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2021

Cash Flows from Operating Activities:		
Cash received from customers	$	14,618,627
Cash paid to suppliers		(5,639,527)
Net Cash Provided by Operating Activities		**8,979,100**
Cash Flows from Non-Capital Financing Activities:		
Transfers from City for short-term borrowings		(23,505)
Principal paid on noncapital debt		(11,385,000)
Interest paid on noncapital debt		(5,456,298)
Net Cash Used by Non-Capital Financing Activities		**(16,864,803)**
Cash Flows from Investing Activities:		
Maturity of investments		40,814
Interest and dividends		7,844,889
Net Cash Provided by Investing Activities		**7,885,703**
Net Decrease in Cash and Cash Equivalents		**-**
Cash and Cash Equivalents at Beginning of Year		-
Cash and Cash Equivalents at End of Year	**$**	**-**
Reconciliation of Operating Loss to Net Cash Provided by Operating Activities:		
Operating loss	$	(3,574,077)
Adjustments to Reconcile Operating Loss Net Cash Provided by Operating Activities:		
(Increase) decrease in receivables		(57)
(Increase) decrease in prepaid expense		12,503,066
Increase (decrease) in accounts payable		(12)
Increase (decrease) in deposits payable		50,180
Total Adjustments		**12,553,177**
Net Cash Provided by Operating Activities	**$**	**8,979,100**
Non-Cash Investing and Financing Activities:		
Change in the fair value of derivatives	$	(12,959,349)
Amortization of bond premium	$	735,910

See Notes to Financial Statements.

Note 1: Summary of Significant Accounting Policies

a. Organization and Purpose

The Roseville Natural Gas Financing Authority (Authority) is a Joint Exercise Powers Agency created on December 6, 2006, for the purpose of acquiring, financing and supplying natural gas to the City of Roseville (City).

The members of the Authority are the City and the Successor Agency of the former City of Roseville Redevelopment Agency (Successor Agency), a fiduciary fund of the City. The City is governed by a five member City Council. City Council serves as the governing body of the Authority and officers of the Authority are employees of the City. The Authority is a blended component unit of the City as it has substantively the same governing body and a financial burden/benefit relationship exists between the City and the authority.

The Authority is an integral part of the City and, accordingly, the accompanying financial statements are included as a component unit of the basic financial statements of the City. The accounting records of the Authority are maintained by the City.

These financial statements present only the activities of the Authority and are not intended to present the financial position of the City, or the results of its operations. The financial statements of the Authority are included as an enterprise fund in the City's financial statements.

b. Measurement Focus and Basis of Accounting

The Authority's basic financial statements are prepared in conformity with accounting principles generally accepted in the United States of America. The Governmental Accounting Standards Board is the acknowledged standard setting body for establishing accounting and financial reporting standards followed by governmental entities in the United States of America.

The Authority is a proprietary entity and it uses an enterprise fund format to report its activities for financial statement purposes. Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that the costs and expenses, including depreciation, of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges.

The accrual basis of accounting is used whereby all assets, deferred outflows/inflows of resources and liabilities of the enterprise are recorded on its Statement of Net Position, and all revenues are recognized when earned and all expenses, including depreciation, are recognized when incurred.

The Authority distinguishes operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the Authority's operations. The principal operating revenue of the Authority is gas supply revenue. The principal operating expense of the Authority is natural gas purchases. Non-operating revenues and expenses consist of those revenues and expenses that are related to financing and investing activities and result from non-exchange transactions or ancillary activities. The principal non-operating revenue is interest revenue, and the principal non-operating expense is interest and fiscal charges related to the Authority's outstanding long-term liabilities. When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first.

Note 1: Summary of Significant Accounting Policies (Continued)

c. Cash and Cash Equivalents

Cash and investments with original maturities of three months or less are treated as cash and equivalents for the purpose of preparing the statement of cash flows. The Authority's portion of the City's overall cash and investment pool is treated as cash and equivalents since this amount is in substance a demand deposit.

d. Deferred Inflows of Resources

In addition to liabilities, the statement of net position will sometimes report a separate section for *deferred inflows of resources*. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Authority only has one item that qualifies for reporting in this category. It is the accumulated increase in the fair value of hedging derivatives. An accumulated increase in the fair value of hedging derivatives is equal to the fair value of the associated derivative instrument so long as the instrument is deemed an effective hedge.

e. Net Position

Net Position is the excess of all the Authority's assets over all its liabilities and deferred inflows of resources.

Restricted for debt service represents the portion of net position held in reserve in the event other resources of the Authority are not adequate to make required debt services payments.

Unrestricted describes the portion of net position which is not legally or contractually restricted as to use.

f. Fair Value Measurement

The Authority categorizes the fair value measurements of its investments based on the hierarchy established by generally accepted accounting principles. The fair value hierarchy, which has three levels, is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The Authority's forward purchase agreement with Wells Fargo Bank is measured using Level 3 inputs, which requires verification from an outside party to validate the valuation.

g. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles (GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Note 2: Cash and Investments

Cash and Investment Composition

The Authority is a participant in the City-wide cash and investment pool (City Pool). The City Pool is an investment pool, is not rated and is not registered with the Securities Exchange Commission (SEC). The Assistant City Manager/Chief Financial Officer conducts City Pool oversight. Investments in the City Pool at June 30, 2021, are stated at fair value. The City Pool values participant shares on an amortized cost basis during the year and adjusts to fair value at year-end. The fair value adjustment at June 30, 2021 increased the Authority's investment income by $7,594.

As of June 30, 2021, the Trustee was holding cash and investments totaling $8,949,953 pursuant to the terms of the Gas Revenue Bonds, Series 2007 Indenture. These cash and investments consisted of $4,333,529 invested in a Dreyfus Institutional Reserve Treasury money market fund, $590,336 invested in the California Asset Management Program (CAMP) investment pool, and $4,026,088 invested in a forward purchase agreement with Wells Fargo Bank.

The Authority is a Participant in CAMP. CAMP is an investment pool offered by the California Asset Management Trust (Trust). The Trust is a joint powers authority created by the Declaration of Trust and established under the provisions of the California Joint Exercise of Powers Act (California Government Code Sections 6500 et seq., or the "Act") for the purpose of exercising the common power of its Participants to invest certain proceeds of debt issues and surplus funds. The Pool's investments are limited to investments permitted by subdivisions (a) to (n), inclusive, of Section 53601 of the California Government Code.

The Authority reports its investments in CAMP at fair value which is the same as the value of the pool share. At June 30, 2021, the fair value approximated the Authority's cost, and these investments had an average maturity of 52 days.

Money market funds are available for withdrawal on demand and at June 30, 2021, had an average maturity of 27 days and the credit rating was AAAm as provided by Standard and Poor's investment rating system at June 30, 2021.

a. Investments Authorized by Debt Agreement

The Authority must maintain required amounts of cash and investments with a trustee under the terms of the Gas Revenue Bonds, Series 2007 Indenture. These funds are unexpended bond proceeds or are pledged as reserves to be used if the Authority fails to meet its obligations under these debt issues. The California Government Code requires these funds to be invested in accordance with the Authority's ordinance, bond indentures or State statute. The table below identifies the investment types that are authorized for investments held by fiscal agents.

Note 2: Cash and Investments (Continued)

Authorized Investment Type	Maximum Maturity	Minimum Credit Quality
U.S. Treasury Obligations	5 Years	None
U.S. Agency Securities	5 Years	None
Forward Delivery Agreements	N/A	A
Local Agency Bonds	5 Years	None
Repurchase Agreements	30 Days	None
Bankers' Acceptances	180 Days	None
Commercial Paper	270 Days	A-1
Medium-Term Notes	5 Years	A
Collateralized Time Deposits	5 Years	None
Negotiable Certificates of Deposit	5 Years	A
Local Agency Investment Fund (LAIF)	N/A	None
Insured Saving Accounts	N/A	None
Money Market Mutual Funds	N/A	None
Shares in a California Common Law Trust	N/A	None
Interest Rate Swaps	N/A	None
Supranationals	5 Years	AA-
Mortgage Pass-Through Securities	5 Years	AA
CAMP	N/A	None

b. Fair Value Measurement

In instances where inputs used to measure fair value fall into different levels in the above fair value hierarchy, fair value measurements in their entirety are categorized based on the lowest level input that is significant to the valuation. The Authority's assessment of the significance of particular inputs to these fair value measurements requires judgment and considers factors specific to each asset or liability.

For the forward purchase agreement, fair value is estimated by comparing contract prices to forward market prices quoted by third party market participants or provided in relevant industry publications. Deposits and withdrawals from CAMP investment pool are made on the basis of $1 and not fair value.

The following table summarizes the investments of the Authority for which fair values are determined on a recurring basis as of June 30, 2021:

Investments at Fair Value	Fair Value	Quoted Prices In Active Markets for Identical Assets (Level 1)	Significant Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
Forward Purchase Agreement	$ 4,026,088	$ -	$ -	$ 4,026,088
Money Market Mutual Funds	4,333,529	4,333,529	-	-
	8,359,617	$ 4,333,529	$ -	$ 4,026,088
CAMP - uncategorized	590,336			
Total Investments	$ 8,949,953			

Note 3: Gas Supply Acquisition and Resale

The City operates certain electrical generating plants which provide power for sale to the public and need reliable, economic supplies of natural gas to generate the necessary electricity. In pursuit of that objective the City and Successor Agency, formed the Authority for the purpose of acquiring, financing and supplying natural gas to the City. Summarized below are agreements entered into by the Authority to achieve its purpose.

a. Prepaid Purchased Gas Agreement

Pursuant to an Agreement for the Purchase and Sale of Natural Gas dated January 24, 2007, the Authority used a portion of the proceeds of its $209,350,000 of Gas Revenue Bonds, Series 2007 (the Bonds) to prepay Merrill Lynch Commodities, Inc. (Gas Supplier) for a twenty year supply of natural gas. Commencing January 1, 2008, and continuing through December 31, 2027, the Gas Supplier is obligated to deliver daily contract quantities of natural gas on a firm basis to the designated delivery point. Daily contract quantities vary from month to month but not from year to year. This commitment totals 2,352,000 MMBtus (millions of British thermal units) per year or 47,040,000 MMBtus for the twenty year contract period. The Authority has recorded a Prepaid Natural Gas asset which is amortized as daily contract quantities are delivered.

The agreement provides for payments to be made by the Gas Supplier if it fails to deliver the daily contract quantities and may be terminated by the Authority in the event of non-performance by the Gas Supplier. The Agreement will automatically terminate if there is a termination of the Commodity Swap (See Note 3D) which is not due to default by the Authority or if there is an event of default under the swap agreement entered into by the Gas Supplier and a third party. Upon early termination, whether due to the above or due to any other optional termination event as defined in the agreement, the Gas Supplier is required to make a termination payment to the Authority that is expected to be sufficient, together with other available funds, to redeem the Bonds. The Gas Supplier's commitments under this agreement are guaranteed by its parent company, Merrill Lynch & Co. Inc., under a guarantee agreement with the Authority. As of June 30, 2021, prepaid gas under this agreement amounted to $102,898,775.

b. Funding Agreement

Under certain conditions specified in a Funding and Assignment Agreement dated January 24, 2007 between the Authority and Gas Supplier, the Gas Supplier has agreed to advance funds to the Trustee to pay debt service when due or to redeem bonds in the event of early termination. Advances are required under covered swap deficiencies and covered termination deficiencies and optional advances may also be made. Advances are repayable from by the responsible party causing the deficiency requiring an advance under this agreement. This agreement is coterminous with the Bonds. The Gas Supplier's commitment under this agreement is guaranteed by its parent company, Merrill Lynch & Co. Inc., under a guarantee agreement with the Authority. There were no advances outstanding as of June 30, 2021.

c. Supply Agreement

Pursuant to a Natural Gas Supply Agreement dated February 1, 2007, the Authority has agreed to sell to the City a twenty year supply of natural gas. This Supply Agreement is coterminous with and provides for the delivery of natural gas in quantities which are matched to the Prepaid Gas Agreement, discussed above. For each MMBtu delivered (sold) to the City, the Authority will receive a variable revenue stream based on a first of the month index for the delivery location.

The Agreement terminates upon termination of the Prepaid Gas Agreement or upon the City's failure to make any required payment within two business days of the due date.

Note 3: Gas Supply Acquisition and Resale (Continued)

d. Commodity Swap Agreement

In order to have its gas price exposure consistent with prevailing market rates, the Authority entered into a natural gas Commodity Swap Agreement with JPMorgan Chase Bank (Counterparty). For the term of deliveries under the Prepaid Gas Agreement and the Supply Agreement, the Authority will pay an index price per MMBtu to the Counterparty, and the Counterparty will pay a fixed price to the Authority. The index price paid by the Authority is expected to approximate the price paid by the City under the Supply Agreement.

The monthly quantity and term of the Commodity Swap Agreement are matched to those of the Supply Agreement.

Details of the commodity swap agreement are discussed in Note 5.

Note 4: Long-Term Debt

a. Current Year Transactions and Balances

On January 24, 2007, the Authority issued $209,350,000 of Gas Revenue Bonds, Series 2007, to finance a lump sum prepayment to a Gas Supplier (See Note 3A) in order to acquire a supply of natural gas to be delivered over a period of twenty years. The gas purchased by the Authority will be sold to the City pursuant to a Natural Gas Supply Agreement (See Note 3C) to produce revenues to be used for debt service on the Bonds.

Principal payments are due annually commencing on February 15, 2009 through 2028 and interest is payable semiannually on February 15 and August 15, commencing August 15, 2007. The current year transactions and balances related to the Bonds were as follows:

	Original Issue Amount	Balance at June 30, 2020	Retirements	Balance at June 30, 2021	Current Portion
Revenue Bonds					
2007 Gas Revenue Bonds					
4.00%-5.00%, due 2/15/28	$ 209,350,000	$ 108,675,000	$ 11,385,000	$ 97,290,000	$ 11,920,000
Add: bond premium	15,454,116	5,151,372	735,910	4,415,462	-
Total revenue bonds	$ 224,804,116	$ 113,826,372	$ 12,120,910	$ 101,705,462	$ 11,920,000

Note 4: Long-Term Debt (Continued)

All revenues of the Authority are pledged for the repayment of the Bonds. The Authority's rights, title and interest in the Agreements are pledged as security for the Bonds. Annual debt service requirements for the Bonds are shown below:

Year Ending June 30,	Prinipal	Interest	Total
2022	$ 11,920,000	$ 4,864,500	$ 16,784,500
2023	12,520,000	4,268,500	16,788,500
2024	13,155,000	3,642,500	16,797,500
2025	13,865,000	2,984,750	16,849,750
2026	14,530,000	2,291,500	16,821,500
2027-2028	31,300,000	2,366,750	33,666,750
	97,290,000	$ 20,418,500	$ 117,708,500
Reconciliation of long-term debt			
Add: bond premium	4,415,462		
Net long-term debt	$ 101,705,462		

b. Original Issue Premiums

Bond premiums are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium.

Note 5: Derivative Instruments

a. Summary of Notional Amounts and Fair Values

The Authority enters into contracts to hedge its price exposures to natural gas, and to procure energy supplies. These contracts are evaluated pursuant to GASB Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments*, to determine whether they meet the definition of derivative instruments, and, if so, whether they effectively hedge the expected cash flows associated with interest rate and energy exposures.

The Authority applies hedge accounting for derivatives that are deemed effective hedges. Under hedge accounting, the increase (decrease) in the fair value of a hedge is reported as a deferred cash flow hedge on the statement of net position. For the reporting period, all of the Authority's derivatives meet the effectiveness tests.

For energy derivatives, fair values are estimated using Level 3 inputs, by comparing contract prices to forward market prices quoted by third party market participants or provided in relevant industry publications.

The following is a summary of the fair values and notional amounts of derivative instruments outstanding as of June 30, 2021.

	2021 Change in Fair Value		Fair Value, June 30, 2021		Notional
	Classification	Amount	Classification	Amount	
Effective Cash Flow Hedges					
Pay fixed SWAP, Natural Gas	Deferred Inflow	$ (2,588,603)	Deferred Inflow	$ 10,870,353	34,513,500 mmBTU
Receive fixed SWAP, Natural Gas	Deferred Inflow	(10,370,746)	Deferred Inflow	69,607,471	75,000-372,000
				$ 80,477,824	monthly mmBTU

Note 5: Derivative Instruments (Continued)

b. Objective and Terms of Hedging Derivative Instruments

The objectives and terms of the Authority's hedging derivative instruments that were outstanding at June 30, 2021, are summarized in the next table. The table is aggregated by the credit ratings of the Authority's counterparties. For counterparties having multiple ratings, the rating indicating the greatest degree of risk is used. Objectives and terms of the Authority's hedging derivative instruments that were outstanding at June 30, 2021 are summarized in the table below:

Type and Objective	Notional Amount	Effective Date	Maturity Date	Terms	Counterparty	Counteryparty Rating
Commodity Swaps, Gas: Prepayment 20-year supply of Natural Gas	20,426,500 mmBtu	1/1/2008	12/31/2027	Pay index minus 0.68; Receive NGI	Merrill Lynch	Aa3
Hedge on Cash Flows on prepayment of 20-year supply of Natural Gas	From 75,000 to 372,000 mmBtu per month	1/24/2007	1/24/2028	Pay NGI PG&E citygate price; Receive $7.7224 per mmBtu	JP Morgan Chase Bank, NA	Aa2

c. Risks of Derivative Instruments

Credit risk – Credit risk is the risk of loss due to a counterparty defaulting on its obligations. The Authority seeks to minimize credit risk by transacting with creditworthy counterparties. Interest rate swap counterparties are evaluated at the time of transaction execution. The procedure prohibits the Authority from executing energy hedge transactions with counterparties rated lower than BBB by Standard & Poor's or Fitch rating services, or Baa2 by Moody's. Subsequent to entering into transactions, the credit ratings of one or more counterparties may deteriorate. If so, the Authority's credit risk management policies increase the amount of collateral that the counterparty must post with the Authority when the counterparty owes the Authority, thereby reducing credit risk associated with the decline in the counterparty's credit worthiness.

Termination risk – Termination risk is the risk that a derivative will terminate prior to its scheduled maturity due to a contractual event. Contractual events include bankruptcy, illegality, default, and mergers in which the successor entity does not meet credit criteria. One aspect of termination risk is that the Authority would lose the hedging benefit of a derivative that becomes subject to a termination event. Another aspect of termination risk is that, if at the time of termination, the mark-to-market value of the derivative was a liability to the Authority, the Authority could be required to pay that amount to the counterparty. Termination risk is associated with all of the Authority's derivatives up to the fair value amounts.

Note 6: Commitments and Contingent Liabilities

The Authority is subject to litigation arising in the normal course of business. In the opinion of the Authority's attorney there is no pending litigation which is likely to have a material adverse effect on the financial position of the Authority.

Note 7: New Accounting Pronouncements

Effective in Future Fiscal Years

GASB Statement No. 87 – In June 2017, GASB issued Statement No. 87, *Leases*. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases; enhancing the comparability of financial statements between governments; and also enhancing the relevance, reliability (representational faithfulness), and consistency of information about the leasing activities of governments. This Statement is effective for reporting periods beginning after June 15, 2021. The Authority has not determined the effect of this Statement.

GASB Statement No. 89 – In June 2018, the GASB issued Statement No. 89, *Accounting for Interest Cost Incurred Before the End of a Construction Period.* The objectives of this Statement are (a) to enhance the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and (b) to simplify accounting for certain interest costs. This Statement is effective for reporting periods beginning after December 15, 2020. The Authority has not determined the effect of this Statement.

GASB Statement No. 91 – In May 2019, the GASB issued Statement No. 91, *Conduit Debt Obligations.* The objective of this Statement is to provide a single method of reporting conduit debt obligations by issues and eliminate diversity in practice. The Statement is effective for reporting periods beginning after December 15, 2021. The Authority has not determined the effect of this Statement.

GASB Statement No. 92 – In January 2020, the GASB issued Statement No. 92, *Omnibus 2020.* The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practices issues that have been identified during implementation and application of certain GASB Statements. The Statement is effective for reporting periods beginning after June 15, 2021. The Authority has not determined the effect of this Statement.

GASB Statement No. 93 – In March 2020, the GASB issued Statement No. 93, *Replacement of Interbank Offered Rates*. The objective of this Statement is to address the accounting and financial reporting implications that result from the replacement of an IBOR. The Statement is effective for reporting periods beginning after June 15, 2021. The Authority has not determined the effect of this Statement.

GASB Statement No. 94 – In March 2020, the GASB issued Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*. The objective of this Statement is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs). The Statement is effective for reporting periods beginning after June 15, 2022. The Authority has not determined the effect of this Statement.

GASB Statement No. 96 – In May 2020, the GASB issued Statement No. 96, *Subscription-based Information Technology Arrangements*. The objective of this Statement is to provide guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users (governments). The Statement is effective for reporting periods beginning after June 15, 2022. The Authority has not determined the effect of this Statement.

Note 7: New Accounting Pronouncements (Continued)

GASB Statement No. 97– In June 2020, the GASB issued Statement No. 97, *Certain Component Unit Criteria, and Accounting and Financial Reporting For Internal Revenue Code Section 457 Deferred Compensation Plans – An Amendment of GASB Statement Nos.14 and 84 and A Supersession of GASB Statement No.32*. The objectives of this Statement are to (1) increase consistency and comparability related to the reporting of fiduciary component units in circumstances in which a potential component unit does not have a governing board and the primary government performs the duties that a governing board typically would perform; (2) mitigate costs associated with the reporting of certain defined contribution pension plans, defined contribution other postemployment benefit (OPEB) plans, and employee benefit plans other than pension plans or OPEB plans (other employee benefit plans) as fiduciary component units in fiduciary fund financial statements; and (3) enhance the relevance, consistency, and comparability of the accounting and financial reporting for Internal Revenue Code (IRC) Section 457 deferred compensation plans (Section 457 plans) that meet the definition of a pension plan and for benefits provided through those plans. The Statement is effective for reporting periods beginning after June 15, 2021 for requirements that are related to the accounting and financial reporting for Section 457 plans. The remaining sections are effective immediately. The Authority has not determined the effect of this Statement.

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors
Roseville Natural Gas Financing Authority
City of Roseville, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the Roseville Natural Gas Financing Authority (Authority), a component unit of the City of Roseville, California, (City) as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements, and have issued our report thereon dated March 15, 2022.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Authority's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did identify the following deficiencies in internal control, described in the accompanying schedule of findings and questioned costs, that we consider to be significant deficiencies: 2021-001 and 2021-002.

To the Board of Directors
Roseville Natural Gas Financing Authority
City of Roseville, California

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

Authority's Response to Findings

The Authority's response to the findings identified in our audit was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Authority's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Authority's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Lance, Soll & Lunghard, LLP

Sacramento, California
March 15, 2022

To the Board of Directors
Roseville Natural Gas Financing Authority
City of Roseville, California

SCHEDULE OF FINDINGS AND QUESTIONED COSTS

Bank Reconciliations – Significant deficiency

Reference Number: 2021-001

Condition:
Bank statements in some instances were accumulated for several months before they were reconciled to the appropriate general ledger controls.

Criteria:
Bank statements are expected to be reconciled to the general ledger on a monthly basis.

Cause of Condition:
The employee responsible for reconciling the bank statements left the City during fiscal year 2021. As a result, a new employee was trained to perform the bank reconciliations, which resulted in a delay in the reconciliation of bank statements to the general ledger.

Effect or Potential Effect of Condition:
Not reconciling the accounts on a monthly basis means that errors or other problems might not be recognized and resolved on a timely basis. Also, it is generally easier and less time-consuming to reconcile accounts while transactions are fresh in mind.

Recommendation:
We recommend that all bank accounts be reconciled each month prior to preparation of the annual financial statements.

Management's Response and Corrective Action:
The delay in bank reconciliation was due to the timing of the retirement of a key employee within the finance department. Bank reconciliations are now being performed timely.

Interest Payable – RNGFA – Significant deficiency

Reference Number: 2021-002

Condition:
We made certain journal entries as the result of the account analyses we performed during the audit. These journal entries were to correct the recording of accrued interest payable in the Roseville Natural Gas Financing Authority major enterprise fund.

Criteria:
Per GAAP, enterprise funds should be recorded on a full accrual basis of accounting.

Cause of Condition:
During our recalculation of the accrued interest payable balance, we noted that the City did not reverse the prior year accrued interest accrual.

Effect or Potential Effect of Condition:
As a result of the error, the interest payable and related expense account were overstated by $2,037,656.

To the Board of Directors
Roseville Natural Gas Financing Authority
City of Roseville, California

Recommendation:
We recommend that accrued interest payable at fiscal year-end be reviewed to ensure accuracy.

Management's Response and Corrective Action:
The City is in the process of recruiting for all of its vacant positions and anticipates that it will be able to properly and timely reconcile all account balances prior to providing a trial balance for the audit in future years.

CITY OF ROSEVILLE, CALIFORNIA

JUNE 30, 2021

SINGLE AUDIT REPORT

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JUNE 30, 2021

CITY OF ROSEVILLE, CALIFORNIA

SINGLE AUDIT REPORT

JUNE 30, 2021

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS*

To the Honorable Mayor and Members of the City Council
City of Roseville, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Roseville, California, (the City) as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 30, 2021.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified. We did identify the following deficiencies in internal control, described in the accompanying schedule of findings and questioned costs, that we consider to be significant deficiencies: 2021-001, 2021-002, 2021-003.

To the Honorable Mayor and Members of the City Council
City of Roseville, California

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards.*

City's Response to Findings

The City's response to the findings identified in our audit was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Lance, Soll & Lunghard, LLP

Sacramento, California
December 30, 2021

INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR PROGRAM AND ON INTERNAL CONTROL OVER COMPLIANCE AND REPORT ON SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED BY THE UNIFORM GUIDANCE

To the Honorable Mayor and Members of the City Council
City of Roseville, California

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Roseville (the City), California's compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2021. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City, complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2021.

Basis for Opinion

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion. Our audit does not provide a legal determination of the City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's government programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above, whether due to fraud or error, and express an opinion on the City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of the government program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of the City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be a material weakness, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that have not been identified.

To the Honorable Mayor and Members of the City Council
City of Roseville, California

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated December 30, 2021, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Lance, Soll & Lunghard, LLP

Sacramento, California
March 31, 2022 (except for our report on the Schedule of Expenditures of Federal Awards, for which the date is December 30, 2021)

CITY OF ROSEVILLE

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2021

Federal Grantor/Pass-Through Grantor/Program Title	Assistance Listing Number	Pass-Through Grantor's Identifying Number	Pass-Through Entity Identifying Number	Federal Expenditures	Amounts Passed Through to Subrecipients
U.S. Department of Housing and Urban Development					
Direct Programs					
Housing Voucher Cluster					
Section 8 Housing Choice Vouchers	14.871	N/A	CA128	$ 6,206,584	$ -
COVID-19 - Section 8 Housing Choice Vouchers - Additional CARES Funding	14.871	N/A	CA128	50,844	-
Subtotal Assistance Listing Number 14.871				6,257,428	-
Mainstream Vouchers	14.879	N/A	CA128	263,900	-
Total Housing Voucher Cluster				6,521,328	-
CDBG - Entitlement Grants Cluster					
Community Development Block Grants/Entitlement Grants	14.218	N/A	B19MC060043	1,767,747	-
Community Development Block Grants/Entitlement Grants	14.218	N/A	Program Income	125,288	-
Subtotal Assistance Listing Number 14.218				1,893,035	-
Total CDBG - Entitlement Grants Cluster				1,893,035	-
Passed through the California Department of Housing and Community Development					
Home Investment Partnership Program	14.239	02-122-5490	N/A	16,659	
Home Investment Partnership Program	14.239	02-122-5490	Current year loans issued	53,650	-
Home Investment Partnership Program	14.239	02-122-5490	Program Income	497,155	-
Subtotal Assistance Listing Number 14.239				567,464	-
Total Home Investment Partnership Program				567,464	-
Total Department of Housing and Urban Development				**8,981,827**	**-**
U.S. Department of Justice					
Direct Programs					
COVID-19 - Coronavirus Emergency Supplemental Funding	16.034	N/A	2020-VD-BX-0418	27,530	-
Edward Byrne Memorial Justice Assistance Grant Program	16.738	N/A	2019-DJ-BX-0105	7,620	-
Equitable Sharing Program	16.922	N/A	N/A	8,209	-
Total Department of Justice				**43,359**	**-**
U.S. Department of Transportation					
Direct Programs					
Federal Transit Cluster					
Federal Transit - Formula Grants (Urbanized Formula Program)*	20.507	N/A	CA-2021-064-00	2,679,013	-
Federal Transit - Formula Grants (Urbanized Formula Program)*	20.507	N/A	CA-90-Y492-00	267,625	-
Federal Transit - Formula Grants (Urbanized Formula Program)*	20.507	N/A	Program Income	44,252	-
Subtotal Assistance Listing Number 20.507				2,990,890	-
Bus and Bus Facilities Formula & Discretionary Programs (Bus Program)*	20.526	N/A	CA-2021-168-00	3,320,813	-
Total Federal Transit Cluster				6,311,703	-
Passed through the California Department of Transportation					
Highway Planning and Construction Cluster					
Highway Planning and Construction - Dry Creek Greenway Comm Plan/Out	20.205	13-525-3776	CML 5182(058)	50,000	-
Highway Planning and Construction - Oakridge Bridge Replacement	20.205	13-525-3776	BRLO 5182(057)	5,785,567	-
Highway Planning and Construction - Bridge Preventative Maintenance Project	20.205	13-525-3776	BPMPL-5182(071)	3,628	-
Highway Planning and Construction - 2017 Arterial Resurfacing	20.205	13-525-3776	STPL-5182(077)	52,563	-
Highway Planning and Construction - Non-Infrastructure Washington Blvd Bikeway and Pedesrian Pathways	20.205	13-525-3776	ATPLNI-5182(081)	6,482	-
Subtotal Assistance Listing Number 20.205				5,898,240	-
Total Highway Planning and Construction Cluster				5,898,240	-
					-
Transit Services Programs Cluster					
Enhanced Mobility of Seniors and Individuals with Disabilities	20.513	13-525-3776	64AM18-00749	1,479	-
Total Transit Services Program Cluster				1,479	-
Total Department of Transportation				**12,211,422**	**-**
U.S. Department of Treasury					
Passed through the State of California					
COVID 19 - Coronavirus Relief Fund*	21.019	88-307-4270	N/A	3,947	-
COVID 19 - Coronavirus Relief Fund*	21.019	88-307-4270	N/A	1,792,347	-
Subtotal Assistance Listing Number 21.019				1,796,294	-
Passed through the Placer County Department of Health and Human Services					
COVID-19 - Emergency Rental Assistance*	21.023	07-154-9588	HHS000224	921,764	-
COVID-19 - Emergency Rental Assistance*	21.023	07-154-9588	HHS000224-Admin	46,208	-
Total Emergency Rental Assistance				967,972	-
Total Department of Treasury				**2,764,266**	**-**
Environmental Protection Agency					
Passed through the California State Water Resources Control Board					
Clean Water State Revolving Fund Cluster					
Capitalization Grants for Clean Water State Revolving Funds*	66.458	88-307-4270	SWRCB-D1901012	2,078,586	-
Total Clean Water State Revolving Fund Cluster				2,078,586	-
Total Environmental Protection Agency				**2,078,586**	**-**
U.S. Department of Health and Human Services					
Passed through the California Department of Education					
CCDF Cluster					
Child Care and Development Block Grant	93.575	88-307-4270	13609-2191	51,915	-
Child Care Mandatory and Matching Funds of the Child Care and Development Fund	93.596	88-307-4270	15136-2191	118,549	-
Total CCDF Cluster				170,464	-
Total Department of Health and Human Services				**170,464**	**-**
U.S. Department of Homeland Security					
Direct Programs					
Assistance to Firefighters Grant	97.044	N/A	EMW-2020-FG-00522	46,797	-
Passed through the California Governor's Office of Emergency Services					
Disaster Grants - Public Assistance (Presedentially Declared Disasters)*	97.036	88-307-4270	061-62938-00	380,906	-
Passed through the County of Placer					
Homeland Security Grant Program	97.067	07-154-9588	2019-0035	41,727	-
Homeland Security Grant Program	97.067	07-154-9588	2017-0083	55,000	-
Subtotal Assistance Listing Number 97.067				96,727	-
Total Homeland Security Grant Program				96,727	-
Total Department of Homeland Security				**524,430**	**-**
Total Expenditures of Federal Awards				**$ 26,774,354**	**$ -**

The notes to the schedule of expenditures of federal awards are an integral part of this schedule.

CITY OF ROSEVILLE

SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE FISCAL YEAR ENDED JUNE 30, 2021

Federal Grantor/Pass-Through Grantor/Program Title	Assistance Listing Number	Pass-Through Grantor's Identifying Number	Pass-Through Entity Identifying Number	Federal Expenditures	Amounts Passed Through to Subrecipients
Federal Loan Balances with a Continuing Compliance Requirement					
CDBG Loan (beginning balance)	14.218			632,393	
HOME - Investment Partnership Program (beginning balance)	14.239			3,391,905	
Total Federal Loan Balances with a Continuing Compliance Requirement				4,024,298	
TOTAL EXPENDITURES OF FEDERAL AWARDS INCLUDING LOANS				**$ 30,798,652**	

* Major Program

Note a: There were no federal awards expended in the form of noncash assistance and insurance in effect during the year.

CITY OF ROSEVILLE

NOTES TO THE SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED JUNE 30, 2021

Note 1: Basis of Presentation

The accompanying schedule of expenditures of federal awards (the "Schedule") includes the federal award activity of the City of Roseville, California (City) under programs of the federal government for the year ended June 30, 2021. The information in this Schedule is presented in accordance with the requirements of Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit requirements for Federal Awards (Uniform Guidance).* Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position, or cash flows of the City.

Note 2: Summary of Significant Accounting Policies

Expenditures reported in the Schedule are reported on the modified accrual basis of accounting for the governmental funds and the accrual basis of accounting for the proprietary funds, except for subrecipient expenditures, which are recorded on the cash basis. Such expenditures are recognized following the cost principles contained in the Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement. Negative amounts shown on the Schedule represent adjustments or credits made in the normal course of business to amounts reported as expenditures in the

Note 3: Indirect Cost Rate

The City has not elected to use the 10-percent de minimis indirect cost rate.

Note 4: Loan Programs with Continuing Compliance Requirements

The loans listed below are administered directly by the City, and balances and transactions relating to these programs are included in the City's basic financial statements. Loans made during the fiscal year, if any, are included in the federal expenditures presented in the Schedule of Expenditures of Federal Awards. The balance of loans outstanding at June 30, 2021, consists of:

Assistance Listing Number	Program Name	Outstanding Balance at June 30, 2021
14.218	CDBG - Entitlement Grants Cluster	$ 666,613
14.239	HOME Investment Partnership Program	4,714,748
	Total Loans Outstanding	$ 5,381,361

CITY OF ROSEVILLE

SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE FISCAL YEAR ENDED JUNE 30, 2021

SECTION I - SUMMARY OF AUDITORS' RESULTS

Financial Statements

Type of auditors' report issued: Unmodified Opinion

Internal control over financial reporting:

- Significant deficiencies identified? __X__yes ____none reported
- Material weaknesses identified? ____yes __X__no

Noncompliance material to financial statements noted? ____yes ___X__no

Federal Awards

Internal control over major programs:

- Significant deficiencies identified? ____yes __X__none reported
- Material weaknesses identified? ____yes ___X__no

Type of auditors' report issued on compliance for major programs: Unmodified Opinion

Any audit findings disclosed that are required to be reported in accordance with Title 2 U.S. Code of Federal Regulations (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance)? ____yes __X__no

Identification of major programs:

CFDA Number(s)	Name of Federal Program or Cluster
21.023	Emergency Rental Assistance Program
20.507/20.526	Federal Transit Cluster
21.019	Coronavirus Relief Fund
66.458	Clean Water State Revolving Fund Cluster
97.036	Disaster Grants – Public Assistance (Presidentially Declared Disasters)

Dollar threshold used to distinguish between type A and type B program $923,960

Auditee qualified as low-risk auditee? __X___yes ____no

SECTION II - FINANCIAL STATEMENT FINDINGS

Year-end Close – Significant deficiency

Reference Number: 2021-001

Condition:
Significant adjusting entries were received throughout the duration of the audit to correct errors in account balances identified by LSL and/or the City.

Criteria:
The trial balance received at the beginning of audit fieldwork is expected to be reconciled and free from material errors.

Cause of Condition:
During fiscal year 2021, there were a new activities, including GASB 84 implementation, refunding bond issuance, new fee program and COVID related grant programs that required additional review and consideration. In addition, the City has had increased turnover and a vacant Accounting Supervisor position for approximately 2 years. Due to these circumstances, the City did not have enough time or resources to reconcile all account balances before the scheduled audit fieldwork.

Effect or Potential Effect of Condition:
Unreconciled account balances could result in a material misstatement in the City's Financial Statements.

Recommendation:
We recommend the City implement controls and positions to ensure that all account balances are properly and timely reconciled prior to providing a final trial balance for the audit.

Management's Response and Corrective Action:
The City is in the process of recruiting for all of its vacant positions and anticipates that it will be able to properly and timely reconcile all account balances prior to providing a trial balance for the audit in future years.

Bank Reconciliations – Significant deficiency

Reference Number: 2021-002

Condition:
Bank statements in some instances were accumulated for several months before they were reconciled to the appropriate general ledger controls.

Criteria:
Bank statements are expected to be reconciled to the general ledger on a monthly basis.

Cause of Condition:
The employee responsible for reconciling the bank statements left the City during fiscal year 2021. As a result, a new employee was trained to perform the bank reconciliations, which resulted in a delay in the reconciliation of bank statements to the general ledger.

SECTION II - FINANCIAL STATEMENT FINDINGS (CONTINUED)

Effect or Potential Effect of Condition:
Not reconciling the accounts on a monthly basis means that errors or other problems might not be recognized and resolved on a timely basis. Also, it is generally easier and less time-consuming to reconcile accounts while transactions are fresh in mind.

Recommendation:
We recommend that all bank accounts be reconciled each month prior to preparation of the annual financial statements.

Management's Response and Corrective Action:
The delay in bank reconciliation was an issue with an issue with the timing of the retirement of a key employee within the finance department. Bank reconciliations are now being performed timely.

Interest Payable – RNGFA – Significant deficiency

Reference Number: 2021-003

Condition:
We made certain journal entries as the result of the account analyses, we performed during the audit. These journal entries were to correct the recording of accrued interest payable in the Roseville Natural Gas Financing Authority major enterprise fund.

Criteria:
Per GAAP, enterprise funds should be recorded on a full accrual basis of accounting.

Cause of Condition:
During our recalculation of the accrued interest payable balance, we noted that the City did not reverse the prior year accrued interest accrual.

Effect or Potential Effect of Condition:
As a result of the error, the interest payable and related expense account were overstated by $2,037,656.

Recommendation:
We recommend that the ending balance of accrued interest payable is reviewed to ensure all necessary entries have been posted.

Management's Response and Corrective Action:
The City is in the process of recruiting for all of its vacant positions and anticipates that it will be able to properly and timely reconcile all account balances prior to providing a trial balance for the audit in future years.

SECTION III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

No matters were reported.

CITY OF ROSEVILLE CALIFORNIA

Finance
311 Vernon Street
Roseville, California 95678-2649

SUMMARY SCHEDULE OF PRIOR YEAR FINDINGS AND QUESTIONED COSTS FOR THE FISCAL YEAR ENDED JUNE 30, 2020

SECTION II - FINANCIAL STATEMENT FINDINGS

No matters were reported.

SECTION III - FEDERAL AWARD FINDINGS AND QUESTIONED COSTS

Reference Number: 2020-001

Status of Finding: The City prepared and submitted a form 50058 for annual reexamination effective 4/1/2020 which created an underpayment of $78 in HAP. The funds were sent to the owner the following week. The Housing Analyst now reviews all annual and interim reexaminations to ensure they are locked in and generating 50058s that are submitted to HUD.

Reference Number: 2020-002

Status of Finding: The City has updated the HQS Procedures to include a section that explains how to scan the HQS Inspection booklet into iDIA, the Housing Authority's document acquisition database.

COUNCIL COMMUNICATION

CC #: 2131
File #: 0600-02

Title: Out-of-State Travel Request - Police Department
Contact: Mark Peinado 916-774-5021 mcpeinado@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.41.

RECOMMENDATION TO COUNCIL

Staff requests that City Council approve out-of-state travel for one School Resource Officer to attend the National School Safety Conference in Aurora, Colorado from July 4, 2022 to July 8, 2022.

BACKGROUND

The National Association of School Resource Officers (NASRO) will be hosting the 2022 National School Safety Conference in Aurora Colorado. This conference will have many keynote speakers along with training and breakout sessions that are directly related to Roseville Police Department's School Resource Officer (SRO) assignments. The conference will provide SRO training on behavioral threat assessment and management, juvenile mental health, social media, and legal updates.

FISCAL IMPACT

This conference is fully funded by West Park High School. West Park High School will pay for travel expenses, hotel, training cost, and provide per diem. There is no cost to the City or impact to the General Fund.

ENVIRONMENTAL REVIEW

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

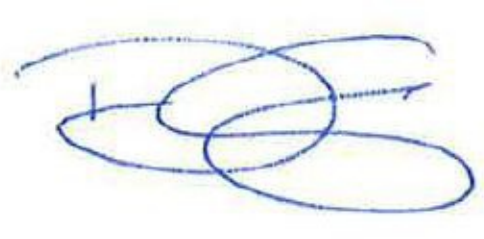
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community

Respectfully Submitted,

Mark Peinado, Management Analyst

Troy Bergstrom, Police Chief



Dominick Casey, City Manager

ATTACHMENTS:

Description

Training Info and Itinerary

NASRO 2022

NATIONAL SCHOOL SAFETY CONFERENCE

July 3 - 8, 2022 Aurora, CO

NASRO is very excited to partner with the Colorado Association of School Resource Officers to hold the 2022 National School Safety Conference!

This year's conference will be hosted at the Gaylord Rockies Resort and Convention Center in Aurora, Colorado from July 3 - July 8, 2022. This will mark our 32nd year of gathering to train school resource officers, have fellowship, enjoy family-friendly activities, and learn from top-notch keynote speakers including member favorite Bernie James, J.D., and former Columbine High School principal Frank DeAngelis.

This year's conference will include the 4th of July holiday, and we will be providing a family-friendly evening of celebrations. Spend the day enjoying Gaylord's many pool-related amenities including an indoor and outdoor pool, a water park, and a lazy river. As the day progresses, we will host our annual cornhole tournament outside underneath the Rocky Mountain sky, followed by a live music event with food and beverages. It's sure to be an Independence Day you'll never forget.

The hotel rate is only $179 (plus taxes) per night and ***includes*** the resort fee. Attendees will have access, free of charge, to high-speed internet in guest rooms, complimentary use of basketball and tennis courts, hotel bicycles, and the beautiful Arapahoe Springs Water Park. NASRO's discounted rate is available until **June 1, 2022**, ***or until the NASRO block is filled.*** Reservations can be made by clicking **HERE**.

For overflow hotel information, please click here.

Gaylord Rockies Resort & Convention Center, Colorado

Hotel Reservations:

The hotel rate is only $179 (plus taxes) per night and *includes* the resort fee. Attendees will have access, free of charge, to high-speed internet in guest rooms, complimentary use of basketball and tennis courts, hotel bicycles, and the beautiful Arapahoe Springs Water Park. NASRO's discounted rate is available until **June 1, 2022**, *or until the NASRO block is filled.* Reservations can be made by clicking **HERE**. Reservations require a one-night deposit and must be cancelled 48-hours prior to arrival to avoid penalty. Self-parking is $18.00 daily and valet parking is $35 per day.

Gaylord Rockies Resort & Convention Center is conveniently located at 6700 North Gaylord Rockies Boulevard, Aurora Colorado. While the hotel does not offer an airport shuttle, the Denver airport is located just 6.3 miles from the property. Taxi fare is estimated at $35-40. Click **HERE** for information about transportation options to the hotel.

For overflow hotel information, click here.

Conference Registration Rate:

REGULAR Conference Registration Rate is current for January 16 - May 31, 2022.

Regular Conference registration is $500 for current NASRO members and $550 for non-members. You may register at this rate from January 16 - May 31, 2022. Meals are not provided.

LATE Conference Registration Rate:

Beginning June 1, 2022 conference registration will be $575 for current NASRO members and $625 for non-members. Meals are not provided.

KEYNOTE PRESENTERS

Chief John Newman, Chief of Security and Emergency Management for Hillsborough County Schools, ***Debrief of the Parkland Shooting and the Legislative Mandates - 4 Years Later***

In this session, we will walk through what happened at the Marjory Stoneman Douglas High School shooting in Parkland, Florida, and how Florida school districts had to manage the legislative mandates that came out of that tragedy. Chief John Newman, Chief of Security and Emergency Management for Hillsborough County Schools, will detail the findings from the event, and the practical changes he made within his school district as a direct result of this incident. *Sponsored by Centegix.*

In 2012, **Lt. Brian Murphy** was the first officer on the scene of the Sikh Temple of Wisconsin shooting. A white supremacist had opened fire on a Sikh congregation, including women and children, killing six and wounding many others. Lt. Murphy was shot over a dozen times in his efforts to stop the shooter. His heroic actions, along with the actions of his fellow officer, Savan Lenda, are credited with saving many lives that day.

2020 Valleydale Road, Suite 207A

Hoover, AL 35244

Office: (205) 739-6060

Fax: (205) 536-9255

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NASRO NATIONAL SCHOOL SAFETY CONFERENCE

Aurora, Colorado

July 3 – 8, 2022

Saturday, July 2

8:00 am – 5:00 pm	NASRO Basic SRO Course - *Pre-registration required* – Summit 2/3

Sunday, July 3

8:00 am – 9:00 am	Non-denominational Worship Service – Valley 3
9:00 am – 5:00 pm	NASRO Basic SRO Course – Summit 2/3
2:00 pm – 5:00 pm	Attendee Registration – Aurora Ballroom Foyer
5:00 pm – 6:30 pm	Non-denominational Night of Praise – Valley 3

Monday, July 4

7:00 am – 8:00 am	Attendee Registration – Aurora Ballroom Foyer
7:00 am – 12:00 pm	NASRO Store Open – Aurora Registration
8:30 am – 9:30 am	Opening (and awards) Ceremonies – Aurora Ballroom
9:30 am – 11:30 am	Lt. Brian Murphy, Opening Keynote First responding officer to the Sikh Temple massacre *Sponsored by SchoolGuard and Hero911*
5:00 pm	Cornhole
7:00 pm	July 4th Celebration Event – Aurora Ballroom

Tuesday, July 5

8:00 am – 5:00 pm	NASRO COURSES - *Pre-registration required* Basic SRO Course – Summit 2/3 Advanced Course – Valley 1/Summit 5 Supervisors and Management Course – Valley 3
8:00 am – 10:00 am	Sheriff Spurlock General Session – Aurora Ballroom *Sponsored by CEIA USA*
8:00 am – 1:00 pm	Exhibitor Set Up
10:00 am – 7:30 pm	NASRO Store Open – Aurora Registration
10:15 am – 4:15 pm	Breakout sessions
1:00 PM – 2:30 PM	State Association Meeting – Valley 2
2:30 pm – 6:30 pm	Exhibit Hall Open – Aurora Hall
4:30 pm – 6:30 pm	Exhibit Hall Reception – Aurora Hall
7:00 pm	Karaoke Live – Aurora Ballroom (First hour family friendly!) *Sponsored by Raptor Technologies*

Wednesday, July 6

8:00 am – 5:00 pm	NASRO COURSES - *Pre-registration required* Basic SRO Course – Summit 2/3 Advanced Course – Valley 1/Summit 5 Supervisors and Management Course – Valley 3
8:00 am – 8:30 am	Chief John Newman, Chief of Security and Emergency Management for Hillsborough County Schools Debrief of the Marjory Stoneman Douglas High School Shooting and the Legislative Mandates Four Years Later *Sponsored by CENTEGIX* Aurora Ballroom
8:45 am – 4:30 pm	Breakout Training Sessions

9:00 am – 3:00 pm	Exhibit Hall Open – Aurora Hall
10:00 am – 7:30 pm	NASRO Store Open – Aurora Registration
3:30 pm – 7:30 pm	Exhibitor tear down
7:00 pm – 10:30 pm	CASRO Comedy Night Presented by the Colorado Association of School Resource Officers *Sponsored by evolv Technology* Aurora Ballroom

Thursday, July 7

8:00 am – 5:00 pm	NASRO COURSES - *Pre-registration required* Basic SRO Course – Summit 2/3 Advanced Course – Valley 1/Summit 5 Supervisors and Management Course – Valley 3
8:00 am – 12:00 pm	**Bernie James,** Professor of Law at Pepperdine University, General Session Aurora Ballroom
10:00 am – 4:00 pm	NASRO Store Open Aurora Registration
1:00 pm – 3:00 pm	**Frank DeAngelis,** Leadership Lessons from Columbine and Beyond, General Session Aurora Ballroom
5:30 pm – 7:00 pm	Columbine Memorial Remembrance Ceremony Clement Park, 7306 W Bowles Avenue Littleton, Colorado

Friday, July 8

8:00 am – 8:30 am	CASRO General Membership Meeting Aurora Ballroom
8:30 am – 9:00 am	NASRO General Membership Meeting Aurora Ballroom

9:00 am – 9:30 am	Raffle drawing Must be present to win Aurora Ballroom
9:30 am – 12:00 PM	Closing Keynote Aurora Ballroom

COUNCIL COMMUNICATION

CC #: 2133
File #: 0600-02

Title: Out-of-State Travel Request - Electric Utility Department
Contact: Daniel Beans 916-774-5603 dcbeans@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 7.42.

RECOMMENDATION TO COUNCIL

Recommend the City Council approve critical out-of-state travel for the Electric Utility Director's attendance of the 2022 National Association of Home Builders (NAHB) Legislative Rally in Washington, D.C. on June 15, 2022 to discuss critical transformer supply chain issues with legislators on Capitol Hill.

BACKGROUND

Roseville Electric Utility and virtually all utilities in the United States are facing unprecedented shortages and long lead times for utility transformers. Lead times are now measured in years, instead of months, and prices are up around 500% from a year ago. Roseville has not had any transformers delivered this year. Without more transformers, housing development will be completely shut down.

There have been several meetings recently with the North State Building Industry Association (BIA) and developers. On May 2nd, while in Washington, D.C. for the Cap to Cap Conference, Mayor Bernasconi and Director Beans met with the NAHB to discuss this supply chain issue, which NAHB was not aware of at the time. NAHB requested that Director Beans attend the 2022 NAHB Legislative Conference on Capitol Hill in June to speak to legislators about the devastating effect of this particular supply chain issue. Details for these legislative meetings were confirmed on May 31st.

Director Beans was scheduled to attend the APPA National Conference in Nashville from June 9-15, 2022. Due to the critical nature of the supply chain issue, it was decided that he fly to Washington, D.C. on June 15th, to attend the supply chain discussions with legislators.

The next Council meeting that Council approval could be requested for this out-of-state travel was June 15th, which is the same day as the legislative rally and supply chain meetings in Washington, D.C.

FISCAL IMPACT

Costs related to travel, airfare, lodging and per diem are estimated to be $1,000.00. Funds are

available in the Electric Department's FY2021-22 budget.

ENVIRONMENTAL REVIEW

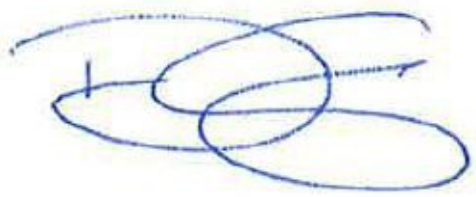
The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §21065 and CEQA State Guidelines §15060(c)(3) and §15378.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

CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal D: Enhance economic vitality
Goal F: Invest in well-planned infrastructure and growth

Respectfully Submitted,

Daniel Beans, Electric Utility Director



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Dominick Casey, City Manager

COUNCIL COMMUNICATION

CC #: 2111
File #: 0502-01 & 0502-07

Title:	General Municipal Election - November 8, 2022
Contact:	Carmen Avalos 916-774-5269 cavalos@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 8.1.

RECOMMENDATION TO COUNCIL

Recommend the City Council adopt:

1. Resolution No. 22-193 declaring a General Municipal Election be held on Tuesday, November 8, 2022; and requesting the Placer County Board of Supervisors consolidate the election with any other election conducted on said date; and requesting election services be provided by the Placer County Clerk to fill two City Council vacancies in Districts 2 and 4; and to submit a Transient Occupancy Tax measure to the voters of the City of Roseville; and

2. Resolution No. 22-194 submitting ballot measure text for the City of Roseville Transient Occupancy Tax (TOT) Measure to the voters at the November 8, 2022 General Municipal Election; and directing the City Attorney to prepare an Impartial Analysis; and directing the City Clerk to establish requirements for filing primary arguments and rebuttal arguments regarding the City of Roseville TOT Measure; and

3. An Ordinance, subject to voter approval, directing amending the Transient Occupancy Tax Rate by Amending Section 4.24.030 of Chapter 4.24 of Title 4 of the Roseville Municipal Code regarding Transient Occupancy Tax, be placed on the November 8, 2022 General Municipal Election Ballot.

BACKGROUND

City Councilmember Election

The City of Roseville completed its redistricting process in March 2022. The process concluded with the City boundaries being divided into five (5) separate electoral Council districts and a new district map being adopted. In 2018, the City held its first district election with three (3) Councilmembers elected at that time. In 2022, and with the adoption of the new district boundaries, the City needs to hold an election for two (2) Councilmembers in district two (2) and district four (4). Roseville Charter Section 6.01 requires municipal elections for the selection of officers and for such other purposes as the City Council may prescribe, and states such elections shall be held in the City on the date specified by the State of California. The section further states

the elections shall be conducted in each even-numbered year. Said election scheduled for November 8, 2022 shall be held to vote on a proposed ballot measure being considered by the City Council (discussed further below), and to fill vacancies for the following City Councilmembers whose terms will expire.

District Two (2) Councilmember
Pauline Roccucci Term Expires November 2022
Four Year/Regular Term
District Four (4) Councilmember
Krista Bernasconi Term Expires November 2022
Four Year/Regular Term

Proposed Measure to Be Submitted to the Voters

A ballot measure is being considered by the Roseville City Council for the November 8, 2022 Election as follows:

Hotel and Lodging Tax Measure

Hotel and Lodging Tax Measure To continue local funding that cannot be taken by the State for City of Roseville essential services such as: 911 emergency response; repairing potholes and streets; neighborhood police patrols; fire protection; addressing blight; and maintaining existing City amenities; shall the measure increasing Roseville's existing transient occupancy tax (paid only by hotel and lodging guests) from 6% set in 1975 to 10% providing an estimated additional $3 million annually, with independent audits, until ended by voters, be adopted?	YES NO

Hotel and Lodging Tax - also known as Transient Occupancy Tax (TOT)

In its FY2020-24 strategic plan, the City Council identified developing new and diverse revenue streams as a strategy to support the priority of "Remaining Fiscally Responsible in a Changing World."

As the world continues to change, one thing that has remained the same for the past 47 years is the City's hotel and lodging tax rate (also known as the Transient Occupancy Tax or TOT). With a focus on aligning City costs with services, ensuring those who benefit also contribute, and reviewing revenues to determine if updates are warranted, the hotel and lodging tax has been identified as an option for voter consideration in the November 2022 election.

The hotel and lodging tax or TOT is a tax placed on each night's stay in any hotel, as more fully defined in Chapter 4.24 of the Roseville Municipal Code, or short-term lodging for 30 days or less. This is an amount that is largely paid by people travelling to our area for business, events,

youth sports, etc. who use our roads, emergency services, amenities and other general City services. According to the California State Controller's website, most U.S. cities impose this tax, including 419 California cities.

History

In Roseville, the tax rate of 6% has not been increased since 1975.

At the time, the City had 3 or 4 hotels. The City currently has 17 hotels and additional short-term rentals. Roseville also did not have the range, quality and quantity of tourism amenities nor the concentration of business activity it has in 2022, all of which create higher demand for City services our City experiences today.

Revenues collected

Hotel and lodging taxes generated in Roseville stay in Roseville and cannot be taken by the State of California. In FY2019-20, prior to the first full year of pandemic impacts, the current hotel and lodging tax rate of 6% generated $3,528,221 in revenue to the City. With the hotel and lodging industry recovery over the past year, it is anticipated that a hotel and lodging tax of 10% would generate an estimated increase of $2.7 to $3 million annually that would help to offset the cost of City services and amenities used by overnight and short-term guests.

The increase represents approximately 1% of the General Fund's anticipated revenues.

Impact to an overnight stay

It is estimated that a hotel and lodging tax increase from 6% to 10% would increase the cost of an overnight stay by $4.76 per night. This is based on an average daily room rate of $119, as reported in Placer Valley Tourism's 2021 Annual Report.

Comparison to other jurisdictions

Roseville has the lowest hotel and lodging tax rate in the region:
- 12%:
  - Sacramento (City),
  - Sacramento County,
  - Citrus Heights,
  - Elk Grove, and
  - Rancho Cordova
- 10%:
  - Lincoln, and
  - North Lake Tahoe (plus an additional 1 or 2% if located in TBID)
- 8%:
  - Rocklin,
  - Placer County,
  - Folsom,
  - Auburn,
  - Colfax, and
  - Loomis

- Compared to 6%: Roseville

Effect of change in hotel and lodging tax rate

Studies show that the amount of a hotel and lodging tax is not a significant factor in selection of a hotel and does not impact hotel revenues.

• Effect on travelers' choice of City—Studies demonstrated that room rates, location, and amenities are more likely to determine where a traveler stays than the hotel and lodging tax rate, and that the amount of hotel and lodging tax is not a significant factor in selection of lodging in one City over another, unless the rate is disproportionately higher than neighboring cities. In Roseville, the proposed rate would be equal to or less than most neighboring cities, not higher.
• Effect on hotel business—Studies show that increases in tax rates don't have a significant effect on hotel revenues unless they're disproportionately higher than neighboring cities. In Roseville, the proposed rate would be equal to or less than most neighboring cities, not higher.

Election Procedures

The City Clerk Department will provide election packets for Roseville residents interested in running for City Council. The nomination period begins at 8:00 a.m. on Monday, July 18, 2022. The election packets will include nomination papers, campaign finance reporting forms, candidate statement of qualifications, and an explanatory election guide for candidates. The deadline to file election materials in order to be considered a candidate is Friday, August 12, 2022. If an incumbent does not seek re-election, an extended candidate filing period could cause the deadline be moved to August 17, 2022 at 5:00 p.m.

A candidate for City Council must be a citizen of the United States, be 18 years of age, reside in the district, and be a registered voter in the district, in which the candidate seeks election at the time nomination papers are issued.

Before accepting a campaign contribution, a candidate must file a form with the City Clerk accepting the campaign contribution limit. Candidates are limited to campaign contributions of $510.00 from any single source.

Written Arguments and Rebuttals for Measure

Pursuant to California Elections Code § 9282, for measures placed on the ballot by the legislative body, primary arguments in favor or opposition may be filed in the following order:
a. The entire City Council; or
b. A member or members of the City Council authorized by that body; or
c. An individual voter who is eligible to vote on the measures, or a bona fide association of citizens, or a combination of voters and associations;
d. Primary arguments shall not exceed 300 words.

Filing Period for Primary Arguments:
• Opens July 11, 2022
• Closes July 20, 2022
• 10 day examination period follows

Pursuant to California Elections Code § 9285, rebuttal arguments to primary arguments may be filed in the following order:

a. The author or a majority of the authors of primary arguments may submit a rebuttal argument; and
b. Rebuttal arguments shall not exceed 250 words

Filing Period for Rebuttals:
• Opens July 31, 2022
• Closes August 9, 2022
• 10 day examination period follows

Placer County Clerk/Registrar of Voters Services

California Elections Code § 10002 authorizes a governing body of any City to request the Board of Supervisors of the County to permit the County Clerk/Registrar of Voters to render specified services to the City and to assist in conducting an election. Placer County is requested to render services for the administration of the election that include, but are not limited to, the following:

1. Provide copies of all district maps and additional maps the City requires; and
2. Provide one set of voter lists (district/precinct/street order) at the close of registration; and
3. Print and mail sample ballots and official ballots; and
4. Provide and deliver all precinct supplies; and
5. Provide information for publication of polls and central counting; and
6. Issue Vote-By-Mail (VBM) ballots; and
7. Publish all required election notices; and
8. Count ballots; and
9. Provide statement of vote; and
10. Verify nomination signatures.

City Clerk Services

Per Charter Section 2.13, the City Clerk Department will conduct all aspects of elections not specified above, including, but not limited to:

1. Issue and file candidate nomination papers and election mandated paperwork; and
2. Proof sample/official ballots; and
3. Collect all campaign finance forms required by the Fair Political Practices Commission and the City of Roseville; and
4. Process arguments and rebuttals; and
5. Prepare resolution canvassing votes to be adopted by the City Council.

FISCAL IMPACT

The total cost for the 2022 election and associated services is estimated to be $185,000. This amount is only an estimate as the City will pay a cost equal to the amount Placer County charges depending on the amount of items on the ballot for all state, district and jurisdictions within Placer County. The amount is dependent on the number of Roseville district candidates appearing on the ballot, any measures the City Council places on the ballot, and the number of registered voters. Costs for the election are included in the proposed City Clerk Elections FY2022-23 budget in the General Fund. Staff estimate that a hotel and lodging tax of 10% would generate an estimated

increase of $2.7 to $3 million annually that would help to offset the cost of City services and amenities used by overnight and short-term guests.

ENVIRONMENTAL REVIEW

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

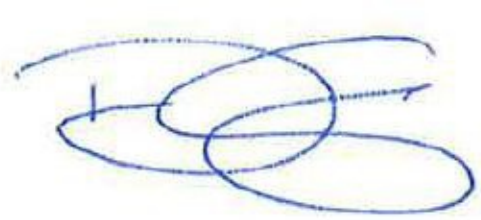
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world

Respectfully Submitted,

Carmen Avalos, City Clerk

Michelle Sheidenberger, City Attorney



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Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-193

Resolution 22-194

Ordinance 6504

RESOLUTION NO. 22-193

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE DECLARING A GENERAL MUNICIPAL ELECTION BE HELD ON TUESDAY, NOVEMBER 8, 2022, AND REQUESTING THE PLACER COUNTY BOARD OF SUPERVISORS CONSOLIDATE THE ELECTION WITH ANY OTHER ELECTION CONDUCTED ON SAID DATE; AND REQUESTING ELECTION SERVICES BE PROVIDED BY THE PLACER COUNTY CLERK TO FILL TWO CITY COUNCIL VACANCIES IN CITY OF ROSEVILLE DISTRICTS 2 AND 4; AND TO SUBMIT A TRANSIENT OCCUPANCY TAX MEASURE TO THE VOTERS OF THE CITY OF ROSEVILLE

Notice of City Officer Election and Notice to submit a Transient Occupancy Tax Measure to the voters.

WHEREAS, under the laws of the state of California relating to municipal elections and the Charter of the City of Roseville, the City Council hereby orders an election to be held in the City of Roseville on Tuesday, 8th day of November, 2022. The General Municipal Election of the qualified electors of the City of Roseville, at which election the issues to be presented to the voters shall be:

Nomination of Candidate:

1. The election shall be to fill vacancies for two (2) City Council seats for the following officers whose terms are set to expire:

District	Incumbent's Name	Office	Regular/Short Term
Two (2)	Pauline Roccucci	Councilmember	Regular
Four (4)	Krista Bernasconi	Councilmember	Regular

2. Roseville City Councilmembers are elected in the following manner:

   By District – There are five (5) districts in the City of Roseville. Only voters residing in designated districts may vote for candidates residing in said district. Only Districts 2 and 4 will have vacancies available for voting in this general municipal election occurring on November 8, 2022.

3. If by the close of candidate filing, the number of qualified candidates does not exceed the number of seats to be filled in a particular office, the City Council shall, in accordance with Elections Code Section 10229(a):

   Hold the election, if either no one, or only one person has been nominated.

4. Notwithstanding the section above, item 3 shall not apply if (a) the number of nominees for another city office exceeds the number of seats to be filled, or (b) a

city measure has qualified and is to be submitted to the voters at the municipal election. If either (a) or (b) occurs, all city offices will be put before the voters of the city, regardless of the number of nominees, in accordance with Elections Code Section 10229(b). A qualified city ballot measure will be presented to all qualified electors of the City of Roseville in all districts, and Elections Code Section 10229(b), therefore, applies.

5. Said City has determined the following election particulars:

- The length of the Candidate Statement shall not exceed 200 words.
- The cost of the Candidate Statement shall be paid by the candidate.
- In the case of a tie vote, the election shall be determined by lot.
- The County Clerk is requested to provide election services. If the City requests the Placer County Elections Office to provide election services, all applicable costs will be paid for by the City.

6. The City hereby certifies that there have been no City boundary changes since our last election, but the City understands that the Placer County Public Works Mapping Division will verify our City boundary lines prior to the election.

Measure to be Submitted to Voters:

1. The following City of Roseville Transient Occupancy Tax (TOT) Measure as shown as Exhibit A attached to this report, shall be submitted to all qualified voters of the City of Roseville on November 8, 2022, along with arguments and rebuttals submitted in the timeframe prescribed by the California Elections Code:

Hotel and Lodging Tax Measure To continue local funding that cannot be taken by the State for City of Roseville essential services such as: 911 emergency response; repairing potholes and streets; neighborhood police patrols; fire protection; addressing blight; and maintaining existing city amenities; shall the measure increasing Roseville's existing transient occupancy tax (paid only by hotel and lodging guests) from 6% set in 1975 to 10% providing an estimated additional $3 million annually, with independent audits, until ended by voters, be adopted?	YES NO

2. The City hereby certifies that there have been changes to internal City District boundary lines since our last election, as recently submitted to the County, and, for convenience, as shown on the map attached as Exhibit B hereto and incorporated herein by reference.

WHEREAS, pursuant to services provided by Placer County, the City of Roseville shall

reimburse the County of Placer for services performed when the work is complete and upon presentation to the City of a properly approved bill; and

WHEREAS, this Resolution shall be considered a Notice of Election and Specification of Election Order if applicable; and

WHEREAS, in all particulars not recited by the Resolution, said election shall be held and conducted as provided by the California Elections Code for the conduct of general municipal elections.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the Board of Supervisors of the County of Placer is hereby requested to:

1. Consolidate the election with any other applicable election conducted on the same day;
2. Authorize and direct the County Clerk, at City expense, to provide all necessary election services.

PASSED AND ADOPTED by the Council of the City of Roseville, on the 15th day of June, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
KRISTA BERNASCONI, MAYOR

ATTEST:

_____
CARMEN AVALOS, CITY CLERK

(Seal)

Exhibit A

HOTEL AND LODGING TAX MEASURE

Measure to be Submitted Directly to the Voters

ORDINANCE NO. ____

AN ORDINANCE OF THE PEOPLE OF THE CITY OF ROSEVILLE AMENDING THE TRANSIENT OCCUPANCY TAX RATE BY AMENDING SECTION 4.24.030 OF CHAPTER 4.24 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING TRANSIENT OCCUPANCY TAX

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 4.24.030 of Chapter 4.24 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.24.030 Transient occupancy tax—Amount—Where payable.

A. For privilege of occupancy in any hotel, each transient is subject to and shall pay a tax in the amount of ~~six~~ten percent of the rent charged by the operator. Said tax constitutes a debt owed by the transient to the city, which is extinguished only by payment to the operator or to the city.

B. The transient shall pay the tax to the operator of the hotel at the time the rent is paid. If the rent is paid in installments, a proportionate share of the tax shall be paid with each installment. The unpaid tax shall be due upon the transient's ceasing to occupy space in the hotel.

C. If, for any reason, the tax due is not paid to the operator of the hotel, the tax administrator may require that such tax be paid directly to the tax administrator.

SECTION 2. This Ordinance relates to the levying and collecting of the City of Roseville Transient Occupancy Tax and, pursuant to California Elections Code Section 9217, shall be in full force and effect ten (10) days after the certification by the City Council of the election returns indicating passage of the Ordinance by the voters casting votes in the election. The collection of transient occupancy tax shall be in accordance with Chapter 4.24 of the Roseville Municipal Code.

SECTION 3. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The People of the City of Roseville hereby declare that they would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 4. The City Clerk is hereby directed to publish a synopsis of the measure in accordance with California Elections Code section 12111 at least one time not later than one week before the election in a newspaper of general circulation in the city. The City Clerk is further directed to cause this Ordinance to be published in full at least once within fourteen (14) days after approval by the voters in a newspaper of general circulation in the city.

I hereby certify that the foregoing Ordinance was approved by the voters of the City of Roseville by a vote of _____ at a General Municipal Election on the 8th day of November, 2022, and by the City Council of the City of Roseville at a regular general meeting of the Council held on June 15, 2022 by the following vote:

AYES:

NOES:

ABSENT:

_____
MAYOR

ATTEST:

_____
CITY CLERK

Exhibit B

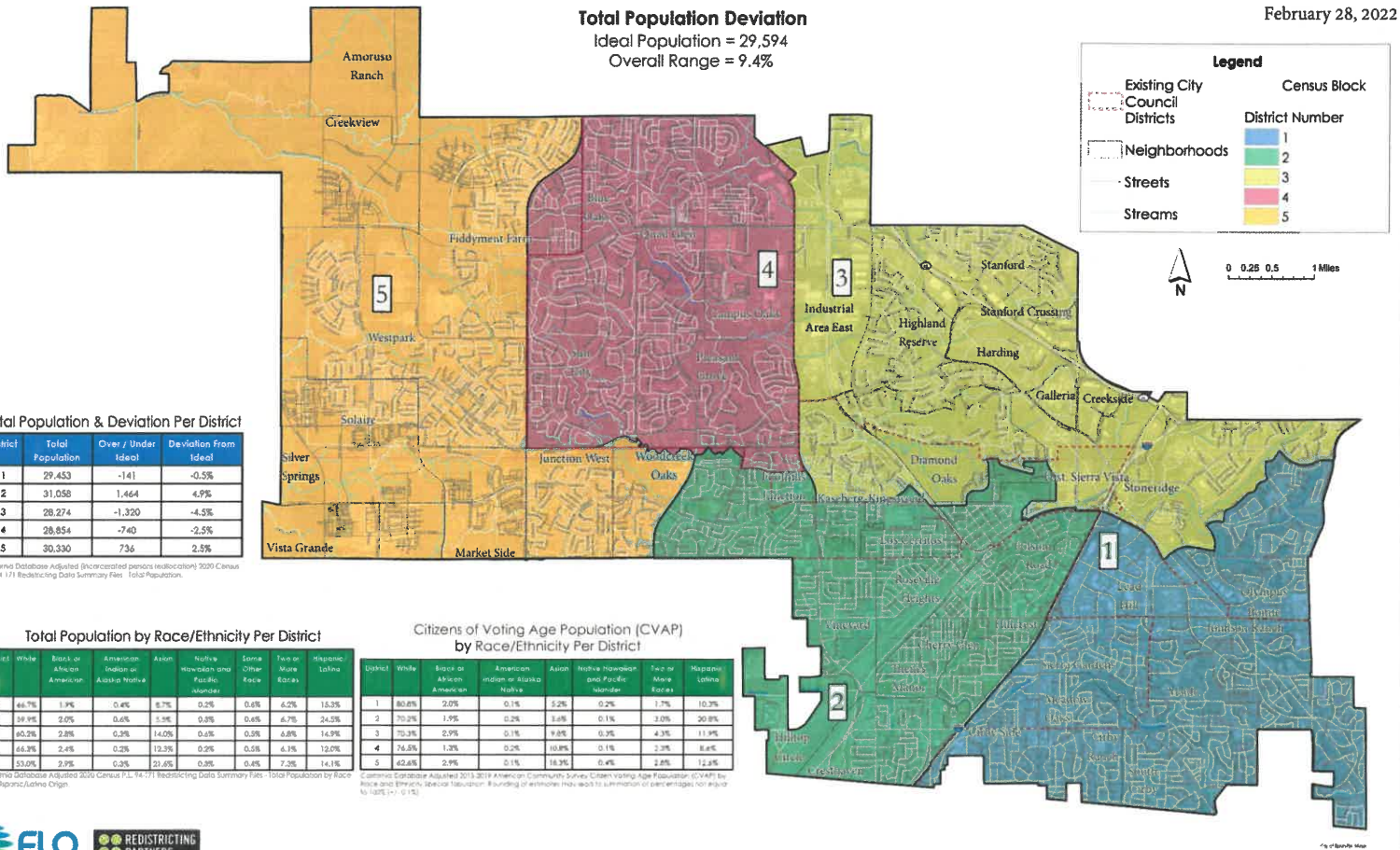
CITY OF ROSEVILLE CALIFORNIA

City Council Districts - Final Map

City of Roseville | Independent Redistricting Commission

February 28, 2022

Total Population Deviation
Ideal Population = 29,594
Overall Range = 9.4%



Total Population & Deviation Per District

District	Total Population	Over / Under Ideal	Deviation From Ideal
1	29,453	-141	-0.5%
2	31,058	1,464	4.9%
3	28,274	-1,320	-4.5%
4	28,854	-740	-2.5%
5	30,330	736	2.5%

California Database Adjusted (incarcerated persons reallocation) 2020 Census P.L. 94-171 Redistricting Data Summary Files - Total Population.

Total Population by Race/Ethnicity Per District

District	White	Black or African American	American Indian or Alaska Native	Asian	Native Hawaiian and Pacific Islander	Some Other Race	Two or More Races	Hispanic/ Latino
1	66.7%	1.9%	0.4%	8.7%	0.2%	0.6%	6.2%	15.3%
2	59.9%	2.0%	0.6%	5.9%	0.8%	0.6%	6.7%	24.5%
3	60.3%	2.8%	0.3%	14.0%	0.6%	0.5%	6.8%	14.9%
4	66.3%	2.4%	0.2%	12.3%	0.2%	0.5%	6.1%	12.0%
5	53.0%	2.9%	0.3%	21.6%	0.3%	0.4%	7.3%	14.1%

California Database Adjusted 2020 Census P.L. 94-171 Redistricting Data Summary Files - Total Population by Race and Hispanic/Latino Origin

Citizens of Voting Age Population (CVAP) by Race/Ethnicity Per District

District	White	Black or African American	American Indian or Alaska Native	Asian	Native Hawaiian and Pacific Islander	Two or More Races	Hispanic/ Latino
1	80.8%	2.0%	0.1%	5.2%	0.2%	1.7%	10.3%
2	70.2%	1.9%	0.2%	3.6%	0.1%	3.0%	20.8%
3	70.3%	2.9%	0.1%	9.8%	0.3%	4.3%	11.9%
4	76.5%	1.3%	0.2%	10.8%	0.1%	2.3%	8.6%
5	62.6%	2.9%	0.1%	16.3%	0.4%	2.8%	12.8%

California Database Adjusted 2013-2017 American Community Survey Citizen Voting Age Population (CVAP) by Race and Ethnicity. Special Tabulation. Rounding of estimates may lead to summation of percentages not equal to 100% (+/- 0.1%).

FLO Analytics

REDISTRICTING PARTNERS

RESOLUTION NO. 22-194

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROSEVILLE SUBMITTING BALLOT MEASURE TEXT FOR THE CITY OF ROSEVILLE TRANSIENT OCCUPANCY TAX (TOT) MEASURE TO THE VOTERS AT THE NOVEMBER 8, 2022 GENERAL MUNICIPAL ELECTION; DIRECTING THE CITY ATTORNEY TO PREPARE AN IMPARTIAL ANALYSIS; AND DIRECTING THE CITY CLERK TO ESTABLISH REQUIREMENTS FOR FILING PRIMARY ARGUMENTS AND REBUTTAL ARGUMENTS REGARDING THE CITY OF ROSEVILLE TOT MEASURE

WHEREAS, pursuant to the requirements of the laws for the State of California, the City Council has called and ordered a General Municipal Election to be held in the City of Roseville, on Tuesday, November 8, 2022, for the purpose of filling and electing two city council member vacancies, one in each of City Districts 2 and 4, and for the purpose of submitting to the voters at said election the ballot measure proposed herein; and

WHEREAS, the ballot measure is being proposed to provide funding, that cannot be taken by the State of California, for local City services such as and including, but not limited to:

- 911 emergency response;
- Repairing potholes and streets;
- Neighborhood police patrols;
- Fire protection;
- Addressing blight;
- Maintaining existing city amenities; and
- Other general government services

The proposed ballot measure is as follows:

Hotel and Lodging Tax Measure To continue local funding that cannot be taken by the State for City of Roseville essential services such as: 911 emergency response; repairing potholes and streets; neighborhood police patrols; fire protection; addressing blight; and maintaining existing city amenities; shall the measure increasing Roseville's existing transient occupancy tax (paid only by hotel and lodging guests) from 6% set in 1975 to 10% providing an estimated additional $3 million annually, with independent audits, until ended by voters, be adopted?	YES
	NO

The full text of the City of Roseville Transient Occupancy Tax Measure Ordinance is attached as Exhibit A and incorporated herein by reference; and

WHEREAS, the City Council desires to submit to the voters in the November 8, 2022, General Municipal Election, this Transient Occupancy Tax Measure, along with arguments and rebuttals submitted in the timeframe prescribed by the California Elections Code; and

WHEREAS, this tax measure must be approved by the electorate to be effective; and

WHEREAS, whenever a municipal ballot measure is authorized, California Elections Code, Section 9280 provides that the City Council direct the City Clerk to transmit a copy of the measure to the City Attorney and the City Council direct the City Attorney to prepare an impartial analysis of the measure, and direct that the City Clerk provide filing requirements for primary arguments for and against the measure and for rebuttal arguments; and

WHEREAS, the City Council of the City of Roseville orders the following particulars regarding the completion of an impartial analysis and submittal of ballot arguments:

Impartial Analysis:

Section 1. The City Council directs the City Attorney to prepare an impartial analysis of the City of Roseville Transient Occupancy Tax Measure showing the effect of the measure on the existing law and the operation of the measure.

Section 2. The analysis shall include a statement indicating the measure was placed on the ballot by the governing body.

Section 3. The analysis shall not exceed 500 words in length and shall be filed within fifteen (15) days of the adoption of this Resolution.

Primary Arguments:

Section 4. The City Council authorizes members of the City Council, collectively or individually, to file written arguments in favor of the City of Roseville Transient Occupancy Tax Measure, accompanied by the printed name(s) and signature(s) of the author(s). The argument can be changed until and including the date fixed by the City Clerk after which no arguments for or against the City measure may be submitted to the City Clerk. The City Clerk shall follow California Elections Code, Sections 9281 through 9287, in determining the printing of all arguments in favor and against.

Section 5. Any individual voter who is eligible to vote on the measure, or bona fide association of citizens, or a combination of voters and associations, may file a written argument in favor or against any city measure.

Section 6. A primary argument shall not exceed 300 words in length.

Section 7. A ballot argument will not be accepted unless accompanied by the printed name(s) and signature(s) of the author(s) submitting it, or, if submitted on behalf of an organization, the name of the organization and the printed name and signature of a least one of its principal officers who is the author of the argument.

Section 8. No more than five signatures shall appear with any argument submitted. In case any argument is signed by more than five authors, the signatures of the first five shall be printed.

Section 9. The City Clerk shall include the following statement on the front cover, or if none, on the heading of the first page of the printed arguments: “Arguments in support or opposition to the proposed laws are the opinion of the authors.”

Section 10. Printed arguments submitted to voters shall be titled either, “Argument in Favor of Measure” or “Argument Against Measure” accordingly, the letter or number, if any, designating the measure shall also be printed on the argument.

Rebuttal Arguments:

Section 11. When an argument in favor and an argument against a measure have been selected by the City Clerk to be printed in the voter information guide, the City Clerk shall send a copy of the argument in favor of the measure to the authors of the argument against the measure and a copy of an argument against the measure to the authors of the argument in favor of the measure.

Section 12. The author or a majority of the author(s) of the argument relating to a city measure may prepare and submit a rebuttal argument or may authorize in writing another person or person(s) to prepare, submit, or sign the rebuttal argument.

Section 13. A rebuttal argument shall not exceed 250 words.

Section 14. A rebuttal argument relating to a city measure shall be filed with the City Clerk no later than ten (10) days after the final filing date for primary arguments.

Section 15. A rebuttal argument relating to a city measure shall not be signed by more than five authors or persons, shall be printed in the same manner as a direct argument, and shall immediately follow direct argument which it seeks to rebut.

WHEREAS, if more than one argument for or more than one argument against any city measure is submitted to the City Clerk within the time prescribed, the City Clerk shall select one of the arguments in favor and one of the arguments against the measure for printing and distribution to the voters. In selecting the argument, the City Clerk shall give preference and priority, in the order named, to the arguments of the following:

a) The legislative body, or member or members of the legislative body authorized by the body;
b) The individual voter, or bona fide association of citizens, or combination of voters and associations, who are bona fide sponsors or proponents of the measure;
c) Bona fide association of citizens;
d) Individual voters who are eligible to vote on the measure

WHEREAS, the City Council has first priority to file and submit arguments for City Council sponsored ballot measures, whereby the Mayor and/or others selected by the Mayor who are qualified to sign arguments under the Elections Code to file written arguments regarding the ballot measures sponsored by the City Council; and

WHEREAS, in order to enable the City Clerk to determine whether an argument is from a bona fide association of citizens, an organization or association submitting an argument for or against a city measure shall submit with the argument a copy of one of the following:

a) Its articles of incorporation, articles of association, partnership documents, bylaws, or similar documents;
b) Letterhead containing the names of the organization and its principal officers;
c) If the organization or association is a primarily formed committee established to support or oppose the measure, its statement or organization filed pursuant to Section 84101 of the California Government Code;
d) In selecting argument from among bona fide associations of citizens, the City Clerk shall not consider the type of documentation submitted pursuant to subdivision (a) - (c), immediately above, or the form of the association

WHEREAS, based on the time necessary to prepare the City Attorney impartial analysis, permitting the 10-calendar-day public examination and the timing of the arguments and rebuttals, as provided in Division 9, Chapter 3, Article 6 of the Elections Code, commencing with Section 9295, for the November 8, 2022 election, the City of Roseville adopts the following deadlines in concert with the Placer County Office of Elections:

June 15, 2022	City Council ordering City Attorney to prepare Impartial Analysis
June 30, 2022	City Attorney Impartial Analysis Due
July 1- July 10, 2022	10 day Public Examination Period
July 11 – July 20, 2022	Primary Arguments For or Against Measure
July 21 – July 30, 2022	10 day Public Examination Period
July 31 – August 9, 2022	Deadline for Rebuttal Arguments
August 10 – August 19, 2022	10 day Public Examination

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Roseville that the provisions and sections of this resolution, appearing above and below, are adopted and shall apply to the General Municipal Election to be held on November 8, 2022; and

BE IT FURTHER RESOLVED, the City Clerk is hereby directed to submit the ballot text to the qualified voters of the City of Roseville for the November 8, 2022 General Municipal Election as referenced above and as follows:

Hotel and Lodging Tax Measure To continue local funding that cannot be taken by the State for City of Roseville essential services such as: 911 emergency response; repairing potholes and streets; neighborhood police patrols; fire protection; addressing blight; and maintaining existing city amenities; shall the measure increasing Roseville's existing transient occupancy tax (paid only by hotel and lodging guests) from 6% set in 1975 to 10% providing an estimated additional $3 million annually, with independent audits, until ended by voters, be adopted?	YES
	NO

The full text of the City of Roseville Transient Occupancy Tax Measure Ordinance is attached as Exhibit A; and

1. The City Clerk shall file a certified copy of this Resolution with the Placer County Clerk and is hereby authorized to execute, submit, file, sign, communicate, and otherwise do whatever else is necessary to effectuate this General Municipal Election, and this ballot measure; and

2. The City Clerk is further directed to take all other administrative actions necessary to accomplish the orders set forth in this Resolution.

BE IT FURTHER RESOLVED, that in all particulars not recited by the Resolution, said election shall be held and conducted as provided by law for the conduct of general municipal elections.

PASSED AND ADOPTED by the Council of the City of Roseville, on the 15th day of June, 2022, by the following on roll call:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

_____
KRISTA BERNASCONI, MAYOR

ATTEST:

_____
CARMEN AVALOS, CITY CLERK

(Seal)

Exhibit A

HOTEL AND LODGING TAX MEASURE

Measure to be Submitted Directly to the Voters

ORDINANCE NO. ____

AN ORDINANCE OF THE PEOPLE OF THE CITY OF ROSEVILLE AMENDING THE TRANSIENT OCCUPANCY TAX RATE BY AMENDING SECTION 4.24.030 OF CHAPTER 4.24 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING TRANSIENT OCCUPANCY TAX

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 4.24.030 of Chapter 4.24 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.24.030 Transient occupancy tax—Amount—Where payable.

A. For privilege of occupancy in any hotel, each transient is subject to and shall pay a tax in the amount of ~~six~~ten percent of the rent charged by the operator. Said tax constitutes a debt owed by the transient to the city, which is extinguished only by payment to the operator or to the city.

B. The transient shall pay the tax to the operator of the hotel at the time the rent is paid. If the rent is paid in installments, a proportionate share of the tax shall be paid with each installment. The unpaid tax shall be due upon the transient's ceasing to occupy space in the hotel.

C. If, for any reason, the tax due is not paid to the operator of the hotel, the tax administrator may require that such tax be paid directly to the tax administrator.

SECTION 2. This Ordinance relates to the levying and collecting of the City of Roseville Transient Occupancy Tax and, pursuant to California Elections Code Section 9217, shall be in full force and effect ten (10) days after the certification by the City Council of the election returns indicating passage of the Ordinance by the voters casting votes in the election. The collection of transient occupancy tax shall be in accordance with Chapter 4.24 of the Roseville Municipal Code.

SECTION 3. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The People of the City of Roseville hereby declare that they would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 4. The City Clerk is hereby directed to publish a synopsis of the measure in accordance with California Elections Code section 12111 at least one time not later than one week before the election in a newspaper of general circulation in the city. The City Clerk is further directed to cause this Ordinance to be published in full at least once within fourteen (14) days after approval by the voters in a newspaper of general circulation in the city.

I hereby certify that the foregoing Ordinance was approved by the voters of the City of Roseville by a vote of _____ at a General Municipal Election on the 8th day of November, 2022, and by the City Council of the City of Roseville at a regular general meeting of the Council held on June 15, 2022 by the following vote:

AYES:

NOES:

ABSENT:

_____
MAYOR

ATTEST:

_____
CITY CLERK

HOTEL AND LODGING TAX MEASURE

Measure to be Submitted Directly to the Voters

ORDINANCE NO. 6504

AN ORDINANCE OF THE PEOPLE OF THE CITY OF ROSEVILLE AMENDING THE TRANSIENT OCCUPANCY TAX RATE BY AMENDING SECTION 4.24.030 OF CHAPTER 4.24 OF TITLE 4 OF THE ROSEVILLE MUNICIPAL CODE REGARDING TRANSIENT OCCUPANCY TAX

THE CITY OF ROSEVILLE ORDAINS:

SECTION 1. Section 4.24.030 of Chapter 4.24 of Title 4 of the Roseville Municipal Code is hereby amended to read as follows:

4.24.30 Transient occupancy tax—Amount—Where payable.

A. For privilege of occupancy in any hotel, each transient is subject to and shall pay a tax in the amount of ~~six~~ten percent of the rent charged by the operator. Said tax constitutes a debt owed by the transient to the city, which is extinguished only by payment to the operator or to the city.

B. The transient shall pay the tax to the operator of the hotel at the time the rent is paid. If the rent is paid in installments, a proportionate share of the tax shall be paid with each installment. The unpaid tax shall be due upon the transient's ceasing to occupy space in the hotel.

C. If, for any reason, the tax due is not paid to the operator of the hotel, the tax administrator may require that such tax be paid directly to the tax administrator.

SECTION 2. This Ordinance relates to the levying and collecting of the City of Roseville Transient Occupancy Tax and, pursuant to California Elections Code Section 9217, shall be in full force and effect ten (10) days after the certification by the City Council of the election returns indicating passage of the Ordinance by the voters casting votes in the election. The collection of transient occupancy tax shall be in accordance with Chapter 4.24 of the Roseville Municipal Code.

SECTION 3. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The People of the City of Roseville hereby declare that they would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 4. The City Clerk is hereby directed to publish a synopsis of the measure in accordance with California Elections Code section 12111 at least one time not later than one week before the election in a newspaper of general circulation in the city. The City Clerk is further directed to cause this Ordinance to be published in full at least once within fourteen (14) days after approval by the voters in a newspaper of general circulation in the city.

I hereby certify that the foregoing Ordinance was approved by the voters of the City of Roseville by a vote of_____at a General Municipal Election on the 8th day of November, 2022, and by the City Council of the City of Roseville at a regular general meeting of the Council held on June 15, 2022 by the following vote:

AYES:

NOES:

ABSENT:

_____
MAYOR

ATTEST:

_____
CITY CLERK

COUNCIL COMMUNICATION

CC #: 2141
File #: 1001 & 0201-01 & 0800-03

Title:	Vernon Street Substation Expansion - Property Acquisition of 1415 Vernon Street and Budget Adjustment
Contact:	Robert Cline 916-746-1172 racline@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 8.2.

RECOMMENDATION TO COUNCIL

Staff recommends City Council adopt a resolution authorizing the City Manager to execute any and all agreements and documents related to the acquisition of 1415 Vernon Street for a purchase price not to exceed $500,000. Staff also recommends City Council adopt an ordinance authorizing a Budget Adjustment in the amount of $500,000 from the Electric Fund to cover all costs associated with the acquisition of 1415 Vernon Street.

BACKGROUND

Roseville is seeing development and growth occur within the Downtown area. To better serve customers in the area, Roseville Electric Utility anticipates the need for a future expansion of the Vernon Street Substation. An expansion of the substation would include the addition of a second transformer, increasing capacity and reliability in the area serviced by this substation. The current substation site is not suitable for an expansion and as a result Roseville Electric Utility has interest to acquire the parcel directly adjacent to the substation site, 1415 Vernon Street (APN# 014-041-002-000).

Recently, it was discovered that 1415 Vernon Street was foreclosed on and currently owned by the lender. The property was listed on the market for five days from June 1, 2022 through June 5, 2022 for $325,500 with the following requirements:

-No offers below $325,500 would be accepted
-Cash offers would have a close of escrow of 25 days or sooner
-Earnest money deposits for cash offers must be 10% of the purchase price or higher
-All cash offer packages must include proof of finance with buyers name dated within 30 days and a copy of the earnest deposit check
-All offers from potential buyers assume the “as is” nature of the property and no inspections will be performed by any potential buyer

After five days on the market, the lender’s process included a review of all offers, with an

opportunity for all bidders to provide counter offers. The lender will accept the highest bid price with the best terms (i.e. cash vs. financed, escrow timing, etc.). Due to the tight deadlines, the listing agent's experience with foreclosures, and the lender's procedure for accepting bids, the City retained the listing agent, Paul Boudier of Keller Williams Realty, for dual representation. On June 3, 2022 the City submitted the minimum offer of $325,500 with an understanding that multiple offers may be received by the offer deadline, resulting in potential future counter offers. The City's offer, which is contingent upon City Council approval, proposed a close of escrow date on June 24, 2022. Any counter offers by the City will be within the recommended budget authority.

The acquisition of 1415 Vernon Street, zoned lighted industrial and located directly adjacent to the Vernon Substation, is critical and provides Roseville Electric Utility an opportunity for a future expansion to accommodate growth and better serve customers in the area. If successful in acquiring the property the City will begin demolition and fencing of the site. Environmental review to comply with CEQA will be conducted prior to the substation expansion.

FISCAL IMPACT

A Budget Adjustment allocating up to $500,000 from the Electric Fund is proposed to cover all costs of acquiring 1415 Vernon Street.

ENVIRONMENTAL REVIEW

The proposed project involves the demolition of an existing facility. This activity is categorically exempt from CEQA as a Class 1 Exemption (State CEQA Guidelines Section 15301). The Exemption has been prepared and no further CEQA review is required.

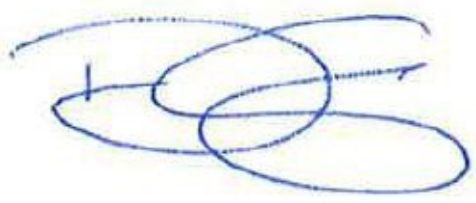
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal A - Remain fiscally responsible in a changing world
Goal D - Support economic vitality
Goal F - Invest in well-planned infrastructure and growth

Respectfully Submitted,

Robert Cline, Economic Development Project Manager

Dan Beans, Electric Utility Director



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-200

Residential Purchase Agreement, Real Estate Agency Relationship

Ordinance 6523

Budget Adjustment

Addendum No.1

City of Roseville Offer Cover Sheet

REO Advisory

Map of Vernon Substation and 1415 Vernon

RESOLUTION NO. 22-200

AUTHORIZING THE EXECUTION OF ANY AND ALL DOCUMENTS RELATED TO THE ACQUISITION OF 1415 VERNON STREET

WHEREAS, Roseville is seeing development and growth occur within the Downtown area; and

WHEREAS, to better serve customers in the area, Roseville Electric Utility anticipates the need for a future expansion of the Vernon Street Substation; and

WHEREAS, the current substation site is not suitable for an expansion and as a result Roseville Electric Utility has interest to acquire the parcel directly adjacent to the substation site, 1415 Vernon Street (APN# 014-041-002-000).

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City, that the City Manager is hereby authorized to execute any and all agreements and documents related to the acquisition of 1415 Vernon Street on behalf of the City of Roseville for a purchase price not to exceed $500,000.

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

ORDINANCE NO. 6523

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE AUTHORIZING CERTAIN AMENDMENTS TO THE FISCAL YEAR 2021-22 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 2021-22, is hereby amended as listed on the attached budget adjustment for the acquisition of 1415 Vernon Street.

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_____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

REQUEST FOR BUDGET ADJUSTMENT

REQUESTER NAME & TITLE: Rob Cline, Economic Development Project Manager
FISCAL YEAR: 2021/2022
PREPARER NAME & TITLE: Eric Campbell, Electric Finance Administrator
COUNCIL DATE (if applicable): 6/15/2022
DEPARTMENT/DIVISION: Electric Department
ORDINANCE:

EXPENDITURES/EXPENSES/TRANSFERS OUT

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6001	6501	70001		500,000	Increase Electric Administration Budget
			TOTAL	500,000	

REVENUES/TRANSFERS IN

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
			TOTAL	-	

	NET ADJUSTMENT	500,000

FUND BALANCE

ACCOUNT STRING				BUDGET ($)	DESCRIPTION
Fund	Account	Center	Project	Adjustment	
6001				(500,000)	Decrease the Electric Fund Balance
			TOTAL	(500,000)	

Justification for Budget Adjustment:

This budget adjustment requests an increase in the Electric Administration Budget of the not-to-exceed $500,000 purchase price for the 1415 Vernon St property for electric system expansion. There are adequate resources in the Electric fund (6001) for this expenditure increase.

REQUIRED APPROVALS:

SM

Daniel Beans (Jun 6, 2022 11:05 PDT)

REQUESTING DEPARTMENT HEAD / DESIGNEE	DATE	BUDGET MANAGER / DESIGNEE	DATE
CHIEF FINANCIAL OFFICER / DESIGNEE	DATE	CITY MANAGER / DESIGNEE	DATE

BUDGET DEPARTMENT USE ONLY:

POSTED BY	DATE

Revised: June 24, 2019

6/6/20229:55 AM

CALIFORNIA ASSOCIATION OF REALTORS®

ADDENDUM No. 1

(C.A.R. Form ADM, Revised 12/21)

The following terms and conditions are hereby incorporated in and made a part of the Purchase Agreement, OR ☐ Residential Lease or Month-to-Month Rental Agreement, ☐ Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), ☐ Other _____, dated _____, on property known as 1415 Vernon St, Roseville, CA 95678 ("Property/Premises"), in which City of Roseville, a Municipal Corporation is referred to as ("Buyer/Tenant") and ..... is referred to as ("Seller/Landlord"). Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

Page 1, Item E: The Seller will not contribute closing cost and/or credits
Page 2, Item 7A: Seller will not pay for inspections
Page 3, Item D10: Seller will not pay for home warranty
Page 4, Item 9F: Seller will not provide keys to mailboxes, codes for security and/or alarm systems; or garage door opener. Buyer is advised to re-key property upon taking possession.
Page 5, Item 11i - iii: Seller will not maintain property, systems or appliances. Seller will not keep any system operational such as septic; security or alarm systems; garage door openers; pools and spas.
Page 5, Item 12C: Seller will not pay for utilities to be turned on for inspections. However, if any existing utilities are to be turned on for inspections, the Listing or Selling agent may turn them on at the Buyer's expense and must be turned off when inspection is completed. A Seller's Utilities Activation Form is required prior to any activation. Seller will not have water, gas or electricity operational.
Page 5, Item 13D: Title will be conveyed via a Grant Deed
Page 7, Item 15: It is understood between Buyer(s) and Seller that this is a lender owned property and it is being sold in "where-is", "as-is" condition at the time of close with no Seller representations or warranties, expressed or implied by the Seller or the local listing agent.
Page 7, Item 16: Seller will not make any repairs
Page 8, Item 22: Seller does not agree to mediation or arbitration
Property is being sold subject to 24 CRF 206.125
If HUD required the Seller to complete a new appraisal and that appraisal value for the property is at a higher amount than the fully executed contract price, the Buyer and/or Seller reserve the right to terminate the contract and return the full escrow deposit to the buyer.
Seller will not pay for CO/Smoke Detector

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this Addendum.

Buyer/Tenant DocuSigned by: Dominick Casey 8DFD872C4A73473... Date 6/3/2022

City of Roseville, a Municipal Corporation

Buyer/Tenant _____ Date _____

Seller/Landlord _____ Date _____

.....

Seller/Landlord _____ Date _____

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EQUAL HOUSING OPPORTUNITY

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OFFER COVER SHEET Please write very clearly below!!

This offer cover sheet shall be the first page of your offer package and filled-out in its entirety. All terms and conditions must be the exact same as the sample contract on MLS documents.

Cash offers will have a COE of 25 days or sooner. Offers with a loan will have a COE of 45 days or sooner.

EMD for cash offers must be 10% of the purchase price or higher. EMD for the offers with a loan must be 1% or the purchase price or higher.

All CASH offer packages must include POF with the buyer's name dated within 30 days and a copy of the EMD check.

Offers with a loan must include POF with the buyer's name dated within 30 days, copy of EMD check, pre-approval and POF.

If the buyer is a company, the offer must include Articles/Bylaws. Living Trust docs for living trust buyers.

Submit all offer packages in one file to: http://www.submitoffers.net

Buyer Name: City of Roseville, a Municipal Corporation

Buyer Type: (circle one) Owner Occupant Investor Licensed Agent

Buyer's Agent Brokerage Firm: Keller Williams Realty

Buyer's Agent Name: Albina Vladimirova

Buyer's Agent Telephone: 916-547-3111

Buyer's Agent Brokerage Firm Full Address:

Street: 548 Gibson Dr, STE 200

City: Roseville

State: CA

Zip: 95678

Buyer's Agent Email: albina@knowledgeRE.com

Offer Amount: $325,500.00

Earnest Money Deposit (EMD) Amount: $32,550.00

Financing Type: (circle one) Cash Conventional FHA Other VA Hard Money USDA

Financing (Loan) Amount:

Property Address: 1415 Vernon St, Roseville, CA 95678

CITY OF ROSEVILLE CALIFORNIA

Vernon Substation Expansion Project

Roseville Electric

COUNCIL COMMUNICATION

CC #: 2156
File #: 0201 & 0103-03-02 & 0103-29-02

Title:	City of Roseville FY2022-23 Citywide Budget, Position Allocation Schedule, Roseville Housing Authority Budget, and Roseville Finance Authority Budget
Contact:	Scott Pettingell 916-774-1306 spettingell@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 8.3.

RECOMMENDATION TO COUNCIL

Adopt 1) an ordinance approving the proposed City of Roseville FY2022-23 citywide budget and approving out-of-state travel requests, new vehicle requests, and the citywide position allocation schedule as incorporated into the FY2022-23 budget document, effective July 1, 2022; 2) a resolution approving the Roseville Housing Authority budget for FY2022-23; 3) a resolution approving the Roseville Finance Authority budget for FY2022-23.

BACKGROUND

CITYWIDE BUDGET

Fiscal Summary: The FY2022-23 proposed expenditure budget totals approximately $767 million from all funding sources.

Positions: The proposed budget includes a net increase of 43 positions that align with the City Council's strategic plan and address critical service level requirements. These recommended positions will increase the total citywide position count from 1,277 to 1,320. The citywide position allocation schedule is incorporated into the FY2022-23 budget document.

City Council Strategic Plan Goals: The following City Council strategic plan goals guided the budget process. The FY2022-23 budget document highlights the budget augmentations, accomplishments, City services, and performance measures aligned with these goals:

· Maintain a safe and healthy community
· Remain fiscally responsible in a changing world
· Enhance economic vitality
· Invest in well-planned infrastructure and growth
· Support community engagement and advocacy
· Deliver exceptional city services

Process: The proposed budget results from an extensive process that includes a City Council strategic planning workshop, budget development updates, a utilities budget update, a Capital Improvement Program budget overview, financial policies update, and a budget hearing.

Awareness and Outreach: The budget process included a public outreach effort that involved publishing budget information on the city website, including the Budget in Brief, e-newsletters, and social media. It also included outreach to Roseville Coalition of Neighborhood Associations, Sun City Roseville, Roseville Chamber of Commerce, and City employees. The proposed budget and an overview Budget in Brief can be viewed at Roseville.ca.us/budget.

Budget Ordinance: The annual budget ordinance includes the following modifications:

- Section 3.11 - Authorizing the City Manager to adjust revenue and reimbursement budgets associated with the encumbrances for valid purchase orders and contracts in effect as of June 30, 2022.
- Section 3.16 - Authorizing the City Manager to increase revenue estimates and appropriations for Council-approved bond issuances.
- Section 3.17 - Authorizing the City Manager to decrease the revenue and expenditure budget for Development Services reimbursable development projects to match the actual amount of revenues received and expenditures incurred each fiscal year.

General Fund

Fiscal Summary: The budget for the General Fund is $228.7 million, which includes operating ($211.8 million) and non-operating expenditures ($16.9 million). Per Council's financial policies, the General Fund budget matches budgeted expenses with projected revenues, with resources available to increase reserves up to Council-adopted targets, address underfunded pension liabilities, and transfer funding to a new capital reserve and pension reserve trust fund.

Measure B: The proposed budget includes $28.1 million in Measure B local sales tax revenues. These revenues allow the City to maintain current service levels, restore services, and strategically invest in high-priority areas while still achieving a balanced budget.

General Fund Stabilization Reserve: The FY2022-23 budget includes a transfer of approximately $1.37 million from the General Fund to the Stabilization Reserve to bring the total reserve balance to $27.7 million or 15 percent of the General Fund operations budget before one-time transfers and the CalPERS additional discretionary payment. The General Fund Stabilization Reserve Fund may be used strategically to allow time for the City to restructure its operation deliberately in an economic downturn while minimizing service disruption. Use of the Stabilization Reserve will only take place in the context of a Council-adopted long-term plan.

General Fund Emergency Reserve: The FY2022-23 budget includes a transfer of approximately $1.2 million from the General Fund into the Emergency Reserve to bring the total reserve balance to $18.6 million or 10 percent of the General Fund operations budget before one-time transfers and the CalPERS additional discretionary payment. The purpose of this reserve is to have the ability to fund significant short-term issues such as expenditures during declared emergencies should the need arise.

ROSEVILLE HOUSING AUTHORITY BUDGET

The Roseville Housing Authority (RHA) was formed in October 1974 and administers the Housing Choice Voucher (HCV) Program and provides rental assistance for low-income residents to

access quality, affordable, and safe housing. RHA ensures housing stability and economic self-sufficiency for up to 795 families, seniors, disabled persons, and veterans annually. Rental assistance for income-qualified participants is paid directly to property owners participating in the HCV Program. The Housing Authority receives funding from the Federal Department of Housing and Urban Development (HUD). Roseville's HCV program infuses over $6.8 million in federal funds into the local economy each year, including administration revenue that covers most of the staff costs to administer the program.

Budget Analysis: RHA is a separate legal entity from the City, and therefore its budget is approved by its Board of Directors, who the City Council represents. Financial activities are audited annually as part of the citywide audit, and its financial statements are included in the City of Roseville's annual comprehensive financial report. The detail for the FY2022-23 revenues and expenditures are presented in the Budget Item Detail (Attachment A) and are further discussed below. RHA has budgeted $6,817,796 for housing assistance payments revenue (HAP) for all vouchers. When a participating household finds rental housing that meets program requirements, written agreements are signed between the owner, tenant, and RHA, outlining their respective rights and responsibilities. Program participants pay approximately thirty (30) percent of their income on rent and utilities, and RHA pays the balance of the contract rent directly to the property owner each month. An additional $5,000 in fraud recovery for HAP payments is also included in the revenue estimate.

Rental Assistance Programs & Family Self-Sufficiency Funding/Revenue – Administration

RHA administers Housing Choice, Non-Elderly Disabled (NED), Veterans Affairs Supportive Housing (VASH), Mainstream, Emergency Housing (EHV), and Project-Based Vouchers. Each year, the Housing Authority also participates in HUD's Family Self-Sufficiency (FSS) Program, encouraging families assisted through the HCV Program to increase their earned income and reduce their dependency on state and federal assistance and rental subsidies. In this program, each time a participant's income increases, a portion of their housing assistance payment is diverted to an interest-bearing account. During their participation in the FSS program, participants set goals to decrease their dependency on welfare subsidies. Once participants complete the required objectives of their program plan, they have access to the escrow account. They may use the funds for various needs, such as a down payment on a house, a car, education loans, or other items that further their self-sufficiency goals. HUD awards FSS grants to Housing Authorities who compete for the funding. The FSS funding for FY2022-23 of $72,000 offsets a portion of the salaries and benefits of the program coordinator and other staff who help administer the program.

Administrative and Other Miscellaneous Revenues

RHA earns administrative revenues based on the number of vouchers that have been leased up. The estimated payments total $671,250. RHA also administers a portion of the HCV Program for tenants who live in the City of Rocklin and charges the City of Rocklin a minimum administrative fee to recoup costs for this service. The administrative fee budgeted for FY2022-23 is $27,500 and is based on an existing agreement with Rocklin. Interest, Portability Billing, and Fraud Recovery is estimated to be $5,000, for a total of $703,750.

Personnel and other Administrative Costs

The following table illustrates the estimated revenues and expenditures needed to manage the HCV program in FY2022-23 successfully. Materials, services, supplies, and indirect costs total

$198,182, and salaries, wages, and benefits are $659,516, for a total of $857,698. The General Fund covers the difference between the costs and the revenues. This difference is 10% of the total administrative costs, as shown below:

HAP Admin funds earned from projected lease-ups: $ 671,250

FSS Administrative funds: $ 72,000

Other Revenues (Rocklin, Repayments, and Interest): $ 32,500

Total Available Revenues & Resources: $ 775,750

Materials, Services, Supplies & In directs: $ 109,850

Reimbursed Indirect Costs - Charged: $ 88,332

Salaries, Wages & Benefits: $ 659,516

Total Administrative Costs: $ 857,698

Variance = Costs covered by the City's General Fund: $ 81,948

Each month, RHA forecasts expenditures for the next two years, updating the formula with the numbers of leased vouchers and average rents, and other variables. In March of 2022, RHA's HUD representative alerted staff that based on the average cost per unit and the current budget authority, RHA will be in shortfall by approximately $500,000, or one month's HAP, by the end of the calendar year. RHA's budget was recently affected by significant changes to increasing rents and lowered household income due to the uncertain job market. Staff has begun working closely with HUD to ensure RHA receives shortfall funding to continue paying landlords.

Going into shortfall is a strategy to increase RHA's dwindling lease up. Essentially, the additional amount that HUD allots at the end of the year is added to this year's current HAP. That total amount is used to project RHA's budget authority next year, automatically increasing the allocation and ability to lease up more vouchers. RHA will require a future budget adjustment once HUD increases the budget authority closer to the end of 2022.

ROSEVILLE FINANCE AUTHORITY BUDGET

Debt service payments of $2,384,992 reflect scheduled payments on the Certificates of Participation (COPs) for the Corporation Yard, golf courses, and 316 Vernon Street. The Authority has issued other bonds and COPs, but that debt service is reflected in the City's budget within each respective fund. For CFD bond issues, the Authority acts as a conduit to collect payments through the County property tax levy process to repay the outstanding debt of these special districts.

Transfers out of the Roseville Finance Authority Capital Projects Fund of $572,564 represents funding transferred to the Citywide Parks Fund to repay a loan from the Fleet Replacement Fund, which funded a portion of the construction of Harry Crabb Park.

The Roseville Finance Authority budget for FY2022-23 is available in attached C.

FISCAL IMPACT

The City of Roseville FY2022-23 citywide budget document provides a financial summary for each fund, department, capital improvement project, and non-capital multi-year project. Attachments A and B provide financial summaries of the FY2022-23 Roseville Housing Authority budget. Attachment C provides a financial summary of the FY2022-23 Roseville Finance Authority budget.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) does not apply to activities that will not result in a direct or reasonably foreseeable indirect physical change in the environment, or is otherwise not considered a project as defined by CEQA Statute §20165 and CEQA State Guidelines §15060(c)(3) and §15378. The Fiscal Year 2022-23 Citywide Budget, Position Allocation Schedule, Housing Authority Budget, and Roseville Finance Authority Budget meet the above criteria and are not subject to CEQA. No additional environmental review is required.

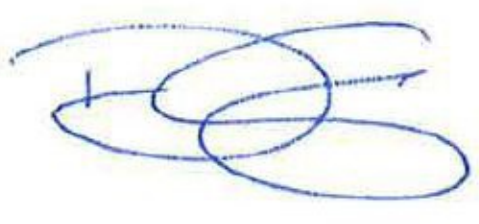
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Adoption of the City's FY2022-23 Budget provides policy direction and legal appropriation authority to continue efforts to accomplish City Council's strategic plan goals.

Respectfully Submitted,

Scott Pettingell, Budget Manager

Dennis Kauffman, Assistant City Manager/Chief Financial Officer



_____

Dominick Casey, City Manager

ATTACHMENTS:

Description

Ordinance 6522

Resolution 3-22

FY2022-23 RHA Budget

ORDINANCE NO. 6522

ORDINANCE OF THE COUNCIL OF THE CITY OF ROSEVILLE ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2022-2023, ADOPTING BUDGET CONTROL POLICIES, ADOPTING AN APPROPRIATIONS LIMIT, ADOPTING THE BUDGET FOR THE SUCCESSOR AGENCY OF THE ROSEVILLE REDEVELOPMENT AGENCY, 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 2022-2023, 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 2022-2023, City of Roseville, California."

SECTION 2. The proposed expenses, expenditures, transfers out, revenues, and transfers in shown in the fund, department operating budget and project summaries of the budget document, which are incorporated herein, are hereby appropriated to the departments and activities in the amounts and purposed therein stated. Encumbrances, expenses 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 by the following major expenditure/expense summary categories:
   a. Salaries and Wages
   b. Benefits
   c. Materials, Supplies, and Services
   d. Internal Reimbursements
   e. Capital Outlay
   f. Debt Service
   g. Transfers Out

2. 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.

3. 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 and Non-Capital Multiyear Projects.

4. The City Manager and Assistant City Manager/Chief Financial Officer are directed to ensure that the budget complies with City Council approved financial policies.

5. The City Manager or designee is authorized to increase the Fiscal Year 2022-23 budget appropriations for the remaining unspent appropriations from the prior fiscal year for City Council approved fleet replacement.

6. Capital Improvement Plan. The Capital Budget of the City of Roseville and the Successor Agency of the Roseville Redevelopment Agency shall be approved by Capital Improvement Project. Capital project appropriations shall be used solely for the original purpose approved by the City Council.

7. Non-Capital Multiyear Projects. The non-capital multiyear project budget for the City of Roseville and the Successor Agency of the Roseville Redevelopment Agency shall be approved by Non-Capital Multiyear Project. Non-Capital project appropriations shall be used solely for the original purpose approved by the City Council.

8. City Council approval is required to establish or cancel (without completion) new Capital Improvement Projects or Non-Capital Multi-Year Projects.

9. The City Manager or designee is authorized to carryover any unspent appropriations in Capital and Non-Capital Multi-Year Improvements Projects.

10. Annually, completed or inactive Capital Improvement Projects and Non-Capital Multi-Year Improvement 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 take the necessary steps to close completed or inactive projects, including appropriate decreases to the budget.

11. All encumbrances for valid purchase orders and contracts in effect as of June 30, 2022, will remain in effect in the following fiscal year. The City Manager or designee is authorized to increase the Fiscal Year 2022-23 budget appropriations, and any associated revenue or reimbursement budgets, in the amount of the outstanding encumbrances for valid purchase orders and contracts as of June 30, 2022.

12. 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.

13. The City Manager is authorized to revise any appropriation made in the Adopted Budget where the revision does not increase total appropriations by fund and is consistent with City Council intent.

14. The City Manager is authorized to increase appropriations in any department or project from the General Fund Administrative Contingency.

15. The City Manager is authorized to increase appropriations in the Environmental Utilities funds from the respective fund's contingency budget.

16. The City Manager is authorized to increase revenue estimates and appropriations for Council-approved bond issuances.

17. The City Manager is authorized to decrease the revenue and expenditure budget for the Development Services reimbursable development projects to match the actual amount of revenues received and expenditures incurred each fiscal year.

18. All increases and decreases to the total adopted budget require City Council approval, except as otherwise authorized in this Ordinance.

19. 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 FY2022-23 Approved Budget.

SECTION 4. Pursuant to Article XIII B of the California Constitution, the appropriations limit for the City of Roseville is hereby established in the FY2022-23 Approved Budget. 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. 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 6. 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 2022-2023 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 _____day of_____, 2022, by the following vote on roll call:

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
City Clerk

HOUSING AUTHORITY OF THE CITY OF ROSEVILLE

RESOLUTION NO. 3-22

APPROVING THE ANNUAL BUDGET FOR
FISCAL YEAR 2022-23

WHEREAS, the Housing Authority of the City of Roseville has reviewed the proposed Housing Authority Budget, Fiscal Year 2022-23, attached hereto as Attachment "A".

NOW, THEREFORE, the Housing Authority of the City of Roseville does hereby resolve that the Housing Authority of the City of Roseville Budget, Fiscal Year 2022-23, is hereby approved.

PASSED AND ADOPTED by the Housing Authority of the City of Roseville this _____ day of_____, 20___, by the following vote on roll call:

AYES AUTHORITY MEMBERS:

NOES AUTHORITY MEMBERS:

ABSENT AUTHORITY MEMBERS:

_____
CHAIRMAN

_____
Secretary

EXHIBIT “A”

ROSEVILLE HOUSING AUTHORITY
Department Requested Budget Item Detail

Report Date: 05/10/2022

	FY2022-23 Working Budget
Revenue and Transfers-In	
2801 - Housing Authority Housing Choice Voucher	
4401 - Federal Grants	671,250
4435 - Other Grants	104,500
Total Revenue and Transfers-In:	**775,750**
Expenses/Expenditures and Transfers Out	
2801 - Housing Authority Housing Choice Voucher	
5201 - Fuel	500
5301 - Professional Services	50,800
5351 - Office Supplies	5,150
5385 - Subscriptions	2,500
5387 - Advertising	600
5389 - Printing	700
5391 - Postage	5,000
5393 - Software	24,000
5395 - Equipment - Under 5000	1,000
5399 - Equipment - Technology Under 5000	4,350
5461 - Training And Development	7,000
5471 - Membership	1,200
5510 - Automotive - vehicle usage	2,436
5512 - Automotive - replacement	2,614
5524 - Facility - demand services	2,000
5901- Reimbursed Indirect Cost - Charged	88,332
5911 - Reimbursed Cost - Charged (Salaries, Wages, and Benefits)	659,516
Total Expenses/Expenditures and Transfers Out:	**857,698**
Net Revenue over Expenses/Expenditures:	**(81,948)**
Housing Assistant Payments	
4401 - Federal Grants	6,746,546
4435 - Other Grants	76,250
Total Revenue	**6,822,796**
5578 - Grants - Housing Assistance Payments	6,817,796
Total Expenses/Expenditures	**6,817,796**

HOUSING AUTHORITY 2801

Annual Budget Fund Summary

	Actual FY2020-21	Estimate FY2021-22	Budget FY2022-23
FUND BALANCE RESERVED (HAP)		$ 111,110.00	$ 253,557.15
UNRESERVED, DESIGNATED FUND BALANCE (ADMIN)	$ 431,276.00	$ 649,213.00	$ 666,589.81
ACTUAL & ESTIMATED REVENUES - HAP			
Operating Grants - HUD	5,814,246.00	5,840,500.98	6,817,766.00
Fraud Recovery - HUD	6,252.00	3,788.50	5,000.00
Interest on Investments - HAP	32.00	21.00	30.00
Total HAP Revenues	**5,820,530.00**	**5,844,310.48**	**6,822,796.00**
ACTUAL & ESTIMATED REVENUES - ADMIN			
Administrative Fees - HUD	941,011.00	596,424.00	650,000.00
Other Revenue	3,856.00	1,330.00	21,220.00
FSS Coordinator Grant - HUD	73,248.00	47,062.92	72,000.00
Admin Fee - City of Rocklin		27,500.00	27,500.00
Fraud Recovery - Admin	7,215.00	3,953.47	5,000.00
Interest on Investments - Admin	32.00	21.00	30.00
Total Admin Revenues	**1,025,362.00**	**676,291.39**	**775,750.00**
Total Estimated Available for Appropriation	**7,277,168.00**	**7,280,924.87**	**8,518,692.96**
LESS ACTUAL & ESTIMATED HAP EXPENDITURES			
HAP - Payments to Landlords	5,709,420.00	5,701,863.33	6,817,796.00
Total HAP Expenditures	**5,709,420.00**	**5,701,863.33**	**6,817,796.00**
LESS ACTUAL & ESTIMATED ADMIN EXPENDITURES			
Salaries & Benefits - Admin	539,548.00	521,351.29	587,516.00
Salaries & Benefits - FSS Coordinator	68,433.00	45,904.12	72,000.00
Other Operating Expenses	147,742.00	2,545.83	109,850.00
Indirect Costs	51,702.00	89,113.34	88,332.00
Total Admin Expenditures	**807,425.00**	**658,914.58**	**857,698.00**
FUND BALANCE RESERVED (HAP-RNP)	111,110.00	253,557.15	258,557.15
UNRESERVED FUND BALANCE (ADMIN - UNP)	649,213.00	666,589.81	584,641.81
TOTAL ENDING FUND BALANCE	**$ 760,323.00**	**$ 503,070.89**	**$ 405,652.85**

ROSEVILLE FINANCE AUTHORITY

RESOLUTION NO. 2-22

ADOPTING THE ANNUAL BUDGET FOR THE FISCAL YEAR 2022-23

WHEREAS, the Roseville Finance Authority desires to approve the Roseville Finance Authority Budget FY2022-23,

NOW, THEREFORE, the Roseville Finance Authority does hereby resolve that the attached Roseville Finance Authority Budget FY2022-23 is hereby approved.

PASSED AND ADOPTED by the Roseville Finance 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 Finance Authority

	Actual FY2021			Estimate FY 2022			Budget FY 2023		
	Debt Service	Capital Projects	Total	Debt Service	Capital Projects	Total	Debt Service	Capital Projects	Total
NONOPERATING REVENUES									
Levy Credit	-	$ 1,403,828	$ 1,403,828	-	$ 1,382,420	$ 1,382,420	-	$ 1,363,042	$ 1,363,042
Transfer In	$ 2,378,288	-	2,378,288	$ 2,378,848	-	2,378,848	$ 2,384,992	-	2,384,992
Interest revenue (expense)	-	8,103	8,103	500	2,000	2,500	-	40,000	40,000
Total Revenues	**2,378,288**	**1,411,931**	**3,790,219**	**2,379,348**	**1,384,420**	**3,763,768**	**2,384,992**	**1,403,042**	**3,788,034**
LESS OPERATING EXPENSES									
Interest Expense	12,761	-	12,761	-	-	-	-	-	-
Total Operating Expenses	**12,761**	**-**	**12,761**		**-**	**-**		**-**	**-**
LESS NONOPERATING EXPENSES									
Transfers out	-	782,395	782,395	-	40,615	40,615	-	572,564	572,564
Capital Outlay	-	99,990	99,990						
Debt Service	2,378,288	-	2,378,288	2,378,848	-	2,378,848	2,384,992	-	2,384,992
Total Capital and Debt Expenses	**2,378,288**	**882,385**	**3,260,673**	**2,378,848**	**40,615**	**2,419,463**	**2,384,992**	**572,564**	**2,957,556**
INCREASE (DECREASE) FROM OPERATIONS	**(12,761)**	**529,546**	**516,785**	**500**	**1,343,805**	**1,344,305**	**-**	**830,478**	**830,478**
FUND BALANCE, BEGINNING OF YEAR	**43,574**	**2,180,945**	**2,224,519**	**30,813**	**2,710,491**	**2,741,304**	**31,313**	**4,054,296**	**4,085,609**
INCREASE (DECREASE) FROM OPERATIONS	**(12,761)**	**529,546**	**516,785**	**500**	**1,343,805**	**1,344,305**	**-**	**830,478**	**830,478**
FUND BALANCE, END OF YEAR	**$ 30,813**	**$ 2,710,491**	**$ 2,741,304**	**$ 31,313**	**$ 4,054,296**	**$ 4,085,609**	**$ 31,313**	**$ 4,884,774**	**$ 4,916,087**

COUNCIL COMMUNICATION

CC #: 2115
File #: 0320-01

Title: 2022 Weed Abatement - Public Hearing
Contact: Jason Rizzi 916-774-5802 jrizzi@roseville.ca.us

Meeting Date: 6/15/2022
Item #: 9.1.

RECOMMENDATION TO COUNCIL

To initiate the 2022 Weed Abatement Program staff recommends Council adopt the attached resolution overruling all objections to the proposed abatement of all weeds, rubbish, dirt and/or rank growth, as well as ordering the Fire Chief to abate or cause to be abated, the subject nuisances within the City of Roseville in accordance with the law.

BACKGROUND

On May 18, 2022, the City Council approved Resolution No. 22-144 declaring all weeds, rubbish, dirt and/or rank growths a public nuisance. It also set the date, time and place for the required public hearing. The attached resolution is the second and final step necessary to initiate the 2022 Weed Abatement Program.

FISCAL IMPACT

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.

ENVIRONMENTAL REVIEW

The Weed Abatement Program involves minor alteration in the condition of the land, water, and or vegetation which will not remove healthy, mature scenic trees. This activity is categorically exempt from CEQA as a Class 4 Exemption (State CEQA Guidelines Section 15304). The Exemption has been prepared and no further CEQA action is required.

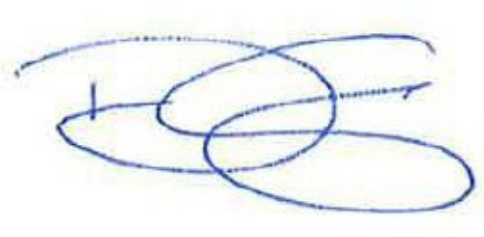
CITY COUNCIL STRATEGIC PLAN/OVERARCHING GOALS

Goal C - Maintain a safe and healthy community.

Respectfully Submitted,

Jason Rizzi, Fire Division Chief

Rick Bartee, Fire Chief



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Dominick Casey, City Manager

ATTACHMENTS:

Description

Resolution 22-196

2022 Weed Abatement Parcel List - ALPHA

2022 Weed Abatement Parcel List - APN

2022 - Sample Weed Abatement Letter

RESOLUTION NO. 22-196

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

WHEREAS, on May 18, 2022, the Council of the City of Roseville, adopted Resolution No. 22-144, declaring all weeds, dirt, rubbish and rank growths within the City of Roseville to be a public nuisance and setting a time and place for hearing any objections to the proposed destruction or removal of such weeds, dirt, rubbish and rank growths; and

WHEREAS, said public hearing was held on June 15, 2022, at which time all property owners having objections to the proposed abatement of the nuisance were given an opportunity to be heard;

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

1. Any and all objections to the proposed abatement of the nuisance in Resolution No. 22-144 Adopted May 18, 2022, are hereby overruled.

2. The Fire Chief is hereby ordered to abate, or cause to be abated, the nuisance by having all weeds, dirt, rubbish and rank growths within the City of Roseville removed in accordance with the law.

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

AYES COUNCILMEMBERS:

NOES COUNCILMEMBERS:

ABSENT COUNCILMEMBERS:

_____
MAYOR

ATTEST:

_____
CITY CLERK

Weed Abatement 2022 – List of Parcels

Address	APN	Address	APN
3313 ADELAIDE LP	403-040-046-000	5075 ASHLEY WOODS DR	464-050-018-000
7017 ADELAIDE DR	403-050-049-000	5144 ASHLEY WOODS DR	464-040-033-000
7105 ADELAIDE DR	403-020-068-000	5145 ASHLEY WOODS DR	464-040-034-000
7145 ADELAIDE DR	403-020-047-000	9214 ATKINSON ST	473-070-015-000
3001 ALDERWOOD PL	496-570-008-000	904 ATLANTIC ST	013-012-002-000
3009 ALDERWOOD PL	496-570-009-000	951 ATLANTIC ST	015-110-005-000
3017 ALDERWOOD PL	496-570-010-000	8650 AUBURN BL	471-080-003-000
3025 ALDERWOOD PL	496-570-011-000	329½ B ST	014-033-024-000
3033 ALDERWOOD PL	496-570-012-000	4000 BACKWATER COVE CI	496-500-001-000
3041 ALDERWOOD PL	496-570-013-000	4001 BACKWATER COVE CI	496-500-026-000
3049 ALDERWOOD PL	496-560-001-000	4009 BACKWATER COVE CI	496-500-025-000
3057 ALDERWOOD PL	496-560-002-000	4017 BACKWATER COVE CI	496-500-024-000
532 ALOLA ST	013-053-015-000	4024 BACKWATER COVE CI	496-500-004-000
625 ALTA VISTA AV	011-181-006-000	4025 BACKWATER COVE CI	496-500-023-000
1055 AMINGTON DR	490-360-003-000	4032 BACKWATER COVE CI	496-500-005-000
1271 ANTELOPE CREEK DR	015-166-014-000	4033 BACKWATER COVE CI	496-500-022-000
2001 ARBOR RIDGE DR	498-230-001-000	4040 BACKWATER COVE CI	496-500-006-000
2024 ARBOR RIDGE DR	498-230-073-000	4041 BACKWATER COVE CI	496-500-021-000
2032 ARBOR RIDGE DR	498-230-072-000	4048 BACKWATER COVE CI	496-500-007-000
2033 ARBOR RIDGE DR	498-230-005-000	4056 BACKWATER COVE CI	496-500-008-000
2041 ARBOR RIDGE DR	498-230-006-000	4064 BACKWATER COVE CI	496-500-009-000
2048 ARBOR RIDGE DR	498-230-071-000	4072 BACKWATER COVE CI	496-500-010-000
2049 ARBOR RIDGE DR	498-230-007-000	4080 BACKWATER COVE CI	496-500-011-000
2056 ARBOR RIDGE DR	498-230-070-000	4088 BACKWATER COVE CI	496-500-012-000
2057 ARBOR RIDGE DR	498-230-008-000	4096 BACKWATER COVE CI	496-500-013-000
2064 ARBOR RIDGE DR	498-230-069-000	4104 BACKWATER COVE CI	496-500-014-000
2065 ARBOR RIDGE DR	498-230-009-000	4121 BACKWATER COVE CI	496-500-020-000
2072 ARBOR RIDGE DR	498-230-068-000	4129 BACKWATER COVE CI	496-500-019-000
2073 ARBOR RIDGE DR	498-230-010-000	4137 BACKWATER COVE CI	496-500-018-000
2080 ARBOR RIDGE DR	498-230-067-000	4145 BACKWATER COVE CI	496-500-017-000
2081 ARBOR RIDGE DR	498-230-011-000	4153 BACKWATER COVE CI	496-500-016-000
2088 ARBOR RIDGE DR	498-230-066-000	4161 BACKWATER COVE CI	496-500-015-000
2089 ARBOR RIDGE DR	498-230-012-000	130 BARJO AL	014-102-023-000
2096 ARBOR RIDGE DR	498-230-065-000	5000 BASELINE RD	498-010-083-000
2097 ARBOR RIDGE DR	498-230-013-000	5200 BASELINE RD	498-010-082-000
2104 ARBOR RIDGE DR	498-230-064-000	5400 BASELINE RD	498-010-081-000
2105 ARBOR RIDGE DR	498-230-014-000	5480 BASELINE RD	498-010-065-000
2113 ARBOR RIDGE DR	498-230-015-000	5600 BASELINE RD	498-010-064-000
2121 ARBOR RIDGE DR	498-230-016-000	5750 BASELINE RD	499-010-100-000
2129 ARBOR RIDGE DR	498-230-017-000	5850 BASELINE RD	499-010-099-000
2137 ARBOR RIDGE DR	498-230-018-000	5990 BASELINE RD	499-010-081-000
2144 ARBOR RIDGE DR	498-230-037-000	6000 BASELINE RD	499-010-075-000
2152 ARBOR RIDGE DR	498-230-036-000	6200 BASELINE RD	499-010-074-000
5169 ASHBROOK ST	481-340-031-000	6250 BASELINE RD	499-010-080-000

301 BEE BALM CT	498-230-074-000
308 BEE BALM CT	498-230-080-000
309 BEE BALM CT	498-230-075-000
316 BEE BALM CT	498-230-079-000
317 BEE BALM CT	498-230-076-000
324 BEE BALM CT	498-230-078-000
325 BEE BALM CT	498-230-077-000
505 BERRY ST	015-100-031-000
601 BERRY ST	015-100-057-000
141 BIRCH ST	012-144-005-000
3000 BLACKWELDER WY	499-080-039-000
3001 BLACKWELDER WY	499-080-026-000
3008 BLACKWELDER WY	499-080-038-000
3009 BLACKWELDER WY	499-080-027-000
3016 BLACKWELDER WY	499-080-037-000
3017 BLACKWELDER WY	499-080-028-000
3024 BLACKWELDER WY	499-080-036-000
3025 BLACKWELDER WY	499-080-029-000
3032 BLACKWELDER WY	499-080-035-000
3033 BLACKWELDER WY	499-080-030-000
3040 BLACKWELDER WY	499-080-034-000
3041 BLACKWELDER WY	499-080-031-000
3048 BLACKWELDER WY	499-080-033-000
3049 BLACKWELDER WY	499-080-032-000
3056 BLACKWELDER WY	499-090-064-000
3057 BLACKWELDER WY	499-090-065-000
3064 BLACKWELDER WY	499-090-063-000
3065 BLACKWELDER WY	499-090-066-000
3072 BLACKWELDER WY	499-090-062-000
3073 BLACKWELDER WY	499-090-067-000
3080 BLACKWELDER WY	499-090-061-000
3081 BLACKWELDER WY	499-090-068-000
216 BLADE CT	481-330-061-000
217 BLADE CT	481-330-016-000
224 BLADE CT	481-330-062-000
225 BLADE CT	481-330-015-000
232 BLADE CT	481-330-063-000
233 BLADE CT	481-330-014-000
240 BLADE CT	481-330-064-000
241 BLADE CT	481-330-013-000
1431 BLUE OAKS BL	481-260-014-000
1451 BLUE OAKS BL	481-260-013-000
1475 BLUE OAKS BL	481-260-005-000
1478 BLUE OAKS BL	482-340-012-000
1485 BLUE OAKS BL	481-260-031-000
2150 BLUE OAKS BL	017-101-048-000
2450 BLUE OAKS BL	492-012-090-000
2720 BLUE OAKS BL	017-101-015-000
2860 BLUE OAKS BL	017-490-027-000
2880 BLUE OAKS BL	017-490-026-000
2930 BLUE OAKS BL	017-490-025-000
3040 BLUE OAKS BL	017-490-008-000
3260 BLUE OAKS BL	017-490-002-000
3338 BLUE OAKS BL	017-490-001-000
520 BONITA ST	014-152-004-000
200 BONNY KNOLL RD	014-120-010-000
2001 BOREALIS CI	498-200-001-000
2009 BOREALIS CI	498-200-002-000
2017 BOREALIS CI	498-200-003-000
2025 BOREALIS CI	498-200-004-000
2033 BOREALIS CI	498-200-005-000
2040 BOREALIS CI	498-200-033-000
2041 BOREALIS CI	498-200-006-000
2048 BOREALIS CI	498-200-032-000
2049 BOREALIS CI	498-200-007-000
2056 BOREALIS CI	498-200-031-000
2057 BOREALIS CI	498-200-008-000
2064 BOREALIS CI	498-200-030-000
2065 BOREALIS CI	498-200-009-000
2072 BOREALIS CI	498-200-029-000
2073 BOREALIS CI	498-200-010-000
2080 BOREALIS CI	498-200-028-000
2081 BOREALIS CI	498-200-011-000
2088 BOREALIS CI	498-200-027-000
2089 BOREALIS CI	498-200-012-000
2096 BOREALIS CI	498-200-026-000
2097 BOREALIS CI	498-200-013-000
2104 BOREALIS CI	498-200-025-000
2105 BOREALIS CI	498-200-014-000
2112 BOREALIS CI	498-200-024-000
2113 BOREALIS CI	498-200-015-000
2120 BOREALIS CI	498-200-023-000
2121 BOREALIS CI	498-200-016-000
2128 BOREALIS CI	498-200-022-000
2129 BOREALIS CI	498-200-017-000
2320 BOREALIS CI	498-200-034-000
2321 BOREALIS CI	498-200-072-000
3120 BRANDENBURBER DR	499-100-059-000
6008 BRENTON WY	499-110-018-000
6009 BRENTON WY	499-120-043-000
6016 BRENTON WY	499-110-019-000
6017 BRENTON WY	499-120-042-000
6024 BRENTON WY	499-110-020-000
6025 BRENTON WY	499-120-041-000
6032 BRENTON WY	499-110-021-000
6033 BRENTON WY	499-120-040-000
8089 BRIGHT STAR RD	498-100-041-000
5252 CAMPCREEK LP	478-320-037-000

6130 CAMPUS PW	481-270-003-000
6169 CAMPUS PW	481-300-040-000
124 CENTER ST	013-022-047-000
1208 CHAMPION OAKS DR	469-130-023-000
5144 CHELSEA CREEK RD	498-220-012-000
5145 CHELSEA CREEK RD	498-220-013-000
5152 CHELSEA CREEK RD	498-220-011-000
5153 CHELSEA CREEK RD	498-220-014-000
5160 CHELSEA CREEK RD	498-220-010-000
5161 CHELSEA CREEK RD	498-220-015-000
5168 CHELSEA CREEK RD	498-220-009-000
5169 CHELSEA CREEK RD	498-220-016-000
5176 CHELSEA CREEK RD	498-220-008-000
5177 CHELSEA CREEK RD	498-220-017-000
5184 CHELSEA CREEK RD	498-220-007-000
5185 CHELSEA CREEK RD	498-220-018-000
5192 CHELSEA CREEK RD	498-220-006-000
5193 CHELSEA CREEK RD	498-220-019-000
5200 CHELSEA CREEK RD	498-220-005-000
5201 CHELSEA CREEK RD	498-220-020-000
5208 CHELSEA CREEK RD	498-220-004-000
5209 CHELSEA CREEK RD	498-220-021-000
5216 CHELSEA CREEK RD	498-220-003-000
5217 CHELSEA CREEK RD	498-220-022-000
5224 CHELSEA CREEK RD	498-220-002-000
5232 CHELSEA CREEK RD	498-220-001-000
5081 CHICO DR	403-030-043-000
405 CHURCH ST	012-152-011-000
600 CHURCH ST	012-144-010-000
1000 CHURCH ST	012-171-031-000
1004 CHURCH ST	012-171-030-000
1008 CHURCH ST	012-171-029-000
1012 CHURCH ST	012-171-013-000
823 CIRBY WY	471-010-005-000
1021 CIRBY WY	471-190-046-000
429 CLINTON AV	014-252-019-000
5000 CLOUD BURST WY	496-480-009-000
5001 CLOUD BURST WY	496-480-010-000
5008 CLOUD BURST WY	496-470-038-000
5009 CLOUD BURST WY	496-470-037-000
5016 CLOUD BURST WY	496-470-039-000
5017 CLOUD BURST WY	496-470-036-000
5024 CLOUD BURST WY	496-470-040-000
5032 CLOUD BURST WY	496-470-041-000
5040 CLOUD BURST WY	496-470-042-000
5048 CLOUD BURST WY	496-470-043-000
5056 CLOUD BURST WY	496-470-044-000
5080 CLOUD BURST WY	496-470-001-000
5088 CLOUD BURST WY	496-470-002-000
5089 CLOUD BURST WY	496-470-066-000
5096 CLOUD BURST WY	496-470-003-000
5097 CLOUD BURST WY	496-470-065-000
5104 CLOUD BURST WY	496-470-004-000
5105 CLOUD BURST WY	496-470-064-000
5112 CLOUD BURST WY	496-470-005-000
5113 CLOUD BURST WY	496-470-063-000
5120 CLOUD BURST WY	496-470-006-000
5121 CLOUD BURST WY	496-470-062-000
5128 CLOUD BURST WY	496-470-007-000
5129 CLOUD BURST WY	496-470-061-000
3161 CONCORD VIEW WY	498-050-005-000
250 CONFERENCE CENTER DR	363-011-013-000
290 CONFERENCE CENTER DR	363-011-086-000
3801 COUNTRY CLUB DR	017-380-013-000
8711 CRIMSON RIDGE WY	481-290-073-000
8742 CRIMSON RIDGE WY	481-310-123-000
8750 CRIMSON RIDGE WY	481-310-124-000
8758 CRIMSON RIDGE WY	481-310-125-000
8766 CRIMSON RIDGE WY	481-310-126-000
8774 CRIMSON RIDGE WY	481-310-127-000
8782 CRIMSON RIDGE WY	481-310-128-000
8790 CRIMSON RIDGE WY	481-310-129-000
8798 CRIMSON RIDGE WY	481-310-130-000
8814 CRIMSON RIDGE WY	481-310-131-000
8822 CRIMSON RIDGE WY	481-310-132-000
8846 CRIMSON RIDGE WY	481-310-004-000
8871 CRIMSON RIDGE WY	481-290-018-000
8879 CRIMSON RIDGE WY	481-290-019-000
8887 CRIMSON RIDGE WY	481-290-020-000
8894 CRIMSON RIDGE WY	481-310-009-000
8895 CRIMSON RIDGE WY	481-290-021-000
2225 CUMBERLAND LP	492-340-041-000
2355 CUMBERLAND DR	492-320-040-000
424 DANWOOD CT	403-030-042-000
2130 DAYLIGHT DR	496-100-032-000
2134 DAYLIGHT DR	496-480-001-000
2142 DAYLIGHT DR	496-480-002-000
2150 DAYLIGHT DR	496-480-003-000
2158 DAYLIGHT DR	496-480-004-000
2166 DAYLIGHT DR	496-480-005-000
2190 DAYLIGHT DR	496-480-008-000
104 DEMPSEY CT	455-280-010-000
104 DEMPSEY CT	455-290-036-000
125 DEMPSEY CT	455-280-071-000
165 DEMPSEY CT	455-280-070-000
195 DEMPSEY CT	455-280-069-000
195 DEMPSEY CT	455-334-012-000
196 DEMPSEY CT	455-280-009-000

3040 DEMPSEY DR	455-290-035-000
500 DEREK PL	015-350-005-000
120 DIAMOND CREEK PL	482-420-002-000
280 DIAMOND OAKS RD	015-011-028-000
356 DIAMOND OAKS RD	015-011-029-000
551 DIAMOND OAKS RD	363-011-058-000
906 DOUGLAS BL	014-113-049-000
1017 DOUGLAS BL	013-194-027-000
1600 DOUGLAS BL	014-450-041-000
1600 DOUGLAS BL	014-450-053-000
1905 DOUGLAS BL	048-011-005-000
1780 E ROSEVILLE PW	458-050-078-000
1784 E ROSEVILLE PW	458-050-077-000
1851 E ROSEVILLE PW	468-010-044-000
5040 EAGLETON WY	464-060-015-000
5040 EAGLETON WY	464-070-045-000
5055 EAGLETON WY	464-060-014-000
408 EARL AV	014-252-003-000
415 EARL AV	014-250-011-000
3050 EARL RUSH DR	498-020-008-000
3115 EARL RUSH DR	498-020-052-000
3201 EARL RUSH DR	498-020-054-000
3801 EARL RUSH DR	498-020-017-000
220 EAST ST	013-024-023-000
5051 EASTRIDGE DR	466-020-043-000
1005 EDWINA JUSTUS LP	011-147-014-000
300 ELEFA ST	011-092-010-000
800 ELKO CT	492-440-051-000
801 ELKO CT	492-440-046-000
808 ELKO CT	492-440-050-000
809 ELKO CT	492-440-047-000
816 ELKO CT	492-440-049-000
817 ELKO CT	492-440-048-000
262 ELM ST	012-132-047-000
1661 ESKATON LP	482-450-074-000
1513 EUREKA RD	048-013-013-000
345 EVELYN AV	013-221-026-000
2001 EVENING STAR CI	496-600-025-000
2008 EVENING STAR CI	496-600-001-000
2009 EVENING STAR CI	496-600-026-000
2016 EVENING STAR CI	496-600-002-000
2017 EVENING STAR CI	496-600-027-000
2024 EVENING STAR CI	496-600-003-000
2032 EVENING STAR CI	496-600-004-000
2040 EVENING STAR CI	496-600-005-000
2048 EVENING STAR CI	496-600-006-000
2056 EVENING STAR CI	496-600-007-000
2057 EVENING STAR CI	496-600-015-000
2064 EVENING STAR CI	496-600-008-000
2065 EVENING STAR CI	496-600-014-000
2072 EVENING STAR CI	496-600-009-000
2073 EVENING STAR CI	496-600-013-000
2080 EVENING STAR CI	496-600-010-000
2081 EVENING STAR CI	496-600-012-000
2088 EVENING STAR CI	496-600-011-000
2105 EVENING STAR CI	496-600-016-000
2113 EVENING STAR CI	496-600-017-000
2121 EVENING STAR CI	496-600-018-000
2129 EVENING STAR CI	496-600-019-000
2137 EVENING STAR CI	496-600-020-000
2145 EVENING STAR CI	496-600-021-000
2152 EVENING STAR CI	496-600-028-000
2153 EVENING STAR CI	496-600-022-000
2160 EVENING STAR CI	496-600-029-000
2168 EVENING STAR CI	496-600-030-000
2176 EVENING STAR CI	496-600-031-000
2184 EVENING STAR CI	496-600-032-000
2192 EVENING STAR CI	496-600-033-000
2193 EVENING STAR CI	496-600-023-000
2200 EVENING STAR CI	496-600-034-000
2208 EVENING STAR CI	496-600-035-000
2216 EVENING STAR CI	496-600-036-000
2217 EVENING STAR CI	496-600-024-000
4073 EXPEDITION LN	496-570-033-000
4081 EXPEDITION LN	496-570-034-000
10051 FAIRWAY DR	017-123-088-000
10435 FAIRWAY DR	017-123-020-000
10521 FAIRWAY DR	357-150-005-000
10537 FAIRWAY DR	357-150-012-000
10553 FAIRWAY DR	357-150-011-000
10561 FAIRWAY DR	357-150-010-000
10577 FAIRWAY DR	357-150-009-000
5361 FANDANGO LP	499-060-017-000
5368 FANDANGO LP	499-060-038-000
5369 FANDANGO LP	499-060-016-000
5376 FANDANGO LP	499-060-039-000
5384 FANDANGO LP	499-060-040-000
5385 FANDANGO LP	499-060-015-000
5392 FANDANGO LP	499-060-041-000
5393 FANDANGO LP	499-060-014-000
5400 FANDANGO LP	499-060-042-000
5401 FANDANGO LP	499-060-013-000
5409 FANDANGO LP	499-060-012-000
5417 FANDANGO LP	499-060-011-000
5425 FANDANGO LP	499-060-010-000
5433 FANDANGO LP	499-060-009-000
5441 FANDANGO LP	499-060-008-000
5449 FANDANGO LP	499-060-007-000

5457 FANDANGO LP	499-060-006-000
5465 FANDANGO LP	499-060-005-000
5473 FANDANGO LP	499-060-004-000
5480 FANDANGO LP	499-060-053-000
5481 FANDANGO LP	499-060-003-000
5488 FANDANGO LP	499-060-054-000
5489 FANDANGO LP	499-060-002-000
5496 FANDANGO LP	499-060-055-000
5497 FANDANGO LP	499-060-001-000
4701 FIDDYMENT RD	492-013-001-000
4951 FIDDYMENT RD	492-013-006-000
5200 FIDDYMENT RD	492-011-001-000
5251 FIDDYMENT RD	017-117-097-000
5400 FIDDYMENT RD	017-101-038-000
6745 FIDDYMENT RD	017-162-010-000
6810 FIDDYMENT RD	498-010-023-000
6872 FIDDYMENT RD	498-010-021-000
426 FIFTH ST	014-041-016-000
435 FIFTH ST	014-061-039-000
213 FIG ST	012-162-009-000
246 FIG ST	012-134-031-000
3000 FLAMENCO WY	499-020-045-000
3001 FLAMENCO WY	499-020-046-000
109 FOLSOM RD	013-081-005-000
160 FOLSOM RD	013-101-022-000
7631 FOOTHILLS BL	017-232-033-000
7901 FOOTHILLS BL	017-232-031-000
8200 FOOTHILLS BL	481-270-025-000
8701 FOOTHILLS BL	017-232-005-000
8901 FOOTHILLS BL	017-232-006-000
10021 FOOTHILLS BL	017-250-019-000
10198 FOOTHILLS BL	017-250-076-000
8033 FORT COLLINS WY	496-230-057-000
400 FORTUNA CT	498-210-025-000
408 FORTUNA CT	498-210-024-000
416 FORTUNA CT	498-210-023-000
424 FORTUNA CT	498-210-022-000
1016 FORTUNA DR	498-210-033-000
1024 FORTUNA DR	498-210-032-000
1032 FORTUNA DR	498-210-031-000
1040 FORTUNA DR	498-210-030-000
1048 FORTUNA DR	498-210-029-000
1056 FORTUNA DR	498-210-028-000
1064 FORTUNA DR	498-210-027-000
1072 FORTUNA DR	498-210-026-000
7016 FOX TROT WY	499-020-057-000
7024 FOX TROT WY	499-020-034-000
7032 FOX TROT WY	499-020-033-000
1678 FREEDOM WY	363-022-025-000
1736 FREEDOM WY	363-022-017-000
1741 FREEDOM WY	363-022-018-000
1911 FREEDOM WY	363-022-027-000
2000 FREEDOM WY	017-123-080-000
2100 FREEDOM WY	017-123-081-000
2200 FREEDOM WY	017-123-090-000
2201 FREEDOM WY	017-123-084-000
2301 FREEDOM WY	017-123-083-000
500 FRIESIAN CT	499-110-011-000
501 FRIESIAN CT	499-110-028-000
508 FRIESIAN CT	499-110-010-000
509 FRIESIAN CT	499-110-036-000
516 FRIESIAN CT	499-110-009-000
517 FRIESIAN CT	499-110-037-000
524 FRIESIAN CT	499-110-008-000
532 FRIESIAN CT	499-110-007-000
540 FRIESIAN CT	499-110-006-000
548 FRIESIAN CT	499-110-005-000
556 FRIESIAN CT	499-110-004-000
557 FRIESIAN CT	499-110-035-000
564 FRIESIAN CT	499-110-003-000
565 FRIESIAN CT	499-110-034-000
572 FRIESIAN CT	499-110-002-000
573 FRIESIAN CT	499-110-033-000
580 FRIESIAN CT	499-110-001-000
400 FUCHSIA CT	496-580-031-000
408 FUCHSIA CT	496-580-030-000
409 FUCHSIA CT	496-580-023-000
416 FUCHSIA CT	496-580-029-000
417 FUCHSIA CT	496-580-024-000
424 FUCHSIA CT	496-580-028-000
425 FUCHSIA CT	496-580-025-000
432 FUCHSIA CT	496-580-027-000
433 FUCHSIA CT	496-580-026-000
7031 GALILEE RD	017-410-043-000
7100 GALILEE RD	017-410-085-000
7250 GALILEE RD	017-410-070-000
7300 GALILEE RD	017-410-020-000
7400 GALILEE RD	017-410-019-000
3313 GARIBALDI DR	499-010-089-000
246 GIBSON DR	361-230-024-000
250 GIBSON DR	361-230-023-000
270 GIBSON DR	363-011-014-000
540 GIBSON DR	363-011-007-000
556 GIBSON DR	363-011-005-000
564 GIBSON DR	363-011-003-000
572 GIBSON DR	363-011-004-000
580 GIBSON DR	363-011-002-000
101 GOLDBLOOM PL	498-230-019-000

108 GOLDBLOOM PL	498-230-023-000
109 GOLDBLOOM PL	498-230-020-000
116 GOLDBLOOM PL	498-230-022-000
117 GOLDBLOOM PL	498-230-021-000
8000 GORGON WY	499-090-021-000
8001 GORGON WY	499-090-029-000
8008 GORGON WY	499-090-022-000
8009 GORGON WY	499-090-028-000
8016 GORGON WY	499-090-023-000
8017 GORGON WY	499-090-027-000
8024 GORGON WY	499-090-024-000
8025 GORGON WY	499-090-026-000
8032 GORGON WY	499-090-025-000
4136 GOSSAMER ST	498-130-021-000
4137 GOSSAMER ST	498-130-093-000
4144 GOSSAMER ST	498-130-020-000
4145 GOSSAMER ST	498-130-094-000
4152 GOSSAMER ST	498-130-019-000
4153 GOSSAMER ST	498-130-095-000
4160 GOSSAMER ST	498-130-018-000
4161 GOSSAMER ST	498-130-096-000
4168 GOSSAMER ST	498-130-017-000
4169 GOSSAMER ST	498-130-097-000
4176 GOSSAMER ST	498-130-016-000
4184 GOSSAMER ST	498-130-015-000
4192 GOSSAMER ST	498-130-014-000
4200 GOSSAMER ST	498-130-013-000
5040 GRASSCREEK DR	496-570-045-000
5064 GRASSCREEK DR	496-570-042-000
5072 GRASSCREEK DR	496-570-041-000
5080 GRASSCREEK DR	496-570-040-000
5081 GRASSCREEK DR	496-570-001-000
5088 GRASSCREEK DR	496-570-039-000
5089 GRASSCREEK DR	496-570-002-000
5096 GRASSCREEK DR	496-570-038-000
5104 GRASSCREEK DR	496-570-037-000
5105 GRASSCREEK DR	496-570-003-000
5112 GRASSCREEK DR	496-570-036-000
5113 GRASSCREEK DR	496-570-004-000
5120 GRASSCREEK DR	496-570-035-000
5121 GRASSCREEK DR	496-570-005-000
5129 GRASSCREEK DR	496-570-006-000
5137 GRASSCREEK DR	496-570-007-000
5126 GREEN GROVE LN	478-320-038-000
5179 GREEN GROVE LN	017-162-033-000
4008 HALFLINGER WY	499-120-036-000
4009 HALFLINGER WY	499-120-032-000
4016 HALFLINGER WY	499-120-037-000
4017 HALFLINGER WY	499-120-031-000
4024 HALFLINGER WY	499-120-038-000
4025 HALFLINGER WY	499-120-030-000
4032 HALFLINGER WY	499-120-039-000
4033 HALFLINGER WY	499-120-029-000
6001 HALIFAX WY	499-090-034-000
6009 HALIFAX WY	499-090-035-000
6017 HALIFAX WY	499-090-036-000
6025 HALIFAX WY	499-090-037-000
6033 HALIFAX WY	499-090-038-000
6041 HALIFAX WY	499-090-039-000
6049 HALIFAX WY	499-090-040-000
6057 HALIFAX WY	499-090-041-000
6065 HALIFAX WY	499-090-042-000
6073 HALIFAX WY	499-090-043-000
6081 HALIFAX WY	499-090-044-000
219 HARDING BL	013-270-017-000
228 HARDING BL	013-212-049-000
600 HARDING BL	015-130-020-000
600 HARDING BL	015-140-007-000
698 HARDING BL	015-011-015-000
2551 HAYDEN PW	492-012-003-000
2088 HERITAGE DR	363-120-021-000
935 HIGHLAND POINTE DR	363-021-011-000
9009 HIMALAYA WY	499-070-064-000
9049 HIMALAYA WY	499-070-069-000
9097 HIMALAYA WY	499-070-074-000
9105 HIMALAYA WY	499-070-075-000
9113 HIMALAYA WY	499-070-076-000
9121 HIMALAYA WY	499-070-077-000
9128 HIMALAYA WY	499-090-033-000
9129 HIMALAYA WY	499-070-078-000
9136 HIMALAYA WY	499-090-032-000
9137 HIMALAYA WY	499-070-079-000
9144 HIMALAYA WY	499-090-031-000
9145 HIMALAYA WY	499-070-080-000
9152 HIMALAYA WY	499-090-030-000
5000 HOLLOWTOP WY	499-080-067-000
5001 HOLLOWTOP WY	499-080-054-000
5008 HOLLOWTOP WY	499-080-066-000
5009 HOLLOWTOP WY	499-080-055-000
5016 HOLLOWTOP WY	499-080-065-000
5017 HOLLOWTOP WY	499-080-056-000
5024 HOLLOWTOP WY	499-080-064-000
5025 HOLLOWTOP WY	499-080-057-000
5032 HOLLOWTOP WY	499-080-063-000
5033 HOLLOWTOP WY	499-080-058-000
5040 HOLLOWTOP WY	499-080-062-000
5041 HOLLOWTOP WY	499-080-059-000
5048 HOLLOWTOP WY	499-080-061-000

5049 HOLLOWTOP WY	499-080-060-000
5056 HOLLOWTOP WY	499-090-048-000
5057 HOLLOWTOP WY	499-090-049-000
5064 HOLLOWTOP WY	499-090-047-000
5065 HOLLOWTOP WY	499-090-050-000
5072 HOLLOWTOP WY	499-090-046-000
5073 HOLLOWTOP WY	499-090-051-000
5080 HOLLOWTOP WY	499-090-045-000
5081 HOLLOWTOP WY	499-090-052-000
8008 HOLSTEINER WY	499-110-029-000
8009 HOLSTEINER WY	499-110-025-000
8016 HOLSTEINER WY	499-110-030-000
8017 HOLSTEINER WY	499-110-024-000
8024 HOLSTEINER WY	499-110-031-000
8025 HOLSTEINER WY	499-110-023-000
8032 HOLSTEINER WY	499-110-032-000
8033 HOLSTEINER WY	499-110-022-000
5481 HOLT PW	492-490-001-000
301 HORSETAIL CT	496-580-032-000
309 HORSETAIL CT	496-580-033-000
316 HORSETAIL CT	496-580-038-000
317 HORSETAIL CT	496-580-034-000
324 HORSETAIL CT	496-580-037-000
325 HORSETAIL CT	496-580-035-000
333 HORSETAIL CT	496-580-036-000
37 HUDDLESTONE CI	455-280-068-000
2203 HURST WY	469-200-024-000
8025 INDUSTRIAL AV	017-410-068-000
8150 INDUSTRIAL AV	017-410-024-000
8151 INDUSTRIAL AV	017-410-017-000
8300 INDUSTRIAL AV	360-070-002-000
8450 INDUSTRIAL AV	017-113-008-000
8469 INDUSTRIAL AV	360-070-006-000
8473 INDUSTRIAL AV	360-070-005-000
10568 INDUSTRIAL AV	485-030-007-000
10572 INDUSTRIAL AV	485-030-009-000
10612 INDUSTRIAL AV	485-030-008-000
10700 INDUSTRIAL AV	017-123-003-000
814 JO ANNE LN	472-360-080-000
2001 JOHNSON RANCH DR	457-040-046-000
104 KEEHNER AV	014-113-047-000
212 KEEHNER AV	014-113-060-000
214 KENROY LN	472-170-004-000
600 KINDRED LN	014-263-042-000
600 KINDRED LN	014-263-045-000
1612 KIT CARSON WY	048-350-021-000
1614 KIT CARSON WY	048-350-015-000
1616 KIT CARSON WY	048-350-016-000
1618 KIT CARSON WY	048-350-018-000
501 KNIGHTSBRIDGE CT	481-300-063-000
508 KNIGHTSBRIDGE CT	481-300-082-000
509 KNIGHTSBRIDGE CT	481-300-064-000
516 KNIGHTSBRIDGE CT	481-300-081-000
517 KNIGHTSBRIDGE CT	481-300-065-000
524 KNIGHTSBRIDGE CT	481-300-080-000
525 KNIGHTSBRIDGE CT	481-300-066-000
532 KNIGHTSBRIDGE CT	481-300-079-000
533 KNIGHTSBRIDGE CT	481-300-067-000
540 KNIGHTSBRIDGE CT	481-300-078-000
541 KNIGHTSBRIDGE CT	481-300-068-000
548 KNIGHTSBRIDGE CT	481-300-077-000
549 KNIGHTSBRIDGE CT	481-300-069-000
556 KNIGHTSBRIDGE CT	481-300-076-000
557 KNIGHTSBRIDGE CT	481-300-070-000
564 KNIGHTSBRIDGE CT	481-300-075-000
572 KNIGHTSBRIDGE CT	481-300-074-000
573 KNIGHTSBRIDGE CT	481-300-071-000
580 KNIGHTSBRIDGE CT	481-300-073-000
581 KNIGHTSBRIDGE CT	481-300-072-000
3000 KNIGHTSBRIDGE LN	481-300-085-000
3001 KNIGHTSBRIDGE LN	481-300-059-000
3009 KNIGHTSBRIDGE LN	481-300-060-000
3016 KNIGHTSBRIDGE LN	481-300-084-000
3017 KNIGHTSBRIDGE LN	481-300-061-000
3024 KNIGHTSBRIDGE LN	481-300-083-000
3025 KNIGHTSBRIDGE LN	481-300-062-000
5030 KNIGHTSWOOD WY	466-410-034-000
5041 KNIGHTSWOOD WY	466-410-029-000
4000 KNOBBY CREST WY	499-080-053-000
4001 KNOBBY CREST WY	499-080-040-000
4008 KNOBBY CREST WY	499-080-052-000
4009 KNOBBY CREST WY	499-080-041-000
4016 KNOBBY CREST WY	499-080-051-000
4017 KNOBBY CREST WY	499-080-042-000
4024 KNOBBY CREST WY	499-080-050-000
4025 KNOBBY CREST WY	499-080-043-000
4032 KNOBBY CREST WY	499-080-049-000
4033 KNOBBY CREST WY	499-080-044-000
4040 KNOBBY CREST WY	499-080-048-000
4041 KNOBBY CREST WY	499-080-045-000
4048 KNOBBY CREST WY	499-080-047-000
4049 KNOBBY CREST WY	499-080-046-000
4056 KNOBBY CREST WY	499-090-056-000
4057 KNOBBY CREST WY	499-090-057-000
4064 KNOBBY CREST WY	499-090-055-000
4065 KNOBBY CREST WY	499-090-058-000
4072 KNOBBY CREST WY	499-090-054-000
4073 KNOBBY CREST WY	499-090-059-000

4080 KNOBBY CREST WY	499-090-053-000
4081 KNOBBY CREST WY	499-090-060-000
2000 LAKE RANGE WY	499-070-063-000
2001 LAKE RANGE WY	499-070-001-000
2008 LAKE RANGE WY	499-070-062-000
2009 LAKE RANGE WY	499-070-002-000
2016 LAKE RANGE WY	499-070-061-000
2017 LAKE RANGE WY	499-070-003-000
2025 LAKE RANGE WY	499-070-004-000
2033 LAKE RANGE WY	499-070-005-000
2041 LAKE RANGE WY	499-070-006-000
2049 LAKE RANGE WY	499-070-007-000
2057 LAKE RANGE WY	499-070-008-000
2065 LAKE RANGE WY	499-070-009-000
2073 LAKE RANGE WY	499-070-010-000
941 LAWTON AV	015-080-001-000
2021 LENDELL LN	473-100-045-000
801 LINCOLN ST	011-063-004-000
825 LINCOLN ST	011-063-002-000
845 LINCOLN ST	011-063-005-000
6015 LOCKRIDGE DR	464-040-032-000
6016 LOCKRIDGE DR	464-040-035-000
6134 LOCKRIDGE DR	464-030-036-000
6165 LOCKRIDGE DR	464-060-016-000
6166 LOCKRIDGE DR	464-060-017-000
116 LOST OAK CT	456-160-023-000
132 LOST OAK CT	456-160-021-000
173 LOST OAK CT	456-160-014-000
4097 LUXOR LN	466-300-036-000
812 MACHADO LN	472-210-033-000
7417 MALAKAI CI	492-480-073-000
7425 MALAKAI CI	492-480-072-000
7433 MALAKAI CI	492-480-071-000
7441 MALAKAI CI	492-480-070-000
7449 MALAKAI CI	492-480-069-000
7457 MALAKAI CI	492-480-068-000
7465 MALAKAI CI	492-480-067-000
7473 MALAKAI CI	492-480-066-000
2033 MALIBU PL	475-100-010-000
1380 MALLARD CREEK DR	485-050-055-000
1041 MAMBO WY	499-020-063-000
1048 MAMBO WY	499-020-001-000
1049 MAMBO WY	499-020-064-000
1057 MAMBO WY	499-020-065-000
1065 MAMBO WY	499-020-066-000
1073 MAMBO WY	499-020-067-000
1081 MAMBO WY	499-020-068-000
1089 MAMBO WY	499-020-069-000
1097 MAMBO WY	499-020-070-000
1112 MAMBO WY	499-020-009-000
1184 MAMBO WY	499-020-018-000
1185 MAMBO WY	499-020-020-000
1193 MAMBO WY	499-020-019-000
2111 MARCH RD	473-100-014-000
2140 MARCH RD	473-100-044-000
2141 MARCH RD	473-100-032-000
2151 MARCH RD	473-100-033-000
2161 MARCH RD	473-100-034-000
2170 MARCH RD	473-100-043-000
2171 MARCH RD	473-100-035-000
2180 MARCH RD	473-100-042-000
2181 MARCH RD	473-100-036-000
2191 MARCH RD	473-100-037-000
2200 MARCH RD	473-100-041-000
2201 MARCH RD	473-100-038-000
2210 MARCH RD	473-100-040-000
2211 MARCH RD	473-100-039-000
79 MARILYN AV	013-083-023-000
3421 MARKET ST	498-020-042-000
3450 MARKET ST	498-020-012-000
3561 MARKET ST	498-020-041-000
3610 MARKET ST	498-020-032-000
3611 MARKET ST	498-020-039-000
3651 MARKET ST	498-180-001-000
3661 MARKET ST	498-180-002-000
3750 MARKET ST	498-020-037-000
4178 MARKET ST	498-010-062-000
4230 MARKET ST	498-010-063-000
4251 MARKET ST	498-010-066-000
4291 MARKET ST	498-010-080-000
4391 MARKET ST	498-010-070-000
1206 MEADOW LN	469-200-026-000
1208 MEADOW LN	469-200-025-000
1213 MEADOW LN	469-200-013-000
1215 MEADOW LN	469-200-012-000
400 MEADOW BLOOM CT	498-230-035-000
408 MEADOW BLOOM CT	498-230-034-000
6032 MEANDERING WY	496-590-005-000
6033 MEANDERING WY	496-590-022-000
6040 MEANDERING WY	496-590-004-000
6041 MEANDERING WY	496-590-023-000
6048 MEANDERING WY	496-590-003-000
6049 MEANDERING WY	496-590-024-000
6056 MEANDERING WY	496-590-002-000
6057 MEANDERING WY	496-590-025-000
6064 MEANDERING WY	496-590-001-000
6072 MEANDERING WY	496-580-040-000
6073 MEANDERING WY	496-580-041-000

6080 MEANDERING WY	496-580-039-000
6081 MEANDERING WY	496-580-042-000
6089 MEANDERING WY	496-580-043-000
6097 MEANDERING WY	496-580-044-000
6105 MEANDERING WY	496-580-045-000
6113 MEANDERING WY	496-580-046-000
600 MELBA CT	492-440-064-000
601 MELBA CT	492-440-052-000
608 MELBA CT	492-440-063-000
609 MELBA CT	492-440-053-000
616 MELBA CT	492-440-062-000
617 MELBA CT	492-440-054-000
624 MELBA CT	492-440-061-000
625 MELBA CT	492-440-055-000
632 MELBA CT	492-440-060-000
633 MELBA CT	492-440-056-000
640 MELBA CT	492-440-059-000
641 MELBA CT	492-440-057-000
648 MELBA CT	492-440-058-000
1230 MELODY LN	472-330-052-000
2192 MILKY WAY CI	498-190-022-000
2200 MILKY WAY CI	498-190-023-000
3001 MOHAWK WY	481-310-105-000
3005 MOHAWK WY	481-310-104-000
3009 MOHAWK WY	481-310-103-000
3013 MOHAWK WY	481-310-108-000
3017 MOHAWK WY	481-310-107-000
3021 MOHAWK WY	481-310-106-000
3025 MOHAWK WY	481-310-111-000
3029 MOHAWK WY	481-310-110-000
3033 MOHAWK WY	481-310-109-000
3037 MOHAWK WY	481-310-114-000
3041 MOHAWK WY	481-310-113-000
3045 MOHAWK WY	481-310-112-000
3048 MOHAWK WY	481-310-122-000
3049 MOHAWK WY	481-310-117-000
3052 MOHAWK WY	481-310-121-000
3057 MOHAWK WY	481-310-116-000
3065 MOHAWK WY	481-310-115-000
4001 MOLTEN CREEK WY	498-240-143-000
4009 MOLTEN CREEK WY	498-240-142-000
4017 MOLTEN CREEK WY	498-240-141-000
4025 MOLTEN CREEK WY	498-240-140-000
4033 MOLTEN CREEK WY	498-240-139-000
4040 MOLTEN CREEK WY	498-240-095-000
4041 MOLTEN CREEK WY	498-240-138-000
4048 MOLTEN CREEK WY	498-240-096-000
4049 MOLTEN CREEK WY	498-240-137-000
4056 MOLTEN CREEK WY	498-240-097-000
4057 MOLTEN CREEK WY	498-240-136-000
4064 MOLTEN CREEK WY	498-240-098-000
4065 MOLTEN CREEK WY	498-240-135-000
4072 MOLTEN CREEK WY	498-240-099-000
4073 MOLTEN CREEK WY	498-240-134-000
4080 MOLTEN CREEK WY	498-240-100-000
4081 MOLTEN CREEK WY	498-240-133-000
4088 MOLTEN CREEK WY	498-240-101-000
4089 MOLTEN CREEK WY	498-240-132-000
4096 MOLTEN CREEK WY	498-240-102-000
4097 MOLTEN CREEK WY	498-240-131-000
4104 MOLTEN CREEK WY	498-240-103-000
4105 MOLTEN CREEK WY	498-240-130-000
4112 MOLTEN CREEK WY	498-240-104-000
4113 MOLTEN CREEK WY	498-240-129-000
4120 MOLTEN CREEK WY	498-240-105-000
4121 MOLTEN CREEK WY	498-240-128-000
4128 MOLTEN CREEK WY	498-240-106-000
4129 MOLTEN CREEK WY	498-240-127-000
4136 MOLTEN CREEK WY	498-240-107-000
4137 MOLTEN CREEK WY	498-240-126-000
4144 MOLTEN CREEK WY	498-240-108-000
4145 MOLTEN CREEK WY	498-240-125-000
4153 MOLTEN CREEK WY	498-240-124-000
4161 MOLTEN CREEK WY	498-240-123-000
4168 MOLTEN CREEK WY	498-240-109-000
4169 MOLTEN CREEK WY	498-240-122-000
4176 MOLTEN CREEK WY	498-240-110-000
4177 MOLTEN CREEK WY	498-240-121-000
4184 MOLTEN CREEK WY	498-240-111-000
4185 MOLTEN CREEK WY	498-240-120-000
4193 MOLTEN CREEK WY	498-240-119-000
4201 MOLTEN CREEK WY	498-240-118-000
4233 MOLTEN CREEK WY	498-240-034-000
4241 MOLTEN CREEK WY	498-240-033-000
4249 MOLTEN CREEK WY	498-240-032-000
4257 MOLTEN CREEK WY	498-240-031-000
1500 MONARCH GROVE ST	498-070-052-000
137 MORELLA CT	484-080-033-000
6080 MYSTIC WY	492-420-020-000
6088 MYSTIC WY	492-420-019-000
2009 N CIRBY WY	469-130-003-000
2010 N CIRBY WY	469-130-029-000
2011 N CIRBY WY	469-130-004-000
2012 N CIRBY WY	469-130-030-000
2014 N CIRBY WY	469-130-031-000
2700 N HAYDEN PW	492-012-091-000
2800 N HAYDEN PW	492-012-094-000
2801 N HAYDEN PW	492-500-002-000

2891 N HAYDEN PW	492-490-002-000
3101 N HAYDEN PW	492-012-086-000
241 NEVADA AV	013-192-036-000
3000 NEWFOUNDLAND DR	499-120-012-000
3001 NEWFOUNDLAND DR	499-120-013-000
3008 NEWFOUNDLAND DR	499-120-011-000
3009 NEWFOUNDLAND DR	499-120-022-000
3016 NEWFOUNDLAND DR	499-120-010-000
3017 NEWFOUNDLAND DR	499-120-023-000
3024 NEWFOUNDLAND DR	499-120-009-000
3032 NEWFOUNDLAND DR	499-120-008-000
3033 NEWFOUNDLAND DR	499-120-024-000
3040 NEWFOUNDLAND DR	499-120-007-000
3041 NEWFOUNDLAND DR	499-120-033-000
3048 NEWFOUNDLAND DR	499-120-006-000
3056 NEWFOUNDLAND DR	499-120-005-000
3057 NEWFOUNDLAND DR	499-120-034-000
3064 NEWFOUNDLAND DR	499-120-004-000
3065 NEWFOUNDLAND DR	499-120-035-000
3072 NEWFOUNDLAND DR	499-120-003-000
3073 NEWFOUNDLAND DR	499-120-044-000
3080 NEWFOUNDLAND DR	499-120-002-000
3088 NEWFOUNDLAND DR	499-120-001-000
3089 NEWFOUNDLAND DR	499-120-045-000
3096 NEWFOUNDLAND DR	499-110-016-000
3104 NEWFOUNDLAND DR	499-110-015-000
3105 NEWFOUNDLAND DR	499-110-017-000
3112 NEWFOUNDLAND DR	499-110-014-000
3113 NEWFOUNDLAND DR	499-110-026-000
3120 NEWFOUNDLAND DR	499-110-013-000
3121 NEWFOUNDLAND DR	499-110-027-000
3128 NEWFOUNDLAND DR	499-110-012-000
2051 NICOLE GEE DR	498-010-029-000
2100 NICOLE GEE DR	498-010-026-000
2101 NICOLE GEE DR	498-010-027-000
2200 NICOLE GEE DR	498-020-043-000
2351 NICOLE GEE DR	498-020-040-000
2660 NICOLE GEE DR	498-020-031-000
2902 NICOLE GEE DR	498-020-029-000
2008 NOKOTA WY	499-120-025-000
2009 NOKOTA WY	499-120-021-000
2016 NOKOTA WY	499-120-026-000
2017 NOKOTA WY	499-120-020-000
2024 NOKOTA WY	499-120-027-000
2025 NOKOTA WY	499-120-019-000
2032 NOKOTA WY	499-120-028-000
2033 NOKOTA WY	499-120-018-000
620 OAK ST	013-152-019-000
705 OAK ST	013-163-004-000
711 OAK ST	013-163-003-000
1876 OAK CREST DR	456-190-014-000
6072 OBERLANDER DR	499-100-067-000
6080 OBERLANDER DR	499-100-066-000
6081 OBERLANDER DR	499-100-017-000
6089 OBERLANDER DR	499-100-018-000
6097 OBERLANDER DR	499-100-019-000
6105 OBERLANDER DR	499-100-020-000
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6121 OBERLANDER DR	499-100-022-000
6129 OBERLANDER DR	499-100-023-000
6137 OBERLANDER DR	499-100-024-000
6145 OBERLANDER DR	499-100-025-000
6153 OBERLANDER DR	499-100-026-000
6161 OBERLANDER DR	499-100-027-000
6169 OBERLANDER DR	499-100-028-000
6177 OBERLANDER DR	499-100-029-000
6184 OBERLANDER DR	499-100-048-000
6185 OBERLANDER DR	499-100-030-000
6192 OBERLANDER DR	499-100-047-000
6193 OBERLANDER DR	499-100-031-000
6200 OBERLANDER DR	499-100-046-000
6201 OBERLANDER DR	499-100-032-000
6209 OBERLANDER DR	499-100-033-000
5085 OLD AUBURN RD	464-050-017-000
1016 OLD COACH DR	492-180-046-000
1056 OLD COACH DR	492-180-047-000
1088 OLD COACH DR	492-180-048-000
6000 ORANGE TIP WY	498-130-102-000
6001 ORANGE TIP WY	498-130-103-000
6008 ORANGE TIP WY	498-130-101-000
6009 ORANGE TIP WY	498-130-104-000
6016 ORANGE TIP WY	498-130-100-000
6017 ORANGE TIP WY	498-130-105-000
6024 ORANGE TIP WY	498-130-099-000
6025 ORANGE TIP WY	498-130-106-000
6032 ORANGE TIP WY	498-130-098-000
6033 ORANGE TIP WY	498-130-107-000
1005 ORLANDO AV	471-020-017-000
9024 ORLOV WY	499-100-045-000
9032 ORLOV WY	499-100-044-000
7621 PAINTED DESERT DR	481-260-012-000
7951 PAINTED DESERT DR	481-260-006-000
7000 PANAMINT WY	499-090-011-000
7001 PANAMINT WY	499-090-020-000
7008 PANAMINT WY	499-090-012-000
7009 PANAMINT WY	499-090-019-000
7016 PANAMINT WY	499-090-013-000
7017 PANAMINT WY	499-090-018-000

7024 PANAMINT WY	499-090-014-000
7025 PANAMINT WY	499-090-017-000
7032 PANAMINT WY	499-090-015-000
7033 PANAMINT WY	499-090-016-000
1741 PARK OAK DR	456-160-025-000
1650 PARKSIDE WY	017-117-022-000
601 PASO FINO CT	499-100-034-000
609 PASO FINO CT	499-100-035-000
616 PASO FINO CT	499-100-043-000
617 PASO FINO CT	499-100-036-000
624 PASO FINO CT	499-100-042-000
625 PASO FINO CT	499-100-037-000
632 PASO FINO CT	499-100-041-000
633 PASO FINO CT	499-100-038-000
640 PASO FINO CT	499-100-040-000
641 PASO FINO CT	499-100-039-000
204 PAUL CT	015-360-026-000
8008 PENTRO WY	499-100-050-000
8009 PENTRO WY	499-100-051-000
8016 PENTRO WY	499-100-049-000
8017 PENTRO WY	499-100-052-000
8025 PENTRO WY	499-100-053-000
8033 PENTRO WY	499-100-054-000
7001 PERSANO WY	499-100-060-000
7009 PERSANO WY	499-100-061-000
7016 PERSANO WY	499-100-058-000
7017 PERSANO WY	499-100-062-000
7024 PERSANO WY	499-100-057-000
7025 PERSANO WY	499-100-063-000
7032 PERSANO WY	499-100-056-000
7033 PERSANO WY	499-100-064-000
7040 PERSANO WY	499-100-055-000
7041 PERSANO WY	499-100-065-000
1751 PFE RD	473-100-022-000
1901 PFE RD	473-100-030-000
5730 PHILLIP RD	017-490-015-000
6000 PHILLIP RD	496-020-035-000
6380 PHILLIP RD	496-020-001-000
1207 PLEASANT GROVE BL	017-232-015-000
1257 PLEASANT GROVE BL	017-410-066-000
1268 PLEASANT GROVE BL	477-080-006-000
1721 PLEASANT GROVE BL	017-162-087-000
1751 PLEASANT GROVE BL	017-162-088-000
1798 PLEASANT GROVE BL	017-162-049-000
1875 PLEASANT GROVE BL	017-152-018-000
2931 PLEASANT GROVE BL	496-100-051-000
3200 PLEASANT GROVE BL	496-010-001-000
3250 PLEASANT GROVE BL	496-100-029-000
3301 PLEASANT GROVE BL	496-100-030-000
3380 PLEASANT GROVE BL	496-100-027-000
2501 PLUME WILLOW WY	498-240-046-000
2509 PLUME WILLOW WY	498-240-045-000
2517 PLUME WILLOW WY	498-240-063-000
2525 PLUME WILLOW WY	498-240-064-000
2001 PRAIRIE TOWN WY	492-013-002-000
2150 PRAIRIE TOWN WY	492-013-005-000
2151 PRAIRIE TOWN WY	492-013-003-000
361 PRINCETON CT	458-050-072-000
3097 PRUETT DR	492-430-112-000
3101 PRUETT DR	492-430-113-000
3105 PRUETT DR	492-430-114-000
3109 PRUETT DR	492-430-115-000
3113 PRUETT DR	492-430-116-000
3117 PRUETT DR	492-430-117-000
3121 PRUETT DR	492-430-118-000
3125 PRUETT DR	492-430-119-000
3129 PRUETT DR	492-430-120-000
3133 PRUETT DR	492-430-121-000
3137 PRUETT DR	492-430-122-000
3141 PRUETT DR	492-430-123-000
3145 PRUETT DR	492-430-124-000
3157 PRUETT DR	492-430-127-000
7001 PRUETT DR	492-460-062-000
7008 PRUETT DR	492-440-034-000
7016 PRUETT DR	492-440-033-000
7024 PRUETT DR	492-440-032-000
7032 PRUETT DR	492-440-031-000
2001 QUARTZ COVE WY	498-240-014-000
2008 QUARTZ COVE WY	498-240-047-000
2009 QUARTZ COVE WY	498-240-013-000
2016 QUARTZ COVE WY	498-240-048-000
2017 QUARTZ COVE WY	498-240-012-000
2024 QUARTZ COVE WY	498-240-049-000
2025 QUARTZ COVE WY	498-240-011-000
2032 QUARTZ COVE WY	498-240-050-000
2033 QUARTZ COVE WY	498-240-010-000
2040 QUARTZ COVE WY	498-240-051-000
2041 QUARTZ COVE WY	498-240-009-000
2048 QUARTZ COVE WY	498-240-052-000
2049 QUARTZ COVE WY	498-240-008-000
2056 QUARTZ COVE WY	498-240-053-000
2057 QUARTZ COVE WY	498-240-007-000
2064 QUARTZ COVE WY	498-240-054-000
2065 QUARTZ COVE WY	498-240-006-000
2073 QUARTZ COVE WY	498-240-005-000
2081 QUARTZ COVE WY	498-240-004-000
2089 QUARTZ COVE WY	498-240-003-000
2097 QUARTZ COVE WY	498-240-002-000

2105 QUARTZ COVE WY	498-240-001-000
3000 RED CANARD WY	498-240-055-000
3001 RED CANARD WY	498-240-094-000
3008 RED CANARD WY	498-240-056-000
3009 RED CANARD WY	498-240-093-000
3016 RED CANARD WY	498-240-057-000
3017 RED CANARD WY	498-240-092-000
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3112 RED CANARD WY	498-240-068-000
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3136 RED CANARD WY	498-240-071-000
3137 RED CANARD WY	498-240-078-000
3144 RED CANARD WY	498-240-072-000
3145 RED CANARD WY	498-240-077-000
3153 RED CANARD WY	498-240-076-000
3161 RED CANARD WY	498-240-075-000
910 RESERVE DR	015-490-036-000
940 RESERVE DR	015-490-035-000
999 RESERVE DR	363-011-054-000
1005 RESERVE DR	363-011-057-000
6153 RIDING PATH DR	498-080-047-000
6168 RIDING PATH DR	498-080-005-000
6176 RIDING PATH DR	498-080-004-000
816 ROCKY FORD CT	496-340-058-000
5089 ROCKY MOUNTAIN WY	496-410-037-000
5117 ROCKY MOUNTAIN WY	496-410-036-000
1411 ROCKY RIDGE DR	048-013-014-000
1470 ROCKY RIDGE DR	048-460-039-000
1640 ROCKY RIDGE DR	048-520-031-000
1950 ROCKY RIDGE DR	469-070-030-000
1995 ROCKY RIDGE DR	469-100-013-000
101 ROSEVILLE ST	013-250-025-000
290 ROSEVILLE PW	481-320-009-000
400 ROSEVILLE RD	472-060-011-000
400 ROSEVILLE RD	472-060-012-000
400 ROSEVILLE RD	472-070-008-000
400 ROSEVILLE RD	472-070-009-000
400 ROSEVILLE RD	472-070-036-000
400 ROSEVILLE RD	472-080-017-000
400 ROSEVILLE RD	472-080-019-000
401 ROSEVILLE PW	481-260-036-000
420 ROSEVILLE RD	472-080-022-000
442 ROSEVILLE RD	472-070-043-000
444 ROSEVILLE RD	472-070-015-000
444 ROSEVILLE RD	472-070-041-000
446 ROSEVILLE RD	472-070-017-000
446 ROSEVILLE RD	472-070-039-000
450 ROSEVILLE RD	472-060-010-000
450 ROSEVILLE RD	472-060-013-000
470 ROSEVILLE RD	472-060-032-000
480 ROSEVILLE RD	472-050-020-000
480 ROSEVILLE RD	472-050-022-000
482 ROSEVILLE RD	472-050-024-000
484 ROSEVILLE RD	472-050-034-000
484 ROSEVILLE RD	472-050-035-000
485 ROSEVILLE RD	472-050-010-000
486 ROSEVILLE RD	472-050-008-000
486 ROSEVILLE RD	472-050-014-000
486 ROSEVILLE RD	472-050-007-000
490 ROSEVILLE RD	472-050-013-000
490 ROSEVILLE RD	472-050-036-000
603 ROSEVILLE PW	481-270-054-000
621 ROSEVILLE PW	481-270-053-000
751 ROSEVILLE PW	017-232-037-000
1001 ROSEVILLE PW	363-030-064-000
1253 ROSEVILLE PW	015-166-070-000
1261 ROSEVILLE PW	015-011-030-000
9040 ROYAL GORGE LP	496-400-058-000
900 RUMBA CT	499-060-043-000
901 RUMBA CT	499-060-052-000
908 RUMBA CT	499-060-044-000
909 RUMBA CT	499-060-051-000
916 RUMBA CT	499-060-045-000
917 RUMBA CT	499-060-050-000
924 RUMBA CT	499-060-046-000
925 RUMBA CT	499-060-049-000
932 RUMBA CT	499-060-047-000

933 RUMBA CT	499-060-048-000
1828 S CIRBY WY	469-280-009-000
4949 S CIRBY WY	469-230-005-000
260 S HARDING BL	014-183-029-000
3589 SAG HARBOR DR	498-120-046-000
432 SAMBRE PL	482-420-072-000
1202 SAMOA WY	469-130-032-000
1203 SAMOA WY	469-130-028-000
1204 SAMOA WY	469-130-033-000
1205 SAMOA WY	469-130-027-000
1206 SAMOA WY	469-130-034-000
1207 SAMOA WY	469-130-026-000
1208 SAMOA WY	469-130-035-000
1209 SAMOA WY	469-130-025-000
1210 SAMOA WY	469-130-036-000
1211 SAMOA WY	469-130-024-000
1212 SAMOA WY	469-130-037-000
1214 SAMOA WY	469-130-038-000
1216 SAMOA WY	469-130-039-000
1623 SANTA CLARA DR	048-260-037-000
3001 SANTUCCI BL	499-010-092-000
3101 SANTUCCI BL	499-010-091-000
3551 SANTUCCI BL	499-010-008-000
3600 SANTUCCI BL	498-020-020-000
3700 SANTUCCI BL	498-020-018-000
3751 SANTUCCI BL	499-010-007-000
3800 SANTUCCI BL	499-010-024-000
3850 SANTUCCI BL	499-010-005-000
3900 SANTUCCI BL	499-010-025-000
4201 SANTUCCI BL	496-100-034-000
600 SEA CLIFF CT	498-220-031-000
601 SEA CLIFF CT	498-220-032-000
608 SEA CLIFF CT	498-220-030-000
609 SEA CLIFF CT	498-220-033-000
616 SEA CLIFF CT	498-220-029-000
617 SEA CLIFF CT	498-220-034-000
624 SEA CLIFF CT	498-220-028-000
625 SEA CLIFF CT	498-220-035-000
632 SEA CLIFF CT	498-220-027-000
633 SEA CLIFF CT	498-220-036-000
640 SEA CLIFF CT	498-220-026-000
641 SEA CLIFF CT	498-220-037-000
648 SEA CLIFF CT	498-220-025-000
649 SEA CLIFF CT	498-220-038-000
656 SEA CLIFF CT	498-220-024-000
657 SEA CLIFF CT	498-220-039-000
664 SEA CLIFF CT	498-220-023-000
1001 SECRET RAVINE PW	456-010-073-000
5925 SHADY FIR LN	017-162-046-000
2000 SHALE ST	481-350-050-000
2001 SHALE ST	481-350-031-000
2008 SHALE ST	481-350-049-000
2009 SHALE ST	481-350-032-000
2016 SHALE ST	481-350-048-000
2017 SHALE ST	481-350-033-000
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2057 SHALE ST	481-350-038-000
2064 SHALE ST	481-350-042-000
2065 SHALE ST	481-350-039-000
2072 SHALE ST	481-350-041-000
2073 SHALE ST	481-350-040-000
925 SHASTA ST	015-100-060-000
3008 SHASTA DAISY CI	498-230-055-000
3016 SHASTA DAISY CI	498-230-054-000
3024 SHASTA DAISY CI	498-230-053-000
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3096 SHASTA DAISY CI	498-230-044-000
3104 SHASTA DAISY CI	498-230-043-000
3105 SHASTA DAISY CI	498-230-062-000
3112 SHASTA DAISY CI	498-230-042-000
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3121 SHASTA DAISY CI	498-230-063-000
3128 SHASTA DAISY CI	498-230-040-000
3136 SHASTA DAISY CI	498-230-039-000
3144 SHASTA DAISY CI	498-230-038-000
8160 SIERRA COLLEGE BL	048-021-056-000
8180 SIERRA COLLEGE BL	048-021-057-000

9233 SIERRA COLLEGE BL	466-190-025-000
9237 SIERRA COLLEGE BL	466-190-042-000
9277 SIERRA COLLEGE BL	466-190-055-000
1000 SIERRA MORENA WY	499-090-006-000
1001 SIERRA MORENA WY	499-090-005-000
1008 SIERRA MORENA WY	499-090-007-000
1009 SIERRA MORENA WY	499-090-004-000
1016 SIERRA MORENA WY	499-090-008-000
1017 SIERRA MORENA WY	499-090-003-000
1024 SIERRA MORENA WY	499-090-009-000
1025 SIERRA MORENA WY	499-090-002-000
1032 SIERRA MORENA WY	499-090-010-000
1033 SIERRA MORENA WY	499-090-001-000
1041 SIERRA MORENA WY	499-080-076-000
1049 SIERRA MORENA WY	499-080-075-000
1057 SIERRA MORENA WY	499-080-074-000
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1097 SIERRA MORENA WY	499-080-069-000
1105 SIERRA MORENA WY	499-080-068-000
1121 SIERRA MORENA WY	499-080-001-000
1129 SIERRA MORENA WY	499-080-002-000
1137 SIERRA MORENA WY	499-080-003-000
1145 SIERRA MORENA WY	499-080-004-000
1153 SIERRA MORENA WY	499-080-005-000
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1177 SIERRA MORENA WY	499-080-008-000
1185 SIERRA MORENA WY	499-080-009-000
1193 SIERRA MORENA WY	499-080-010-000
1200 SIERRA MORENA WY	499-080-025-000
1201 SIERRA MORENA WY	499-080-011-000
1208 SIERRA MORENA WY	499-080-024-000
1209 SIERRA MORENA WY	499-080-012-000
1216 SIERRA MORENA WY	499-080-023-000
1217 SIERRA MORENA WY	499-080-013-000
1225 SIERRA MORENA WY	499-080-014-000
1232 SIERRA MORENA WY	499-080-022-000
1233 SIERRA MORENA WY	499-080-015-000
1240 SIERRA MORENA WY	499-080-021-000
1241 SIERRA MORENA WY	499-080-016-000
1248 SIERRA MORENA WY	499-080-020-000
1249 SIERRA MORENA WY	499-080-017-000
1256 SIERRA MORENA WY	499-080-019-000
1257 SIERRA MORENA WY	499-080-018-000
1264 SIERRA MORENA WY	499-090-072-000
1265 SIERRA MORENA WY	499-090-073-000
1272 SIERRA MORENA WY	499-090-071-000
1273 SIERRA MORENA WY	499-090-074-000
1280 SIERRA MORENA WY	499-090-070-000
1281 SIERRA MORENA WY	499-090-075-000
1288 SIERRA MORENA WY	499-090-069-000
1289 SIERRA MORENA WY	499-090-076-000
2260 SIERRA VILLAGE DR	499-120-014-000
2268 SIERRA VILLAGE DR	499-120-015-000
2276 SIERRA VILLAGE DR	499-120-016-000
2284 SIERRA VILLAGE DR	499-120-017-000
2300 SIERRA VILLAGE DR	499-030-084-000
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2316 SIERRA VILLAGE DR	499-030-082-000
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2388 SIERRA VILLAGE DR	499-030-073-000
2396 SIERRA VILLAGE DR	499-030-072-000
500 SILVER CLOUD CT	496-580-022-000
501 SILVER CLOUD CT	496-580-001-000
508 SILVER CLOUD CT	496-580-021-000
516 SILVER CLOUD CT	496-580-020-000
524 SILVER CLOUD CT	496-580-019-000
525 SILVER CLOUD CT	496-580-004-000
532 SILVER CLOUD CT	496-580-018-000
533 SILVER CLOUD CT	496-580-005-000
541 SILVER CLOUD CT	496-580-006-000
549 SILVER CLOUD CT	496-580-007-000
557 SILVER CLOUD CT	496-580-008-000
565 SILVER CLOUD CT	496-580-009-000
572 SILVER CLOUD CT	496-580-017-000
573 SILVER CLOUD CT	496-580-010-000
580 SILVER CLOUD CT	496-580-016-000
581 SILVER CLOUD CT	496-580-011-000
588 SILVER CLOUD CT	496-580-015-000
589 SILVER CLOUD CT	496-580-012-000
596 SILVER CLOUD CT	496-580-014-000
597 SILVER CLOUD CT	496-580-013-000
2401 SILVER SPRUCE DR	498-020-019-000
1008 SILVERWIRE ST	481-350-073-000
1016 SILVERWIRE ST	481-350-072-000
1024 SILVERWIRE ST	481-350-071-000
350 SIXTH ST	014-051-017-000
412 SIXTH ST	014-062-018-000

201 SNOWY EGRET CT	456-180-006-000
1001 SOLACE RIVER WY	498-240-044-000
1008 SOLACE RIVER WY	498-240-015-000
1009 SOLACE RIVER WY	498-240-043-000
1016 SOLACE RIVER WY	498-240-016-000
1017 SOLACE RIVER WY	498-240-042-000
1024 SOLACE RIVER WY	498-240-017-000
1025 SOLACE RIVER WY	498-240-041-000
1032 SOLACE RIVER WY	498-240-018-000
1033 SOLACE RIVER WY	498-240-040-000
1040 SOLACE RIVER WY	498-240-019-000
1041 SOLACE RIVER WY	498-240-039-000
1048 SOLACE RIVER WY	498-240-020-000
1049 SOLACE RIVER WY	498-240-038-000
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1080 SOLACE RIVER WY	498-240-024-000
1088 SOLACE RIVER WY	498-240-025-000
1096 SOLACE RIVER WY	498-240-026-000
1097 SOLACE RIVER WY	498-240-036-000
1104 SOLACE RIVER WY	498-240-027-000
1105 SOLACE RIVER WY	498-240-035-000
1112 SOLACE RIVER WY	498-240-028-000
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1128 SOLACE RIVER WY	498-240-030-000
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1120 SOLAR FLARE WY	496-520-015-000
200 SOLAR FLARE CT	496-520-016-000
208 SOLAR FLARE CT	496-520-017-000
216 SOLAR FLARE CT	496-520-018-000
217 SOLAR FLARE CT	496-520-023-000
225 SOLAR FLARE CT	496-520-022-000
232 SOLAR FLARE CT	496-520-019-000
240 SOLAR FLARE CT	496-520-020-000
241 SOLAR FLARE CT	496-520-021-000
2 SOMER RIDGE DR	471-020-036-000
4001 SPROUT ST	481-350-001-000
4009 SPROUT ST	481-350-002-000
4017 SPROUT ST	481-350-003-000
4025 SPROUT ST	481-350-004-000
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4041 SPROUT ST	481-350-006-000
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4136 SPROUT ST	481-350-024-000
4137 SPROUT ST	481-350-017-000
4144 SPROUT ST	481-350-023-000
4145 SPROUT ST	481-350-018-000
4152 SPROUT ST	481-350-022-000
4153 SPROUT ST	481-350-019-000
4160 SPROUT ST	481-350-021-000
4161 SPROUT ST	481-350-020-000
7000 STACCATO WY	481-310-003-000
7004 STACCATO WY	481-310-002-000
7008 STACCATO WY	481-310-001-000
7012 STACCATO WY	481-310-012-000
7016 STACCATO WY	481-310-011-000
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7032 STACCATO WY	481-310-013-000
5001 STAR DANCE CI	496-550-036-000
5009 STAR DANCE CI	496-550-037-000
5017 STAR DANCE CI	496-550-038-000
5024 STAR DANCE CI	496-550-033-000
5025 STAR DANCE CI	496-550-039-000
5032 STAR DANCE CI	496-550-032-000
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5049 STAR DANCE CI	496-550-042-000
5056 STAR DANCE CI	496-550-029-000

5057 STAR DANCE CI	496-550-043-000
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5065 STAR DANCE CI	496-550-044-000
5072 STAR DANCE CI	496-550-027-000
5073 STAR DANCE CI	496-550-045-000
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5256 STAR DANCE CI	496-550-004-000
5257 STAR DANCE CI	496-550-059-000
5264 STAR DANCE CI	496-550-003-000
5272 STAR DANCE CI	496-550-002-000
5280 STAR DANCE CI	496-550-001-000
1470 STONE POINT DR	048-460-030-000
4001 SUN DROP WY	496-520-028-000
4008 SUN DROP WY	496-520-103-000
4009 SUN DROP WY	496-520-027-000
4016 SUN DROP WY	496-520-102-000
4017 SUN DROP WY	496-520-026-000
4024 SUN DROP WY	496-520-101-000
4025 SUN DROP WY	496-520-025-000
4032 SUN DROP WY	496-520-100-000
4033 SUN DROP WY	496-520-024-000
301 SUNBELT PL	496-520-033-000
309 SUNBELT PL	496-520-032-000
316 SUNBELT PL	496-520-029-000
317 SUNBELT PL	496-520-031-000
324 SUNBELT PL	496-520-030-000
5113 SUNBELT WY	496-520-035-000
5121 SUNBELT WY	496-520-034-000
718 SUNRISE AV	471-220-021-000
724 SUNRISE AV	014-293-018-000
724 SUNRISE AV	471-220-022-000
1140 SUNRISE AV	471-140-045-000
1041 SWALLOWTAIL DR	498-070-010-000
1049 SWALLOWTAIL DR	498-070-009-000
1056 SWALLOWTAIL DR	498-070-050-000
1064 SWALLOWTAIL DR	498-070-051-000
1176 SWALLOWTAIL DR	498-130-056-000
1177 SWALLOWTAIL DR	498-130-007-000
1185 SWALLOWTAIL DR	498-130-008-000
1193 SWALLOWTAIL DR	498-130-009-000
1200 SWALLOWTAIL DR	498-130-041-000
1201 SWALLOWTAIL DR	498-130-010-000
1208 SWALLOWTAIL DR	498-130-040-000
1209 SWALLOWTAIL DR	498-130-011-000
1216 SWALLOWTAIL DR	498-130-039-000
1217 SWALLOWTAIL DR	498-130-012-000
1232 SWALLOWTAIL DR	498-130-112-000
1233 SWALLOWTAIL DR	498-130-078-000
1240 SWALLOWTAIL DR	498-130-111-000
1241 SWALLOWTAIL DR	498-130-079-000
1248 SWALLOWTAIL DR	498-130-110-000
1249 SWALLOWTAIL DR	498-130-080-000
1256 SWALLOWTAIL DR	498-130-109-000
1257 SWALLOWTAIL DR	498-130-081-000
1264 SWALLOWTAIL DR	498-130-108-000
1265 SWALLOWTAIL DR	498-130-082-000
1273 SWALLOWTAIL DR	498-130-083-000
1281 SWALLOWTAIL DR	498-130-084-000
1289 SWALLOWTAIL DR	498-130-085-000
1297 SWALLOWTAIL DR	498-130-086-000
1305 SWALLOWTAIL DR	498-130-087-000
1313 SWALLOWTAIL DR	498-130-088-000
1321 SWALLOWTAIL DR	498-130-089-000
1329 SWALLOWTAIL DR	498-130-090-000

1337 SWALLOWTAIL DR	498-130-091-000
1345 SWALLOWTAIL DR	498-130-092-000
4001 SWING WY	499-020-021-000
6001 TALMAGE WY	492-440-024-000
6009 TALMAGE WY	492-440-023-000
6016 TALMAGE WY	492-440-030-000
6017 TALMAGE WY	492-440-022-000
6024 TALMAGE WY	492-440-029-000
6025 TALMAGE WY	492-440-021-000
6032 TALMAGE WY	492-440-028-000
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6040 TALMAGE WY	492-440-027-000
6048 TALMAGE WY	492-440-026-000
6056 TALMAGE WY	492-440-025-000
1820 TAYLOR RD	015-450-025-000
1850 TAYLOR RD	015-450-024-000
2501 TAYLOR RD	015-164-001-000
101 TERRAWOOD CT	481-330-006-000
109 TERRAWOOD CT	481-330-005-000
117 TERRAWOOD CT	481-330-004-000
125 TERRAWOOD CT	481-330-003-000
141 TERRAWOOD CT	481-330-002-000
149 TERRAWOOD CT	481-330-001-000
8000 TITAN LN	498-190-057-000
8001 TITAN LN	498-190-056-000
8008 TITAN LN	498-190-058-000
8009 TITAN LN	498-190-055-000
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8057 TITAN LN	498-190-049-000
8064 TITAN LN	498-190-065-000
8065 TITAN LN	498-190-048-000
2503 TRADEWINDS DR	482-480-002-000
2515 TRADEWINDS DR	482-480-003-000
2545 TRADEWINDS DR	482-480-004-000
2547 TRADEWINDS DR	017-117-023-000
4240 TRAILBLAZER LP	496-540-005-000
4256 TRAILBLAZER LP	496-540-003-000
4264 TRAILBLAZER LP	496-540-002-000
4265 TRAILBLAZER LP	496-540-058-000
4272 TRAILBLAZER LP	496-540-001-000
4273 TRAILBLAZER LP	496-540-059-000
4001 TRINITY ALPS WY	499-070-047-000
4009 TRINITY ALPS WY	499-070-048-000
4016 TRINITY ALPS WY	499-070-060-000
4017 TRINITY ALPS WY	499-070-049-000
4024 TRINITY ALPS WY	499-070-059-000
4025 TRINITY ALPS WY	499-070-050-000
4032 TRINITY ALPS WY	499-070-058-000
4033 TRINITY ALPS WY	499-070-051-000
4040 TRINITY ALPS WY	499-070-057-000
4041 TRINITY ALPS WY	499-070-052-000
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4057 TRINITY ALPS WY	499-070-054-000
4072 TRINITY ALPS WY	499-070-090-000
4073 TRINITY ALPS WY	499-070-091-000
4081 TRINITY ALPS WY	499-070-092-000
4088 TRINITY ALPS WY	499-070-089-000
4089 TRINITY ALPS WY	499-070-093-000
4096 TRINITY ALPS WY	499-070-088-000
4097 TRINITY ALPS WY	499-070-094-000
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4113 TRINITY ALPS WY	499-070-096-000
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4121 TRINITY ALPS WY	499-070-097-000
4128 TRINITY ALPS WY	499-070-084-000
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4137 TRINITY ALPS WY	499-070-099-000
4144 TRINITY ALPS WY	499-070-082-000
4145 TRINITY ALPS WY	499-070-100-000
4152 TRINITY ALPS WY	499-070-081-000
4251 UPLAND DR	498-010-045-000
4601 UPLAND DR	498-010-031-000
4651 UPLAND DR	498-010-030-000
4701 UPLAND DR	498-010-022-000
4850 UPLAND DR	498-010-025-000
4851 UPLAND DR	498-010-028-000
4950 UPLAND DR	498-010-024-000
309 VALLEJO AV	015-080-019-000
531 VALLEJO AV	011-250-007-000
86 VALLEY OAK DR	472-370-013-000
88 VALLEY OAK DR	472-370-014-000
90 VALLEY OAK DR	472-370-015-000
92 VALLEY OAK DR	472-370-016-000

94 VALLEY OAK DR	472-370-017-000
96 VALLEY OAK DR	472-370-018-000
98 VALLEY OAK DR	472-370-019-000
99 VALLEY OAK DR	472-370-035-000
100 VALLEY OAK DR	472-370-020-000
101 VALLEY OAK DR	472-370-034-000
102 VALLEY OAK DR	472-370-021-000
103 VALLEY OAK DR	472-370-033-000
104 VALLEY OAK DR	472-370-022-000
105 VALLEY OAK DR	472-370-032-000
106 VALLEY OAK DR	472-370-023-000
107 VALLEY OAK DR	472-370-031-000
108 VALLEY OAK DR	472-370-024-000
109 VALLEY OAK DR	472-370-030-000
110 VALLEY OAK DR	472-370-025-000
111 VALLEY OAK DR	472-370-029-000
112 VALLEY OAK DR	472-370-026-000
113 VALLEY OAK DR	472-370-028-000
114 VALLEY OAK DR	472-370-027-000
3112 VAUGHN WY	492-450-036-000
3113 VAUGHN WY	492-450-037-000
3120 VAUGHN WY	492-450-035-000
3121 VAUGHN WY	492-450-038-000
431 VERNON ST	013-123-021-000
1590 VINEYARD RD	012-260-069-000
2105 VIOLA WY	046-020-069-000
1600 VISTA GRANDE BL	498-180-003-000
1710 VISTA GRANDE BL	498-020-036-000
1721 VISTA GRANDE BL	498-010-060-000
1750 VISTA GRANDE BL	498-020-035-000
1801 VISTA GRANDE BL	498-010-059-000
1850 VISTA GRANDE BL	498-020-034-000
1867 VISTA GRANDE BL	499-110-038-000
2400 VISTA GRANDE BL	498-020-022-000
2401 VISTA GRANDE BL	499-010-095-000
2520 VISTA GRANDE BL	498-020-021-000
2700 VISTA GRANDE BL	499-010-009-000
2900 VISTA GRANDE BL	499-010-004-000
2901 VISTA GRANDE BL	499-010-087-000
3051 VISTA GRANDE BL	499-010-086-000
3091 VISTA GRANDE BL	499-010-085-000
5833 VISTA PARK DR	499-110-039-000
5856 VISTA PARK DR	499-020-093-000
5864 VISTA PARK DR	499-020-092-000
5872 VISTA PARK DR	499-020-091-000
5880 VISTA PARK DR	499-020-090-000
5889 VISTA PARK DR	499-120-046-000
5904 VISTA PARK DR	499-020-103-000
5905 VISTA PARK DR	499-120-047-000
5912 VISTA PARK DR	499-020-104-000
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5928 VISTA PARK DR	499-030-099-000
5936 VISTA PARK DR	499-030-100-000
5944 VISTA PARK DR	499-030-101-000
5952 VISTA PARK DR	499-030-102-000
5960 VISTA PARK DR	499-030-103-000
5977 VISTA PARK DR	499-120-048-000
117 VISTA VERDE CT	492-180-045-000
1430 W COLONIAL PW	468-130-055-000
6000 WADDINGTON WY	499-070-046-000
6001 WADDINGTON WY	499-070-031-000
6008 WADDINGTON WY	499-070-045-000
6009 WADDINGTON WY	499-070-032-000
1353 WADSWORTH CI	492-440-065-000
1385 WADSWORTH CI	492-440-001-000
1392 WADSWORTH CI	492-440-045-000
1393 WADSWORTH CI	492-440-002-000
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1401 WADSWORTH CI	492-440-003-000
1408 WADSWORTH CI	492-440-043-000
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1489 WADSWORTH CI	492-460-002-000
1497 WADSWORTH CI	492-460-003-000
1505 WADSWORTH CI	492-460-004-000
1513 WADSWORTH CI	492-460-005-000
1521 WADSWORTH CI	492-450-001-000
1529 WADSWORTH CI	492-450-002-000
1537 WADSWORTH CI	492-450-003-000
101 WALKABOUT CT	496-490-010-000
109 WALKABOUT CT	496-490-009-000
6000 WANDERING STAR DR	498-190-075-000
6001 WANDERING STAR DR	498-190-074-000
6008 WANDERING STAR DR	498-190-076-000
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6024 WANDERING STAR DR	498-190-078-000
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6032 WANDERING STAR DR	498-190-079-000
6033 WANDERING STAR DR	498-190-070-000

6040 WANDERING STAR DR	498-190-080-000
6048 WANDERING STAR DR	498-190-081-000
6056 WANDERING STAR DR	498-190-082-000
6064 WANDERING STAR DR	498-190-083-000
6065 WANDERING STAR DR	498-190-066-000
725 WASHINGTON BL	011-101-011-000
751 WASHINGTON BL	011-101-012-000
8101 WASHINGTON BL	017-410-025-000
8425 WASHINGTON BL	360-070-025-000
8441 WASHINGTON BL	360-070-026-000
8457 WASHINGTON BL	360-070-008-000
8465 WASHINGTON BL	360-070-007-000
8477 WASHINGTON BL	360-070-004-000
1123 WAYNE DR	014-130-008-000
1251 WESTBROOK BL	498-020-025-000
1260 WESTBROOK BL	498-020-027-000
1400 WESTBROOK BL	498-020-028-000
1401 WESTBROOK BL	498-020-023-000
1500 WESTBROOK BL	498-020-015-000
1501 WESTBROOK BL	498-020-016-000
1600 WESTBROOK BL	498-020-014-000
2201 WESTBROOK BL	496-030-011-000
2400 WESTBROOK BL	496-020-034-000
2801 WESTBROOK BL	496-020-014-000
3279 WESTBROOK BL	017-490-021-000
3330 WESTBROOK BL	017-490-028-000
3883 WESTBROOK BL	017-101-010-000
4080 WESTBROOK BL	017-480-041-000
4081 WESTBROOK BL	017-480-044-000
4180 WESTBROOK BL	017-480-040-000
4251 WESTBROOK BL	017-480-043-000
4300 WESTBROOK BL	017-480-037-000
4315 WESTBROOK BL	017-480-042-000
4410 WESTBROOK BL	017-470-025-000
4411 WESTBROOK BL	017-470-027-000
4500 WESTBROOK BL	017-470-022-000
4501 WESTBROOK BL	017-470-028-000
4301 WESTPARK DR	496-030-012-000
2101 WHARTON LN	490-360-002-000
1009 WHISPER RIDGE DR	496-560-038-000
1017 WHISPER RIDGE DR	496-560-039-000
1024 WHISPER RIDGE DR	496-560-021-000
1032 WHISPER RIDGE DR	496-560-020-000
1040 WHISPER RIDGE DR	496-560-019-000
1041 WHISPER RIDGE DR	496-560-022-000
1048 WHISPER RIDGE DR	496-560-018-000
1049 WHISPER RIDGE DR	496-560-023-000
1056 WHISPER RIDGE DR	496-560-017-000
1057 WHISPER RIDGE DR	496-560-024-000
1064 WHISPER RIDGE DR	496-560-016-000
1065 WHISPER RIDGE DR	496-560-025-000
1072 WHISPER RIDGE DR	496-560-015-000
1080 WHISPER RIDGE DR	496-560-014-000
1081 WHISPER RIDGE DR	496-560-026-000
1088 WHISPER RIDGE DR	496-560-013-000
1089 WHISPER RIDGE DR	496-560-027-000
9000 WHITEFISH WY	492-460-061-000
11 WHYTE AV	471-050-007-000
225 WILLOW AV	014-152-007-000
111 WILLS RD	015-150-024-000
119 WILLS RD	015-150-025-000
121 WILLS RD	015-150-002-000
125 WILLS RD	015-150-023-000
131 WILLS RD	015-140-004-000
1604 WINCHESTER WY	048-380-026-000
1605 WINCHESTER WY	048-380-027-000
1001 WINDING CREEK RD	017-250-058-000
1101 WINDING CREEK RD	485-090-003-000
1130 WINDING CREEK RD	485-090-002-000
1200 WINDING CREEK RD	485-090-001-000
1201 WINDING CREEK RD	485-090-004-000
1300 WINDING CREEK RD	485-080-004-000
1400 WINDING CREEK RD	485-080-003-000
1500 WINDING CREEK RD	485-080-002-000
1600 WINDING CREEK RD	485-080-001-000
1601 WINDING CREEK RD	485-090-005-000
3024 WISKEL WY	455-310-053-000
3024 WISKEL WY	455-320-031-000
8300 WOODCREEK OAKS BL	481-270-019-000

Weed Abatement 2022 – List of Parcels

Address	APN	Address	APN
825 LINCOLN ST	011-063-002-000	415 EARL AV	014-250-011-000
801 LINCOLN ST	011-063-004-000	408 EARL AV	014-252-003-000
845 LINCOLN ST	011-063-005-000	429 CLINTON AV	014-252-019-000
300 ELEFA ST	011-092-010-000	600 KINDRED LN	014-263-042-000
725 WASHINGTON BL	011-101-011-000	600 KINDRED LN	014-263-045-000
751 WASHINGTON BL	011-101-012-000	724 SUNRISE AV	014-293-018-000
1005 EDWINA JUSTUS LP	011-147-014-000	1600 DOUGLAS BL	014-450-041-000
625 ALTA VISTA AV	011-181-006-000	1600 DOUGLAS BL	014-450-053-000
531 VALLEJO AV	011-250-007-000	698 HARDING BL	015-011-015-000
262 ELM ST	012-132-047-000	280 DIAMOND OAKS RD	015-011-028-000
246 FIG ST	012-134-031-000	356 DIAMOND OAKS RD	015-011-029-000
141 BIRCH ST	012-144-005-000	1261 ROSEVILLE PW	015-011-030-000
600 CHURCH ST	012-144-010-000	941 LAWTON AV	015-080-001-000
405 CHURCH ST	012-152-011-000	309 VALLEJO AV	015-080-019-000
213 FIG ST	012-162-009-000	505 BERRY ST	015-100-031-000
1012 CHURCH ST	012-171-013-000	601 BERRY ST	015-100-057-000
1008 CHURCH ST	012-171-029-000	925 SHASTA ST	015-100-060-000
1004 CHURCH ST	012-171-030-000	951 ATLANTIC ST	015-110-005-000
1000 CHURCH ST	012-171-031-000	600 HARDING BL	015-130-020-000
1590 VINEYARD RD	012-260-069-000	131 WILLS RD	015-140-004-000
904 ATLANTIC ST	013-012-002-000	600 HARDING BL	015-140-007-000
124 CENTER ST	013-022-047-000	121 WILLS RD	015-150-002-000
220 EAST ST	013-024-023-000	125 WILLS RD	015-150-023-000
532 ALOLA ST	013-053-015-000	111 WILLS RD	015-150-024-000
109 FOLSOM RD	013-081-005-000	119 WILLS RD	015-150-025-000
79 MARILYN AV	013-083-023-000	2501 TAYLOR RD	015-164-001-000
160 FOLSOM RD	013-101-022-000	1271 ANTELOPE CREEK DR	015-166-014-000
431 VERNON ST	013-123-021-000	1253 ROSEVILLE PW	015-166-070-000
620 OAK ST	013-152-019-000	500 DEREK PL	015-350-005-000
711 OAK ST	013-163-003-000	204 PAUL CT	015-360-026-000
705 OAK ST	013-163-004-000	1850 TAYLOR RD	015-450-024-000
241 NEVADA AV	013-192-036-000	1820 TAYLOR RD	015-450-025-000
1017 DOUGLAS BL	013-194-027-000	940 RESERVE DR	015-490-035-000
228 HARDING BL	013-212-049-000	910 RESERVE DR	015-490-036-000
345 EVELYN AV	013-221-026-000	3883 WESTBROOK BL	017-101-010-000
101 ROSEVILLE ST	013-250-025-000	2720 BLUE OAKS BL	017-101-015-000
219 HARDING BL	013-270-017-000	5400 FIDDYMENT RD	017-101-038-000
329½ B ST	014-033-024-000	2150 BLUE OAKS BL	017-101-048-000
426 FIFTH ST	014-041-016-000	8450 INDUSTRIAL AV	017-113-008-000
350 SIXTH ST	014-051-017-000	1650 PARKSIDE WY	017-117-022-000
435 FIFTH ST	014-061-039-000	2547 TRADEWINDS DR	017-117-023-000
412 SIXTH ST	014-062-018-000	5251 FIDDYMENT RD	017-117-097-000
130 BARJO AL	014-102-023-000	10700 INDUSTRIAL AV	017-123-003-000
104 KEEHNER AV	014-113-047-000	10435 FAIRWAY DR	017-123-020-000
906 DOUGLAS BL	014-113-049-000	2000 FREEDOM WY	017-123-080-000
212 KEEHNER AV	014-113-060-000	2100 FREEDOM WY	017-123-081-000
200 BONNY KNOLL RD	014-120-010-000	2301 FREEDOM WY	017-123-083-000
1123 WAYNE DR	014-130-008-000	2201 FREEDOM WY	017-123-084-000
520 BONITA ST	014-152-004-000	10051 FAIRWAY DR	017-123-088-000
225 WILLOW AV	014-152-007-000	2200 FREEDOM WY	017-123-090-000
260 S HARDING BL	014-183-029-000	1875 PLEASANT GROVE BL	017-152-018-000

6745 FIDDYMENT RD	017-162-010-000
5179 GREEN GROVE LN	017-162-033-000
5925 SHADY FIR LN	017-162-046-000
1798 PLEASANT GROVE BL	017-162-049-000
1721 PLEASANT GROVE BL	017-162-087-000
1751 PLEASANT GROVE BL	017-162-088-000
8701 FOOTHILLS BL	017-232-005-000
8901 FOOTHILLS BL	017-232-006-000
1207 PLEASANT GROVE BL	017-232-015-000
7901 FOOTHILLS BL	017-232-031-000
7631 FOOTHILLS BL	017-232-033-000
751 ROSEVILLE PW	017-232-037-000
10021 FOOTHILLS BL	017-250-019-000
1001 WINDING CREEK RD	017-250-058-000
10198 FOOTHILLS BL	017-250-076-000
3801 COUNTRY CLUB DR	017-380-013-000
8151 INDUSTRIAL AV	017-410-017-000
7400 GALILEE RD	017-410-019-000
7300 GALILEE RD	017-410-020-000
8150 INDUSTRIAL AV	017-410-024-000
8101 WASHINGTON BL	017-410-025-000
7031 GALILEE RD	017-410-043-000
1257 PLEASANT GROVE BL	017-410-066-000
8025 INDUSTRIAL AV	017-410-068-000
7250 GALILEE RD	017-410-070-000
7100 GALILEE RD	017-410-085-000
4500 WESTBROOK BL	017-470-022-000
4410 WESTBROOK BL	017-470-025-000
4411 WESTBROOK BL	017-470-027-000
4501 WESTBROOK BL	017-470-028-000
4300 WESTBROOK BL	017-480-037-000
4180 WESTBROOK BL	017-480-040-000
4080 WESTBROOK BL	017-480-041-000
4315 WESTBROOK BL	017-480-042-000
4251 WESTBROOK BL	017-480-043-000
4081 WESTBROOK BL	017-480-044-000
3338 BLUE OAKS BL	017-490-001-000
3260 BLUE OAKS BL	017-490-002-000
3040 BLUE OAKS BL	017-490-008-000
5730 PHILLIP RD	017-490-015-000
3279 WESTBROOK BL	017-490-021-000
2930 BLUE OAKS BL	017-490-025-000
2880 BLUE OAKS BL	017-490-026-000
2860 BLUE OAKS BL	017-490-027-000
3330 WESTBROOK BL	017-490-028-000
2105 VIOLA WY	046-020-069-000
1905 DOUGLAS BL	048-011-005-000
1513 EUREKA RD	048-013-013-000
1411 ROCKY RIDGE DR	048-013-014-000
8160 SIERRA COLLEGE BL	048-021-056-000
8180 SIERRA COLLEGE BL	048-021-057-000
1623 SANTA CLARA DR	048-260-037-000
1614 KIT CARSON WY	048-350-015-000
1616 KIT CARSON WY	048-350-016-000
1618 KIT CARSON WY	048-350-018-000
1612 KIT CARSON WY	048-350-021-000
1604 WINCHESTER WY	048-380-026-000
1605 WINCHESTER WY	048-380-027-000
1470 STONE POINT DR	048-460-030-000
1470 ROCKY RIDGE DR	048-460-039-000
1640 ROCKY RIDGE DR	048-520-031-000
10521 FAIRWAY DR	357-150-005-000
10577 FAIRWAY DR	357-150-009-000
10561 FAIRWAY DR	357-150-010-000
10553 FAIRWAY DR	357-150-011-000
10537 FAIRWAY DR	357-150-012-000
8300 INDUSTRIAL AV	360-070-002-000
8477 WASHINGTON BL	360-070-004-000
8473 INDUSTRIAL AV	360-070-005-000
8469 INDUSTRIAL AV	360-070-006-000
8465 WASHINGTON BL	360-070-007-000
8457 WASHINGTON BL	360-070-008-000
8425 WASHINGTON BL	360-070-025-000
8441 WASHINGTON BL	360-070-026-000
250 GIBSON DR	361-230-023-000
246 GIBSON DR	361-230-024-000
580 GIBSON DR	363-011-002-000
564 GIBSON DR	363-011-003-000
572 GIBSON DR	363-011-004-000
556 GIBSON DR	363-011-005-000
540 GIBSON DR	363-011-007-000
250 CONFERENCE CENTER DR	363-011-013-000
270 GIBSON DR	363-011-014-000
999 RESERVE DR	363-011-054-000
1005 RESERVE DR	363-011-057-000
551 DIAMOND OAKS RD	363-011-058-000
290 CONFERENCE CENTER DR	363-011-086-000
935 HIGHLAND POINTE DR	363-021-011-000
1736 FREEDOM WY	363-022-017-000
1741 FREEDOM WY	363-022-018-000
1678 FREEDOM WY	363-022-025-000
1911 FREEDOM WY	363-022-027-000
1001 ROSEVILLE PW	363-030-064-000
2088 HERITAGE DR	363-120-021-000
7145 ADELAIDE DR	403-020-047-000
7105 ADELAIDE DR	403-020-068-000
424 DANWOOD CT	403-030-042-000
5081 CHICO DR	403-030-043-000
3313 ADELAIDE LP	403-040-046-000
7017 ADELAIDE DR	403-050-049-000
196 DEMPSEY CT	455-280-009-000
104 DEMPSEY CT	455-280-010-000
37 HUDDLESTONE CI	455-280-068-000
195 DEMPSEY CT	455-280-069-000
165 DEMPSEY CT	455-280-070-000
125 DEMPSEY CT	455-280-071-000
3040 DEMPSEY DR	455-290-035-000
104 DEMPSEY CT	455-290-036-000
3024 WISKEL WY	455-310-053-000
3024 WISKEL WY	455-320-031-000
195 DEMPSEY CT	455-334-012-000
1001 SECRET RAVINE PW	456-010-073-000
173 LOST OAK CT	456-160-014-000
132 LOST OAK CT	456-160-021-000

116 LOST OAK CT	456-160-023-000
1741 PARK OAK DR	456-160-025-000
201 SNOWY EGRET CT	456-180-006-000
1876 OAK CREST DR	456-190-014-000
2001 JOHNSON RANCH DR	457-040-046-000
361 PRINCETON CT	458-050-072-000
1784 E ROSEVILLE PW	458-050-077-000
1780 E ROSEVILLE PW	458-050-078-000
6134 LOCKRIDGE DR	464-030-036-000
6015 LOCKRIDGE DR	464-040-032-000
5144 ASHLEY WOODS DR	464-040-033-000
5145 ASHLEY WOODS DR	464-040-034-000
6016 LOCKRIDGE DR	464-040-035-000
5085 OLD AUBURN RD	464-050-017-000
5075 ASHLEY WOODS DR	464-050-018-000
5055 EAGLETON WY	464-060-014-000
5040 EAGLETON WY	464-060-015-000
6165 LOCKRIDGE DR	464-060-016-000
6166 LOCKRIDGE DR	464-060-017-000
5040 EAGLETON WY	464-070-045-000
5051 EASTRIDGE DR	466-020-043-000
9233 SIERRA COLLEGE BL	466-190-025-000
9237 SIERRA COLLEGE BL	466-190-042-000
9277 SIERRA COLLEGE BL	466-190-055-000
4097 LUXOR LN	466-300-036-000
5041 KNIGHTSWOOD WY	466-410-029-000
5030 KNIGHTSWOOD WY	466-410-034-000
1851 E ROSEVILLE PW	468-010-044-000
1430 W COLONIAL PW	468-130-055-000
1950 ROCKY RIDGE DR	469-070-030-000
1995 ROCKY RIDGE DR	469-100-013-000
2009 N CIRBY WY	469-130-003-000
2011 N CIRBY WY	469-130-004-000
1208 CHAMPION OAKS DR	469-130-023-000
1211 SAMOA WY	469-130-024-000
1209 SAMOA WY	469-130-025-000
1207 SAMOA WY	469-130-026-000
1205 SAMOA WY	469-130-027-000
1203 SAMOA WY	469-130-028-000
2010 N CIRBY WY	469-130-029-000
2012 N CIRBY WY	469-130-030-000
2014 N CIRBY WY	469-130-031-000
1202 SAMOA WY	469-130-032-000
1204 SAMOA WY	469-130-033-000
1206 SAMOA WY	469-130-034-000
1208 SAMOA WY	469-130-035-000
1210 SAMOA WY	469-130-036-000
1212 SAMOA WY	469-130-037-000
1214 SAMOA WY	469-130-038-000
1216 SAMOA WY	469-130-039-000
1215 MEADOW LN	469-200-012-000
1213 MEADOW LN	469-200-013-000
2203 HURST WY	469-200-024-000
1208 MEADOW LN	469-200-025-000
1206 MEADOW LN	469-200-026-000
4949 S CIRBY WY	469-230-005-000
1828 S CIRBY WY	469-280-009-000
823 CIRBY WY	471-010-005-000
1005 ORLANDO AV	471-020-017-000
2 SOMER RIDGE DR	471-020-036-000
11 WHYTE AV	471-050-007-000
8650 AUBURN BL	471-080-003-000
1140 SUNRISE AV	471-140-045-000
1021 CIRBY WY	471-190-046-000
718 SUNRISE AV	471-220-021-000
724 SUNRISE AV	471-220-022-000
486 ROSEVILLE RD	472-050-007-000
486 ROSEVILLE RD	472-050-008-000
485 ROSEVILLE RD	472-050-010-000
490 ROSEVILLE RD	472-050-013-000
486 ROSEVILLE RD	472-050-014-000
480 ROSEVILLE RD	472-050-020-000
480 ROSEVILLE RD	472-050-022-000
482 ROSEVILLE RD	472-050-024-000
484 ROSEVILLE RD	472-050-034-000
484 ROSEVILLE RD	472-050-035-000
490 ROSEVILLE RD	472-050-036-000
450 ROSEVILLE RD	472-060-010-000
400 ROSEVILLE RD	472-060-011-000
400 ROSEVILLE RD	472-060-012-000
450 ROSEVILLE RD	472-060-013-000
470 ROSEVILLE RD	472-060-032-000
400 ROSEVILLE RD	472-070-008-000
400 ROSEVILLE RD	472-070-009-000
444 ROSEVILLE RD	472-070-015-000
446 ROSEVILLE RD	472-070-017-000
400 ROSEVILLE RD	472-070-036-000
446 ROSEVILLE RD	472-070-039-000
444 ROSEVILLE RD	472-070-041-000
442 ROSEVILLE RD	472-070-043-000
400 ROSEVILLE RD	472-080-017-000
400 ROSEVILLE RD	472-080-019-000
420 ROSEVILLE RD	472-080-022-000
214 KENROY LN	472-170-004-000
812 MACHADO LN	472-210-033-000
1230 MELODY LN	472-330-052-000
814 JO ANNE LN	472-360-080-000
86 VALLEY OAK DR	472-370-013-000
88 VALLEY OAK DR	472-370-014-000
90 VALLEY OAK DR	472-370-015-000
92 VALLEY OAK DR	472-370-016-000
94 VALLEY OAK DR	472-370-017-000
96 VALLEY OAK DR	472-370-018-000
98 VALLEY OAK DR	472-370-019-000
100 VALLEY OAK DR	472-370-020-000
102 VALLEY OAK DR	472-370-021-000
104 VALLEY OAK DR	472-370-022-000
106 VALLEY OAK DR	472-370-023-000
108 VALLEY OAK DR	472-370-024-000
110 VALLEY OAK DR	472-370-025-000
112 VALLEY OAK DR	472-370-026-000
114 VALLEY OAK DR	472-370-027-000
113 VALLEY OAK DR	472-370-028-000
111 VALLEY OAK DR	472-370-029-000

109 VALLEY OAK DR	472-370-030-000
107 VALLEY OAK DR	472-370-031-000
105 VALLEY OAK DR	472-370-032-000
103 VALLEY OAK DR	472-370-033-000
101 VALLEY OAK DR	472-370-034-000
99 VALLEY OAK DR	472-370-035-000
9214 ATKINSON ST	473-070-015-000
2111 MARCH RD	473-100-014-000
1751 PFE RD	473-100-022-000
1901 PFE RD	473-100-030-000
2141 MARCH RD	473-100-032-000
2151 MARCH RD	473-100-033-000
2161 MARCH RD	473-100-034-000
2171 MARCH RD	473-100-035-000
2181 MARCH RD	473-100-036-000
2191 MARCH RD	473-100-037-000
2201 MARCH RD	473-100-038-000
2211 MARCH RD	473-100-039-000
2210 MARCH RD	473-100-040-000
2200 MARCH RD	473-100-041-000
2180 MARCH RD	473-100-042-000
2170 MARCH RD	473-100-043-000
2140 MARCH RD	473-100-044-000
2021 LENDELL LN	473-100-045-000
2033 MALIBU PL	475-100-010-000
1268 PLEASANT GROVE BL	477-080-006-000
5252 CAMPCREEK LP	478-320-037-000
5126 GREEN GROVE LN	478-320-038-000
1475 BLUE OAKS BL	481-260-005-000
7951 PAINTED DESERT DR	481-260-006-000
7621 PAINTED DESERT DR	481-260-012-000
1451 BLUE OAKS BL	481-260-013-000
1431 BLUE OAKS BL	481-260-014-000
1485 BLUE OAKS BL	481-260-031-000
401 ROSEVILLE PW	481-260-036-000
6130 CAMPUS PW	481-270-003-000
8300 WOODCREEK OAKS BL	481-270-019-000
8200 FOOTHILLS BL	481-270-025-000
621 ROSEVILLE PW	481-270-053-000
603 ROSEVILLE PW	481-270-054-000
8871 CRIMSON RIDGE WY	481-290-018-000
8879 CRIMSON RIDGE WY	481-290-019-000
8887 CRIMSON RIDGE WY	481-290-020-000
8895 CRIMSON RIDGE WY	481-290-021-000
8711 CRIMSON RIDGE WY	481-290-073-000
6169 CAMPUS PW	481-300-040-000
3001 KNIGHTSBRIDGE LN	481-300-059-000
3009 KNIGHTSBRIDGE LN	481-300-060-000
3017 KNIGHTSBRIDGE LN	481-300-061-000
3025 KNIGHTSBRIDGE LN	481-300-062-000
501 KNIGHTSBRIDGE CT	481-300-063-000
509 KNIGHTSBRIDGE CT	481-300-064-000
517 KNIGHTSBRIDGE CT	481-300-065-000
525 KNIGHTSBRIDGE CT	481-300-066-000
533 KNIGHTSBRIDGE CT	481-300-067-000
541 KNIGHTSBRIDGE CT	481-300-068-000
549 KNIGHTSBRIDGE CT	481-300-069-000
557 KNIGHTSBRIDGE CT	481-300-070-000
573 KNIGHTSBRIDGE CT	481-300-071-000
581 KNIGHTSBRIDGE CT	481-300-072-000
580 KNIGHTSBRIDGE CT	481-300-073-000
572 KNIGHTSBRIDGE CT	481-300-074-000
564 KNIGHTSBRIDGE CT	481-300-075-000
556 KNIGHTSBRIDGE CT	481-300-076-000
548 KNIGHTSBRIDGE CT	481-300-077-000
540 KNIGHTSBRIDGE CT	481-300-078-000
532 KNIGHTSBRIDGE CT	481-300-079-000
524 KNIGHTSBRIDGE CT	481-300-080-000
516 KNIGHTSBRIDGE CT	481-300-081-000
508 KNIGHTSBRIDGE CT	481-300-082-000
3024 KNIGHTSBRIDGE LN	481-300-083-000
3016 KNIGHTSBRIDGE LN	481-300-084-000
3000 KNIGHTSBRIDGE LN	481-300-085-000
7008 STACCATO WY	481-310-001-000
7004 STACCATO WY	481-310-002-000
7000 STACCATO WY	481-310-003-000
8846 CRIMSON RIDGE WY	481-310-004-000
8894 CRIMSON RIDGE WY	481-310-009-000
7020 STACCATO WY	481-310-010-000
7016 STACCATO WY	481-310-011-000
7012 STACCATO WY	481-310-012-000
7032 STACCATO WY	481-310-013-000
7028 STACCATO WY	481-310-014-000
7024 STACCATO WY	481-310-015-000
3009 MOHAWK WY	481-310-103-000
3005 MOHAWK WY	481-310-104-000
3001 MOHAWK WY	481-310-105-000
3021 MOHAWK WY	481-310-106-000
3017 MOHAWK WY	481-310-107-000
3013 MOHAWK WY	481-310-108-000
3033 MOHAWK WY	481-310-109-000
3029 MOHAWK WY	481-310-110-000
3025 MOHAWK WY	481-310-111-000
3045 MOHAWK WY	481-310-112-000
3041 MOHAWK WY	481-310-113-000
3037 MOHAWK WY	481-310-114-000
3065 MOHAWK WY	481-310-115-000
3057 MOHAWK WY	481-310-116-000
3049 MOHAWK WY	481-310-117-000
3052 MOHAWK WY	481-310-121-000
3048 MOHAWK WY	481-310-122-000
8742 CRIMSON RIDGE WY	481-310-123-000
8750 CRIMSON RIDGE WY	481-310-124-000
8758 CRIMSON RIDGE WY	481-310-125-000
8766 CRIMSON RIDGE WY	481-310-126-000
8774 CRIMSON RIDGE WY	481-310-127-000
8782 CRIMSON RIDGE WY	481-310-128-000
8790 CRIMSON RIDGE WY	481-310-129-000
8798 CRIMSON RIDGE WY	481-310-130-000
8814 CRIMSON RIDGE WY	481-310-131-000
8822 CRIMSON RIDGE WY	481-310-132-000
290 ROSEVILLE PW	481-320-009-000
149 TERRAWOOD CT	481-330-001-000
141 TERRAWOOD CT	481-330-002-000

125 TERRAWOOD CT	481-330-003-000
117 TERRAWOOD CT	481-330-004-000
109 TERRAWOOD CT	481-330-005-000
101 TERRAWOOD CT	481-330-006-000
241 BLADE CT	481-330-013-000
233 BLADE CT	481-330-014-000
225 BLADE CT	481-330-015-000
217 BLADE CT	481-330-016-000
216 BLADE CT	481-330-061-000
224 BLADE CT	481-330-062-000
232 BLADE CT	481-330-063-000
240 BLADE CT	481-330-064-000
5169 ASHBROOK ST	481-340-031-000
4001 SPROUT ST	481-350-001-000
4009 SPROUT ST	481-350-002-000
4017 SPROUT ST	481-350-003-000
4025 SPROUT ST	481-350-004-000
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4136 SPROUT ST	481-350-024-000
4128 SPROUT ST	481-350-025-000
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4088 SPROUT ST	481-350-030-000
2001 SHALE ST	481-350-031-000
2009 SHALE ST	481-350-032-000
2017 SHALE ST	481-350-033-000
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2056 SHALE ST	481-350-043-000
2048 SHALE ST	481-350-044-000
2040 SHALE ST	481-350-045-000
2032 SHALE ST	481-350-046-000
2024 SHALE ST	481-350-047-000
2016 SHALE ST	481-350-048-000
2008 SHALE ST	481-350-049-000
2000 SHALE ST	481-350-050-000
1024 SILVERWIRE ST	481-350-071-000
1016 SILVERWIRE ST	481-350-072-000
1008 SILVERWIRE ST	481-350-073-000
1478 BLUE OAKS BL	482-340-012-000
120 DIAMOND CREEK PL	482-420-002-000
432 SAMBRE PL	482-420-072-000
1661 ESKATON LP	482-450-074-000
2503 TRADEWINDS DR	482-480-002-000
2515 TRADEWINDS DR	482-480-003-000
2545 TRADEWINDS DR	482-480-004-000
137 MORELLA CT	484-080-033-000
10568 INDUSTRIAL AV	485-030-007-000
10612 INDUSTRIAL AV	485-030-008-000
10572 INDUSTRIAL AV	485-030-009-000
1380 MALLARD CREEK DR	485-050-055-000
1600 WINDING CREEK RD	485-080-001-000
1500 WINDING CREEK RD	485-080-002-000
1400 WINDING CREEK RD	485-080-003-000
1300 WINDING CREEK RD	485-080-004-000
1200 WINDING CREEK RD	485-090-001-000
1130 WINDING CREEK RD	485-090-002-000
1101 WINDING CREEK RD	485-090-003-000
1201 WINDING CREEK RD	485-090-004-000
1601 WINDING CREEK RD	485-090-005-000
2101 WHARTON LN	490-360-002-000
1055 AMINGTON DR	490-360-003-000
5200 FIDDYMENT RD	492-011-001-000
2551 HAYDEN PW	492-012-003-000
3101 N HAYDEN PW	492-012-086-000
2450 BLUE OAKS BL	492-012-090-000
2700 N HAYDEN PW	492-012-091-000
2800 N HAYDEN PW	492-012-094-000
4701 FIDDYMENT RD	492-013-001-000
2001 PRAIRIE TOWN WY	492-013-002-000
2151 PRAIRIE TOWN WY	492-013-003-000
2150 PRAIRIE TOWN WY	492-013-005-000
4951 FIDDYMENT RD	492-013-006-000
117 VISTA VERDE CT	492-180-045-000
1016 OLD COACH DR	492-180-046-000
1056 OLD COACH DR	492-180-047-000
1088 OLD COACH DR	492-180-048-000
2355 CUMBERLAND DR	492-320-040-000
2225 CUMBERLAND LP	492-340-041-000
6088 MYSTIC WY	492-420-019-000
6080 MYSTIC WY	492-420-020-000
3097 PRUETT DR	492-430-112-000
3101 PRUETT DR	492-430-113-000
3105 PRUETT DR	492-430-114-000
3109 PRUETT DR	492-430-115-000
3113 PRUETT DR	492-430-116-000
3117 PRUETT DR	492-430-117-000

3121 PRUETT DR	492-430-118-000
3125 PRUETT DR	492-430-119-000
3129 PRUETT DR	492-430-120-000
3133 PRUETT DR	492-430-121-000
3137 PRUETT DR	492-430-122-000
3141 PRUETT DR	492-430-123-000
3145 PRUETT DR	492-430-124-000
3157 PRUETT DR	492-430-127-000
1385 WADSWORTH CI	492-440-001-000
1393 WADSWORTH CI	492-440-002-000
1401 WADSWORTH CI	492-440-003-000
1409 WADSWORTH CI	492-440-004-000
1441 WADSWORTH CI	492-440-008-000
1473 WADSWORTH CI	492-440-012-000
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6001 TALMAGE WY	492-440-024-000
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6032 TALMAGE WY	492-440-028-000
6024 TALMAGE WY	492-440-029-000
6016 TALMAGE WY	492-440-030-000
7032 PRUETT DR	492-440-031-000
7024 PRUETT DR	492-440-032-000
7016 PRUETT DR	492-440-033-000
7008 PRUETT DR	492-440-034-000
1472 WADSWORTH CI	492-440-035-000
1440 WADSWORTH CI	492-440-039-000
1432 WADSWORTH CI	492-440-040-000
1424 WADSWORTH CI	492-440-041-000
1416 WADSWORTH CI	492-440-042-000
1408 WADSWORTH CI	492-440-043-000
1400 WADSWORTH CI	492-440-044-000
1392 WADSWORTH CI	492-440-045-000
801 ELKO CT	492-440-046-000
809 ELKO CT	492-440-047-000
817 ELKO CT	492-440-048-000
816 ELKO CT	492-440-049-000
808 ELKO CT	492-440-050-000
800 ELKO CT	492-440-051-000
601 MELBA CT	492-440-052-000
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617 MELBA CT	492-440-054-000
625 MELBA CT	492-440-055-000
633 MELBA CT	492-440-056-000
641 MELBA CT	492-440-057-000
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640 MELBA CT	492-440-059-000
632 MELBA CT	492-440-060-000
624 MELBA CT	492-440-061-000
616 MELBA CT	492-440-062-000
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600 MELBA CT	492-440-064-000
1353 WADSWORTH CI	492-440-065-000
1521 WADSWORTH CI	492-450-001-000
1529 WADSWORTH CI	492-450-002-000
1537 WADSWORTH CI	492-450-003-000
3120 VAUGHN WY	492-450-035-000
3112 VAUGHN WY	492-450-036-000
3113 VAUGHN WY	492-450-037-000
3121 VAUGHN WY	492-450-038-000
1481 WADSWORTH CI	492-460-001-000
1489 WADSWORTH CI	492-460-002-000
1497 WADSWORTH CI	492-460-003-000
1505 WADSWORTH CI	492-460-004-000
1513 WADSWORTH CI	492-460-005-000
9000 WHITEFISH WY	492-460-061-000
7001 PRUETT DR	492-460-062-000
7473 MALAKAI CI	492-480-066-000
7465 MALAKAI CI	492-480-067-000
7457 MALAKAI CI	492-480-068-000
7449 MALAKAI CI	492-480-069-000
7441 MALAKAI CI	492-480-070-000
7433 MALAKAI CI	492-480-071-000
7425 MALAKAI CI	492-480-072-000
7417 MALAKAI CI	492-480-073-000
5481 HOLT PW	492-490-001-000
2891 N HAYDEN PW	492-490-002-000
2801 N HAYDEN PW	492-500-002-000
3200 PLEASANT GROVE BL	496-010-001-000
6380 PHILLIP RD	496-020-001-000
2801 WESTBROOK BL	496-020-014-000
2400 WESTBROOK BL	496-020-034-000
6000 PHILLIP RD	496-020-035-000
2201 WESTBROOK BL	496-030-011-000
4301 WESTPARK DR	496-030-012-000
3380 PLEASANT GROVE BL	496-100-027-000
3250 PLEASANT GROVE BL	496-100-029-000
3301 PLEASANT GROVE BL	496-100-030-000
2130 DAYLIGHT DR	496-100-032-000
4201 SANTUCCI BL	496-100-034-000
2931 PLEASANT GROVE BL	496-100-051-000
8033 FORT COLLINS WY	496-230-057-000
816 ROCKY FORD CT	496-340-058-000
9040 ROYAL GORGE LP	496-400-058-000
5117 ROCKY MOUNTAIN WY	496-410-036-000
5089 ROCKY MOUNTAIN WY	496-410-037-000
5080 CLOUD BURST WY	496-470-001-000
5088 CLOUD BURST WY	496-470-002-000
5096 CLOUD BURST WY	496-470-003-000
5104 CLOUD BURST WY	496-470-004-000
5112 CLOUD BURST WY	496-470-005-000
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5128 CLOUD BURST WY	496-470-007-000
5017 CLOUD BURST WY	496-470-036-000
5009 CLOUD BURST WY	496-470-037-000
5008 CLOUD BURST WY	496-470-038-000
5016 CLOUD BURST WY	496-470-039-000
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5040 CLOUD BURST WY	496-470-042-000

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5105 CLOUD BURST WY	496-470-064-000
5097 CLOUD BURST WY	496-470-065-000
5089 CLOUD BURST WY	496-470-066-000
2134 DAYLIGHT DR	496-480-001-000
2142 DAYLIGHT DR	496-480-002-000
2150 DAYLIGHT DR	496-480-003-000
2158 DAYLIGHT DR	496-480-004-000
2166 DAYLIGHT DR	496-480-005-000
2190 DAYLIGHT DR	496-480-008-000
5000 CLOUD BURST WY	496-480-009-000
5001 CLOUD BURST WY	496-480-010-000
109 WALKABOUT CT	496-490-009-000
101 WALKABOUT CT	496-490-010-000
4000 BACKWATER COVE CI	496-500-001-000
4024 BACKWATER COVE CI	496-500-004-000
4032 BACKWATER COVE CI	496-500-005-000
4040 BACKWATER COVE CI	496-500-006-000
4048 BACKWATER COVE CI	496-500-007-000
4056 BACKWATER COVE CI	496-500-008-000
4064 BACKWATER COVE CI	496-500-009-000
4072 BACKWATER COVE CI	496-500-010-000
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4041 BACKWATER COVE CI	496-500-021-000
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4025 BACKWATER COVE CI	496-500-023-000
4017 BACKWATER COVE CI	496-500-024-000
4009 BACKWATER COVE CI	496-500-025-000
4001 BACKWATER COVE CI	496-500-026-000
1088 SOLAR FLARE WY	496-520-011-000
1096 SOLAR FLARE WY	496-520-012-000
1104 SOLAR FLARE WY	496-520-013-000
1112 SOLAR FLARE WY	496-520-014-000
1120 SOLAR FLARE WY	496-520-015-000
200 SOLAR FLARE CT	496-520-016-000
208 SOLAR FLARE CT	496-520-017-000
216 SOLAR FLARE CT	496-520-018-000
232 SOLAR FLARE CT	496-520-019-000
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241 SOLAR FLARE CT	496-520-021-000
225 SOLAR FLARE CT	496-520-022-000
217 SOLAR FLARE CT	496-520-023-000
4033 SUN DROP WY	496-520-024-000
4025 SUN DROP WY	496-520-025-000
4017 SUN DROP WY	496-520-026-000
4009 SUN DROP WY	496-520-027-000
4001 SUN DROP WY	496-520-028-000
316 SUNBELT PL	496-520-029-000
324 SUNBELT PL	496-520-030-000
317 SUNBELT PL	496-520-031-000
309 SUNBELT PL	496-520-032-000
301 SUNBELT PL	496-520-033-000
5121 SUNBELT WY	496-520-034-000
5113 SUNBELT WY	496-520-035-000
1089 SOLAR FLARE WY	496-520-097-000
1097 SOLAR FLARE WY	496-520-098-000
1105 SOLAR FLARE WY	496-520-099-000
4032 SUN DROP WY	496-520-100-000
4024 SUN DROP WY	496-520-101-000
4016 SUN DROP WY	496-520-102-000
4008 SUN DROP WY	496-520-103-000
4272 TRAILBLAZER LP	496-540-001-000
4264 TRAILBLAZER LP	496-540-002-000
4256 TRAILBLAZER LP	496-540-003-000
4240 TRAILBLAZER LP	496-540-005-000
4265 TRAILBLAZER LP	496-540-058-000
4273 TRAILBLAZER LP	496-540-059-000
5280 STAR DANCE CI	496-550-001-000
5272 STAR DANCE CI	496-550-002-000
5264 STAR DANCE CI	496-550-003-000
5256 STAR DANCE CI	496-550-004-000
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5040 STAR DANCE CI	496-550-031-000
5032 STAR DANCE CI	496-550-032-000
5024 STAR DANCE CI	496-550-033-000
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5009 STAR DANCE CI	496-550-037-000
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5025 STAR DANCE CI	496-550-039-000
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5041 STAR DANCE CI	496-550-041-000
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5257 STAR DANCE CI	496-550-059-000
3049 ALDERWOOD PL	496-560-001-000
3057 ALDERWOOD PL	496-560-002-000
1088 WHISPER RIDGE DR	496-560-013-000
1080 WHISPER RIDGE DR	496-560-014-000
1072 WHISPER RIDGE DR	496-560-015-000
1064 WHISPER RIDGE DR	496-560-016-000
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5081 GRASSCREEK DR	496-570-001-000
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3041 ALDERWOOD PL	496-570-013-000
4073 EXPEDITION LN	496-570-033-000
4081 EXPEDITION LN	496-570-034-000
5120 GRASSCREEK DR	496-570-035-000
5112 GRASSCREEK DR	496-570-036-000
5104 GRASSCREEK DR	496-570-037-000
5096 GRASSCREEK DR	496-570-038-000
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5072 GRASSCREEK DR	496-570-041-000
5064 GRASSCREEK DR	496-570-042-000
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501 SILVER CLOUD CT	496-580-001-000
525 SILVER CLOUD CT	496-580-004-000
533 SILVER CLOUD CT	496-580-005-000
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549 SILVER CLOUD CT	496-580-007-000
557 SILVER CLOUD CT	496-580-008-000
565 SILVER CLOUD CT	496-580-009-000
573 SILVER CLOUD CT	496-580-010-000
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589 SILVER CLOUD CT	496-580-012-000
597 SILVER CLOUD CT	496-580-013-000
596 SILVER CLOUD CT	496-580-014-000
588 SILVER CLOUD CT	496-580-015-000
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572 SILVER CLOUD CT	496-580-017-000
532 SILVER CLOUD CT	496-580-018-000
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516 SILVER CLOUD CT	496-580-020-000
508 SILVER CLOUD CT	496-580-021-000
500 SILVER CLOUD CT	496-580-022-000
409 FUCHSIA CT	496-580-023-000
417 FUCHSIA CT	496-580-024-000
425 FUCHSIA CT	496-580-025-000
433 FUCHSIA CT	496-580-026-000
432 FUCHSIA CT	496-580-027-000
424 FUCHSIA CT	496-580-028-000
416 FUCHSIA CT	496-580-029-000
408 FUCHSIA CT	496-580-030-000
400 FUCHSIA CT	496-580-031-000
301 HORSETAIL CT	496-580-032-000
309 HORSETAIL CT	496-580-033-000
317 HORSETAIL CT	496-580-034-000
325 HORSETAIL CT	496-580-035-000
333 HORSETAIL CT	496-580-036-000
324 HORSETAIL CT	496-580-037-000
316 HORSETAIL CT	496-580-038-000
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6056 MEANDERING WY	496-590-002-000
6048 MEANDERING WY	496-590-003-000
6040 MEANDERING WY	496-590-004-000

6032 MEANDERING WY	496-590-005-000
6033 MEANDERING WY	496-590-022-000
6041 MEANDERING WY	496-590-023-000
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6057 MEANDERING WY	496-590-025-000
2008 EVENING STAR CI	496-600-001-000
2016 EVENING STAR CI	496-600-002-000
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2009 EVENING STAR CI	496-600-026-000
2017 EVENING STAR CI	496-600-027-000
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2160 EVENING STAR CI	496-600-029-000
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2216 EVENING STAR CI	496-600-036-000
6872 FIDDYMENT RD	498-010-021-000
4701 UPLAND DR	498-010-022-000
6810 FIDDYMENT RD	498-010-023-000
4950 UPLAND DR	498-010-024-000
4850 UPLAND DR	498-010-025-000
2100 NICOLE GEE DR	498-010-026-000
2101 NICOLE GEE DR	498-010-027-000
4851 UPLAND DR	498-010-028-000
2051 NICOLE GEE DR	498-010-029-000
4651 UPLAND DR	498-010-030-000
4601 UPLAND DR	498-010-031-000
4251 UPLAND DR	498-010-045-000
1801 VISTA GRANDE BL	498-010-059-000
1721 VISTA GRANDE BL	498-010-060-000
4178 MARKET ST	498-010-062-000
4230 MARKET ST	498-010-063-000
5600 BASELINE RD	498-010-064-000
5480 BASELINE RD	498-010-065-000
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4391 MARKET ST	498-010-070-000
4291 MARKET ST	498-010-080-000
5400 BASELINE RD	498-010-081-000
5200 BASELINE RD	498-010-082-000
5000 BASELINE RD	498-010-083-000
3050 EARL RUSH DR	498-020-008-000
3450 MARKET ST	498-020-012-000
1600 WESTBROOK BL	498-020-014-000
1500 WESTBROOK BL	498-020-015-000
1501 WESTBROOK BL	498-020-016-000
3801 EARL RUSH DR	498-020-017-000
3700 SANTUCCI BL	498-020-018-000
2401 SILVER SPRUCE DR	498-020-019-000
3600 SANTUCCI BL	498-020-020-000
2520 VISTA GRANDE BL	498-020-021-000
2400 VISTA GRANDE BL	498-020-022-000
1401 WESTBROOK BL	498-020-023-000
1251 WESTBROOK BL	498-020-025-000
1260 WESTBROOK BL	498-020-027-000
1400 WESTBROOK BL	498-020-028-000
2902 NICOLE GEE DR	498-020-029-000
2660 NICOLE GEE DR	498-020-031-000
3610 MARKET ST	498-020-032-000
1850 VISTA GRANDE BL	498-020-034-000
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1710 VISTA GRANDE BL	498-020-036-000
3750 MARKET ST	498-020-037-000
3611 MARKET ST	498-020-039-000
2351 NICOLE GEE DR	498-020-040-000
3561 MARKET ST	498-020-041-000
3421 MARKET ST	498-020-042-000
2200 NICOLE GEE DR	498-020-043-000
3115 EARL RUSH DR	498-020-052-000
3201 EARL RUSH DR	498-020-054-000
3161 CONCORD VIEW WY	498-050-005-000
1049 SWALLOWTAIL DR	498-070-009-000
1041 SWALLOWTAIL DR	498-070-010-000
1056 SWALLOWTAIL DR	498-070-050-000
1064 SWALLOWTAIL DR	498-070-051-000
1500 MONARCH GROVE ST	498-070-052-000
6176 RIDING PATH DR	498-080-004-000
6168 RIDING PATH DR	498-080-005-000
6153 RIDING PATH DR	498-080-047-000
8089 BRIGHT STAR RD	498-100-041-000
3589 SAG HARBOR DR	498-120-046-000
1177 SWALLOWTAIL DR	498-130-007-000
1185 SWALLOWTAIL DR	498-130-008-000
1193 SWALLOWTAIL DR	498-130-009-000
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1217 SWALLOWTAIL DR	498-130-012-000
4200 GOSSAMER ST	498-130-013-000
4192 GOSSAMER ST	498-130-014-000
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1200 SWALLOWTAIL DR	498-130-041-000
1176 SWALLOWTAIL DR	498-130-056-000
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1240 SWALLOWTAIL DR	498-130-111-000
1232 SWALLOWTAIL DR	498-130-112-000
3651 MARKET ST	498-180-001-000
3661 MARKET ST	498-180-002-000
1600 VISTA GRANDE BL	498-180-003-000
2192 MILKY WAY CI	498-190-022-000
2200 MILKY WAY CI	498-190-023-000
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2001 BOREALIS CI	498-200-001-000
2009 BOREALIS CI	498-200-002-000
2017 BOREALIS CI	498-200-003-000
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2040 BOREALIS CI	498-200-033-000
2320 BOREALIS CI	498-200-034-000
2321 BOREALIS CI	498-200-072-000

5065 SOLAR WY	498-200-076-000
424 FORTUNA CT	498-210-022-000
416 FORTUNA CT	498-210-023-000
408 FORTUNA CT	498-210-024-000
400 FORTUNA CT	498-210-025-000
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1032 FORTUNA DR	498-210-031-000
1024 FORTUNA DR	498-210-032-000
1016 FORTUNA DR	498-210-033-000
5232 CHELSEA CREEK RD	498-220-001-000
5224 CHELSEA CREEK RD	498-220-002-000
5216 CHELSEA CREEK RD	498-220-003-000
5208 CHELSEA CREEK RD	498-220-004-000
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5217 CHELSEA CREEK RD	498-220-022-000
664 SEA CLIFF CT	498-220-023-000
656 SEA CLIFF CT	498-220-024-000
648 SEA CLIFF CT	498-220-025-000
640 SEA CLIFF CT	498-220-026-000
632 SEA CLIFF CT	498-220-027-000
624 SEA CLIFF CT	498-220-028-000
616 SEA CLIFF CT	498-220-029-000
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641 SEA CLIFF CT	498-220-037-000
649 SEA CLIFF CT	498-220-038-000
657 SEA CLIFF CT	498-220-039-000
2001 ARBOR RIDGE DR	498-230-001-000
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2041 ARBOR RIDGE DR	498-230-006-000
2049 ARBOR RIDGE DR	498-230-007-000
2057 ARBOR RIDGE DR	498-230-008-000
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2129 ARBOR RIDGE DR	498-230-017-000
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101 GOLDBLOOM PL	498-230-019-000
109 GOLDBLOOM PL	498-230-020-000
117 GOLDBLOOM PL	498-230-021-000
116 GOLDBLOOM PL	498-230-022-000
108 GOLDBLOOM PL	498-230-023-000
408 MEADOW BLOOM CT	498-230-034-000
400 MEADOW BLOOM CT	498-230-035-000
2152 ARBOR RIDGE DR	498-230-036-000
2144 ARBOR RIDGE DR	498-230-037-000
3144 SHASTA DAISY CI	498-230-038-000
3136 SHASTA DAISY CI	498-230-039-000
3128 SHASTA DAISY CI	498-230-040-000
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3112 SHASTA DAISY CI	498-230-042-000
3104 SHASTA DAISY CI	498-230-043-000
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301 BEE BALM CT	498-230-074-000
309 BEE BALM CT	498-230-075-000

317 BEE BALM CT	498-230-076-000
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324 BEE BALM CT	498-230-078-000
316 BEE BALM CT	498-230-079-000
308 BEE BALM CT	498-230-080-000
2105 QUARTZ COVE WY	498-240-001-000
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2089 QUARTZ COVE WY	498-240-003-000
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1009 SOLACE RIVER WY	498-240-043-000
1001 SOLACE RIVER WY	498-240-044-000
2509 PLUME WILLOW WY	498-240-045-000
2501 PLUME WILLOW WY	498-240-046-000
2008 QUARTZ COVE WY	498-240-047-000
2016 QUARTZ COVE WY	498-240-048-000
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4185 MOLTEN CREEK WY	498-240-120-000
4177 MOLTEN CREEK WY	498-240-121-000
4169 MOLTEN CREEK WY	498-240-122-000
4161 MOLTEN CREEK WY	498-240-123-000
4153 MOLTEN CREEK WY	498-240-124-000
4145 MOLTEN CREEK WY	498-240-125-000
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4129 MOLTEN CREEK WY	498-240-127-000
4121 MOLTEN CREEK WY	498-240-128-000
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4105 MOLTEN CREEK WY	498-240-130-000
4097 MOLTEN CREEK WY	498-240-131-000
4089 MOLTEN CREEK WY	498-240-132-000
4081 MOLTEN CREEK WY	498-240-133-000
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4065 MOLTEN CREEK WY	498-240-135-000
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4017 MOLTEN CREEK WY	498-240-141-000
4009 MOLTEN CREEK WY	498-240-142-000
4001 MOLTEN CREEK WY	498-240-143-000
2900 VISTA GRANDE BL	499-010-004-000
3850 SANTUCCI BL	499-010-005-000
3751 SANTUCCI BL	499-010-007-000
3551 SANTUCCI BL	499-010-008-000
2700 VISTA GRANDE BL	499-010-009-000
3800 SANTUCCI BL	499-010-024-000
3900 SANTUCCI BL	499-010-025-000
6200 BASELINE RD	499-010-074-000
6000 BASELINE RD	499-010-075-000
6250 BASELINE RD	499-010-080-000
5990 BASELINE RD	499-010-081-000
3091 VISTA GRANDE BL	499-010-085-000
3051 VISTA GRANDE BL	499-010-086-000
2901 VISTA GRANDE BL	499-010-087-000
3313 GARIBALDI DR	499-010-089-000
3101 SANTUCCI BL	499-010-091-000
3001 SANTUCCI BL	499-010-092-000
2401 VISTA GRANDE BL	499-010-095-000
5850 BASELINE RD	499-010-099-000
5750 BASELINE RD	499-010-100-000
1048 MAMBO WY	499-020-001-000
1112 MAMBO WY	499-020-009-000
1184 MAMBO WY	499-020-018-000
1193 MAMBO WY	499-020-019-000
1185 MAMBO WY	499-020-020-000
4001 SWING WY	499-020-021-000
7032 FOX TROT WY	499-020-033-000
7024 FOX TROT WY	499-020-034-000
3000 FLAMENCO WY	499-020-045-000
3001 FLAMENCO WY	499-020-046-000
7016 FOX TROT WY	499-020-057-000
1041 MAMBO WY	499-020-063-000
1049 MAMBO WY	499-020-064-000
1057 MAMBO WY	499-020-065-000
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5872 VISTA PARK DR	499-020-091-000
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5856 VISTA PARK DR	499-020-093-000
5904 VISTA PARK DR	499-020-103-000
5912 VISTA PARK DR	499-020-104-000
2396 SIERRA VILLAGE DR	499-030-072-000
2388 SIERRA VILLAGE DR	499-030-073-000
2380 SIERRA VILLAGE DR	499-030-074-000
2372 SIERRA VILLAGE DR	499-030-075-000
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2300 SIERRA VILLAGE DR	499-030-084-000
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5936 VISTA PARK DR	499-030-100-000
5944 VISTA PARK DR	499-030-101-000
5952 VISTA PARK DR	499-030-102-000
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5481 FANDANGO LP	499-060-003-000
5473 FANDANGO LP	499-060-004-000
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5385 FANDANGO LP	499-060-015-000
5369 FANDANGO LP	499-060-016-000
5361 FANDANGO LP	499-060-017-000
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5392 FANDANGO LP	499-060-041-000
5400 FANDANGO LP	499-060-042-000

900 RUMBA CT	499-060-043-000
908 RUMBA CT	499-060-044-000
916 RUMBA CT	499-060-045-000
924 RUMBA CT	499-060-046-000
932 RUMBA CT	499-060-047-000
933 RUMBA CT	499-060-048-000
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917 RUMBA CT	499-060-050-000
909 RUMBA CT	499-060-051-000
901 RUMBA CT	499-060-052-000
5480 FANDANGO LP	499-060-053-000
5488 FANDANGO LP	499-060-054-000
5496 FANDANGO LP	499-060-055-000
2001 LAKE RANGE WY	499-070-001-000
2009 LAKE RANGE WY	499-070-002-000
2017 LAKE RANGE WY	499-070-003-000
2025 LAKE RANGE WY	499-070-004-000
2033 LAKE RANGE WY	499-070-005-000
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2049 LAKE RANGE WY	499-070-007-000
2057 LAKE RANGE WY	499-070-008-000
2065 LAKE RANGE WY	499-070-009-000
2073 LAKE RANGE WY	499-070-010-000
6001 WADDINGTON WY	499-070-031-000
6009 WADDINGTON WY	499-070-032-000
6008 WADDINGTON WY	499-070-045-000
6000 WADDINGTON WY	499-070-046-000
4001 TRINITY ALPS WY	499-070-047-000
4009 TRINITY ALPS WY	499-070-048-000
4017 TRINITY ALPS WY	499-070-049-000
4025 TRINITY ALPS WY	499-070-050-000
4033 TRINITY ALPS WY	499-070-051-000
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4049 TRINITY ALPS WY	499-070-053-000
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4024 TRINITY ALPS WY	499-070-059-000
4016 TRINITY ALPS WY	499-070-060-000
2016 LAKE RANGE WY	499-070-061-000
2008 LAKE RANGE WY	499-070-062-000
2000 LAKE RANGE WY	499-070-063-000
9009 HIMALAYA WY	499-070-064-000
9049 HIMALAYA WY	499-070-069-000
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9137 HIMALAYA WY	499-070-079-000
9145 HIMALAYA WY	499-070-080-000
4152 TRINITY ALPS WY	499-070-081-000
4144 TRINITY ALPS WY	499-070-082-000
4136 TRINITY ALPS WY	499-070-083-000
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1121 SIERRA MORENA WY	499-080-001-000
1129 SIERRA MORENA WY	499-080-002-000
1137 SIERRA MORENA WY	499-080-003-000
1145 SIERRA MORENA WY	499-080-004-000
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1256 SIERRA MORENA WY	499-080-019-000
1248 SIERRA MORENA WY	499-080-020-000
1240 SIERRA MORENA WY	499-080-021-000
1232 SIERRA MORENA WY	499-080-022-000
1216 SIERRA MORENA WY	499-080-023-000
1208 SIERRA MORENA WY	499-080-024-000
1200 SIERRA MORENA WY	499-080-025-000
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3009 BLACKWELDER WY	499-080-027-000
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3016 BLACKWELDER WY	499-080-037-000
3008 BLACKWELDER WY	499-080-038-000
3000 BLACKWELDER WY	499-080-039-000
4001 KNOBBY CREST WY	499-080-040-000
4009 KNOBBY CREST WY	499-080-041-000

4017 KNOBBY CREST WY	499-080-042-000
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4000 KNOBBY CREST WY	499-080-053-000
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5000 HOLLOWTOP WY	499-080-067-000
1105 SIERRA MORENA WY	499-080-068-000
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1089 SIERRA MORENA WY	499-080-070-000
1081 SIERRA MORENA WY	499-080-071-000
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1008 SIERRA MORENA WY	499-090-007-000
1016 SIERRA MORENA WY	499-090-008-000
1024 SIERRA MORENA WY	499-090-009-000
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7008 PANAMINT WY	499-090-012-000
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9152 HIMALAYA WY	499-090-030-000
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6105 OBERLANDER DR	499-100-020-000
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6193 OBERLANDER DR	499-100-031-000
6201 OBERLANDER DR	499-100-032-000
6209 OBERLANDER DR	499-100-033-000
601 PASO FINO CT	499-100-034-000
609 PASO FINO CT	499-100-035-000
617 PASO FINO CT	499-100-036-000
625 PASO FINO CT	499-100-037-000
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632 PASO FINO CT	499-100-041-000
624 PASO FINO CT	499-100-042-000
616 PASO FINO CT	499-100-043-000
9032 ORLOV WY	499-100-044-000
9024 ORLOV WY	499-100-045-000
6200 OBERLANDER DR	499-100-046-000
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6184 OBERLANDER DR	499-100-048-000
8016 PENTRO WY	499-100-049-000
8008 PENTRO WY	499-100-050-000
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7032 PERSANO WY	499-100-056-000
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7016 PERSANO WY	499-100-058-000
3120 BRANDENBURBER DR	499-100-059-000
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7009 PERSANO WY	499-100-061-000
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7041 PERSANO WY	499-100-065-000
6080 OBERLANDER DR	499-100-066-000
6072 OBERLANDER DR	499-100-067-000
580 FRIESIAN CT	499-110-001-000
572 FRIESIAN CT	499-110-002-000
564 FRIESIAN CT	499-110-003-000
556 FRIESIAN CT	499-110-004-000
548 FRIESIAN CT	499-110-005-000
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516 FRIESIAN CT	499-110-009-000
508 FRIESIAN CT	499-110-010-000
500 FRIESIAN CT	499-110-011-000
3128 NEWFOUNDLAND DR	499-110-012-000
3120 NEWFOUNDLAND DR	499-110-013-000
3112 NEWFOUNDLAND DR	499-110-014-000
3104 NEWFOUNDLAND DR	499-110-015-000
3096 NEWFOUNDLAND DR	499-110-016-000
3105 NEWFOUNDLAND DR	499-110-017-000
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3113 NEWFOUNDLAND DR	499-110-026-000
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501 FRIESIAN CT	499-110-028-000
8008 HOLSTEINER WY	499-110-029-000
8016 HOLSTEINER WY	499-110-030-000
8024 HOLSTEINER WY	499-110-031-000
8032 HOLSTEINER WY	499-110-032-000
573 FRIESIAN CT	499-110-033-000
565 FRIESIAN CT	499-110-034-000
557 FRIESIAN CT	499-110-035-000
509 FRIESIAN CT	499-110-036-000
517 FRIESIAN CT	499-110-037-000
1867 VISTA GRANDE BL	499-110-038-000
5833 VISTA PARK DR	499-110-039-000
3088 NEWFOUNDLAND DR	499-120-001-000
3080 NEWFOUNDLAND DR	499-120-002-000
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3000 NEWFOUNDLAND DR	499-120-012-000
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2260 SIERRA VILLAGE DR	499-120-014-000
2268 SIERRA VILLAGE DR	499-120-015-000
2276 SIERRA VILLAGE DR	499-120-016-000
2284 SIERRA VILLAGE DR	499-120-017-000
2033 NOKOTA WY	499-120-018-000
2025 NOKOTA WY	499-120-019-000
2017 NOKOTA WY	499-120-020-000
2009 NOKOTA WY	499-120-021-000
3009 NEWFOUNDLAND DR	499-120-022-000
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3033 NEWFOUNDLAND DR	499-120-024-000
2008 NOKOTA WY	499-120-025-000
2016 NOKOTA WY	499-120-026-000
2024 NOKOTA WY	499-120-027-000

2032 NOKOTA WY	499-120-028-000
4033 HALFLINGER WY	499-120-029-000
4025 HALFLINGER WY	499-120-030-000
4017 HALFLINGER WY	499-120-031-000
4009 HALFLINGER WY	499-120-032-000
3041 NEWFOUNDLAND DR	499-120-033-000
3057 NEWFOUNDLAND DR	499-120-034-000
3065 NEWFOUNDLAND DR	499-120-035-000
4008 HALFLINGER WY	499-120-036-000
4016 HALFLINGER WY	499-120-037-000
4024 HALFLINGER WY	499-120-038-000
4032 HALFLINGER WY	499-120-039-000
6033 BRENTON WY	499-120-040-000
6025 BRENTON WY	499-120-041-000
6017 BRENTON WY	499-120-042-000
6009 BRENTON WY	499-120-043-000
3073 NEWFOUNDLAND DR	499-120-044-000
3089 NEWFOUNDLAND DR	499-120-045-000
5889 VISTA PARK DR	499-120-046-000
5905 VISTA PARK DR	499-120-047-000
5977 VISTA PARK DR	499-120-048-000

City of Roseville Fire Department • 316 Vernon St., #480 • Roseville, California 95678-2618
(916) 774-5800 • (916) 774-5810 *FAX* • (916) 774-5220 *TDD* • www.roseville.ca.us

June 1, 2022

NOTICE TO ABATE FIRE HAZARD

This letter is intended for parcels that are undeveloped.

If the property has been developed or sold, please disregard the following and complete the information on the following page(s) and return it to the Roseville Fire Department, 316 Vernon Street, Suite 480, Roseville, CA 95678.

This letter is to notify you that a fire hazard may exist on the undeveloped parcel(s) listed on the following page(s). The law requires that all cut or uncut weeds, grass, vines, vegetation, or other combustible materials be removed when determined to be a fire hazard. Roseville Fire Code (RFC) 304.1.3; H&S Code, Division 12, Part 5.

*If applicable, all necessary work shall be completed no later than **July 1, 2022**. If the property owner does not comply with this notice, the required firebreaks will be made by the City of Roseville. All costs incurred by the City, including a $**338.00** per parcel administration fee, shall be billed directly to the property owner.*

WEED ABATEMENT GUIDELINES

A clear firebreak of a minimum 30-foot width shall be created and maintained in all areas designated by the City of Roseville. Clear firebreaks shall be provided around all combustible buildings, fences, vehicles, structures, or storage on this parcel or on adjacent properties. We ask that you adhere to the following abatement requirements:

1. *The preferred method of weed abatement shall be accomplished by discing and completed so that all weeds, grass, other vegetation or organic material which can be expected to burn are completely removed or turned under so there is insufficient fuel to sustain or allow the spread of fire.*
    - *Discing does not negate the requirement for weed removal up to the structure.*
2. *Where discing is not practical, mowing is permitted where the material is mulched and the remaining weeds do not exceed two inches in height.*
3. *Spark arrestors shall be installed on all outdoor equipment with internal combustion engines.*
4. *Parcels that are one acre or less shall be completely abated.*

Prior to abating weeds, seasonal rains should be considered. Late rains will produce late growing weeds. Weeds once mowed, may require additional mowing. The weed abatement program's intent is to reduce the fire hazard during fire season.

SAMPLE

Notice to Abate Fire Hazard

Owner Name: Sample
Owner Address: 333 Sample Way
SACRAMENTO, CA 956XX

Assessor Parcel Number: 000-000-000-000
Site Address: 203 SAMPLE ST
Roseville, CA 956XX

Please check the box below depicting the current status of the property listed above.

☐ This property has been developed.
☐ This property has been sold.

If the property listed above has been sold, please provide the date of sale and contact information of the new owner below.

Date Sold: _____

New Owner Name and Address: _____
_____
_____

Return to: Roseville Fire Department
316 Vernon St, Suite 480
Roseville, CA 95678

Please remember: If applicable, all necessary work shall be completed by July 30, 2022

SAMPLE